



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, JULY 27, 2026, 8:30 AM
REGULAR SESSION, TUESDAY, JULY 28, 2026, 5:30 PM
327 N. Ashley Street - 2nd Floor

1. Call To Order

2. Invocation

3. Pledge Of Allegiance To The Flag

4. Minutes For Approval

- a. Work Session & Regular Session - July 14, 2026
Recommended Action: Approve
Documents:

5. Appointments

- a. Valdosta-Lowndes County Parks and Recreation Authority
Recommended Action: Board's Pleasure
Documents:
- b. Lowndes County Library System Board of Trustees
Recommended Action: Board's Pleasure
Documents:

6. Public Hearing

- a. 2026 Comprehensive Plan Transmittal
Recommended Action: Approve
Documents:

7. For Consideration

- a. Resurfacing Batch 1 P.I. # 0020532 — Local Project Delivery Application Transportation Investment Act (TIA)
Recommended Action: Option 1
Documents:

8. Bid

- a. Hickory Grove Road Widening P.I. 0020527 and Skipper Bridge Road Widening P.I. 0020528 - Transportation Investment Act (TIA)
Recommended Action: Option 1
Documents:

9. Reports - County Manager

10. Citizens Wishing To Be Heard - Please State Your Name and Address

11. Adjournment

There will be an information sharing session to address data center ordinance considerations following the adjournment of the regular meeting.

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Valdosta-Lowndes County Parks and Recreation Authority

DATE OF MEETING: July 28, 2026

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

- ☐ Annual
- ☐ Capital
- ☒ N/A
- ☐ SPLOST
- ☐ TSPLOST

COUNTY ACTION REQUESTED ON: Appointing/Reappointing Members

HISTORY, FACTS AND ISSUES: The term of Suzan Garnett has expired. Mrs. Garnett is interested in serving another term. The term of Mr. Timothy McCoppin (City of Valdosta appointment) has also expired. It is the County's turn to appoint a member to the rotating seat. Mr. Brent Moore, Mr. Herb Reinhard, Mr. Timothy McCoppin, and Mr. Broc McDowell are all interested in serving.

OPTIONS: 1. Appoint members.
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Print

Lowndes County Board/Agency Appointee Information Sheet - Submission #137

Date Submitted: 6/21/2023

Date:

7/22/2026

Board/Agency Applying For:

VLPRA

Last Name

Garnett

First Name

Suzan

Street Address

City/State/Zip

31601

Phone Number

Email Address

Occupation

Real Estate Investments/Community Volunteer

Professional Experience

I have served in many different capacities on various boards, throughout Valdosta and Lowndes County. I have held a position on the VLPRA board since 2013 and look forward to serving one more term, in an effort to see several projects through completion.

Knowledge & Skills

See above

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

Please list the Board/Agency that you have been or are currently a member of:

VLPRA
SGMC Foundation Board
CAC of Lowndes County
Tennis Valdosta Community Tennis Association
Kinderlou HOA

Extra Activities & Community Organizations

Please list any extracurricular activities and/or community organizations you are affiliated with.

Print

Lowndes County Board/Agency Appointee Information Sheet - Submission #201

Date Submitted: 1/1/2026

Date:

1/1/2026

Board/Agency Applying For:

Valdosta-Lowndes County Parks and Recreation Authority

Last Name

Moore

First Name

Brent

Street Address

City/State/Zip

Valdosta Georgia 31602

Phone Number

Email Address

Occupation

Business Owner- Outdoor Living Southeast Inc.

Professional Experience

Founder/CEO of Outdoor Living. Founder/CEO of Redeemed Living (non profit in the Valdosta/Lowndes Community)
Chairman of the Board for City of Valdosta Tree Commision

Knowledge & Skills

Leadership. Community involvement. Influence. Understanding of Non-Profits. Exterior Maintenance.

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

Please list the Board/Agency that you have been or are currently a member of:

City of Valdosta Tree Commision (Chairman of the board for approximately 4 years I believe. On the commision for approximately 7 years)

Founder/Chairman of the Board for Redeemed Living since 2016.

Extra Activities & Community Organizations

Redeemed Living. Valdosta Tree Commision. Lowndes County Accountability Court. Crosspointe Church.

Please list any extracurricular activities and/or community organizations you are affiliated with.

Print

Lowndes County Board/Agency Appointee Information Sheet - Submission #208

Date Submitted: 2/10/2026

Date:

2/10/2026

Board/Agency Applying For:

Parks and Recreation Authority

Last Name

Reinhard

First Name

Herb

Street Address

City/State/Zip

Valdosta, Ga., 31602

Phone Number

Email Address

Occupation

Retired

Professional Experience

Valdosta State University Director of Athletics, 1992 - 2024

Knowledge & Skills

Significant knowledge and experience in fiscal management, personnel management and facility development and marketing

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

Please list the Board/Agency that you have been or are currently a member of:

Valdosta Lowndes Sports Commission, numerous NCAA committees including six years on the Management Council and Gulf South Conference committees including serving multiple years as chair of the Athletic Directors

Extra Activities & Community Organizations

Lamp soup kitchen, Break Bread and serve as volunteer consultant with United Way

Please list any extracurricular activities and/or community organizations you are affiliated with.

Print

Lowndes County Board/Agency Appointee Information Sheet - Submission #220

Date Submitted: 4/20/2026

Date:

4/20/2026

Board/Agency Applying For:

Valdosta-Lowndes County Parks and Recreation Authority

Last Name

McCoppin

First Name

Timothy

Street Address

City/State/Zip

Valdosta, GA 31602

Phone Number

Email Address

Occupation

Manager

Professional Experience

Operations, Sales, and IT Management

Knowledge & Skills

I currently serve as President of The Miracle League of Valdosta and represent the City of Valdosta on the VLPRA Board, where I have held the swing seat for the past three years

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

Please list the Board/Agency that you have been or are currently a member of:

Valdosta-Lowndes County Parks and Recreation Authority

Extra Activities & Community Organizations

The Miracle League of Valdosta

Please list any extracurricular activities and/or community organizations you are affiliated with.

Print

Lowndes County Board/Agency Appointee Information Form - Submission #230

Date Submitted: 7/2/2026

Date:

7/2/2026

Board/Agency Applying For:

Valdosta Lowndes County Parks and Recreation Board

Last Name

McDowell

First Name

Broc

Street Address

City/State/Zip

Valdosta

Phone Number

Email Address

Occupation

Banker

Professional Experience

I am the Executive Vice President, CRA (Community Reinvestment Act) Officer, and the Head of Lending for First Federal Savings and Loan Association of Valdosta. I was the Information Security Officer for the bank from 2012 up until 2025.

Knowledge & Skills

As the Head of Lending, it is my responsibility to oversee all aspects of the lending department including policies, practices, and yearly audits. As the CRA Officer, it is my job to ensure the institution is meeting the credit needs of the community in which we operate. As part of that I am responsible for all policies as well as all yearly audits conducted by external and federal regulators on the CRA department. Finally, as the Information Security Officer, I was responsible for the security and soundness of the bank's network. This included being responsible for all policies and audits for the IT department as well. As the IT Department Head, I also oversaw the Disaster Recovery Plan, Vendor Management Policy, as well as Incident Response Plan.

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

Please list the Board/Agency that you have been or are currently a member of:

I am currently the Vice Chairman of the SGMC Foundation Board. I also served a 2-year term on the Home Builders Association of South Georgia Board.

Extra Activities & Community Organizations

I was a volunteer coach of a youth baseball team for 4 seasons.

Please list any extracurricular activities and/or community organizations you are affiliated with.

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Lowndes County Library System Board of Trustees

DATE OF MEETING: July 28, 2026

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

- ☐ Annual
- ☐ Capital
- ☒ N/A
- ☐ SPLOST
- ☐ TSPLOST

COUNTY ACTION REQUESTED ON: Appoint A Member

HISTORY, FACTS AND ISSUES: At the July 14, 2026, commission meeting, Mr. William Booth was appointed to serve a one-year term. However, Mr. Booth does not reside in Lowndes County and the recently updated Lowndes County Library Board Constitution states, "If a member of the Board moves his residence outside Lowndes County, he or she shall be replaced on the Board." This leaves a vacant seat for the one-year term beginning July 1, 2026, and ending June 30, 2027. Dr. Debra Carruth has expressed a desire to be reappointed to the board. Ms. Sarah FitzGerald has also expressed a desire to be appointed to the board.

OPTIONS: 1. Appoint a member.
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Print

Lowndes County Board/Agency Appointee Information Form - Submission #234

Date Submitted: 7/8/2026

Date:

7/8/2026

Board/Agency Applying For:

South Georgia Regional Library

Last Name

Carruth

First Name

Debra

Street Address

City/State/Zip

Valdosta, GA 31602

Phone Number

Email Address

Occupation

Professor

Professional Experience

Instructor in MLIS program at Valdosta State University

Knowledge & Skills

Library Sciences, public libraries, adult services, children's services, trauma-informed care in libraries, community building in libraries, collection development, etc.

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

Please list the Board/Agency that you have been or are currently a member of:

South Georgia Regional Library

Extra Activities & Community Organizations

none

Please list any extracurricular activities and/or community organizations you are affiliated with.

Print

Lowndes County Board/Agency Appointee Information Form - Submission #236

Date Submitted: 7/24/2026

Date:

7/24/2026

Board/Agency Applying For:

Library Board

Last Name

FitzGerald

First Name

Sarah

Street Address

City/State/Zip

Hahira, GA 31632

Phone Number

Email Address

Occupation

Professor at Valdosta State University

Professional Experience

Tenured History Professor at Valdosta State University

Teach courses in VSU's MLIS program

Volunteered at local library in Temecula, CA

Managed a research library as part of my role of Museum Curator at Rancho Los Cerritos in Long Beach, CA

Served on planning committee for the African American Cultural Center in Long Beach, CA

Served on Board of Directors for the Dora Nelson African American Art and History Museum in Perris, CA

Knowledge & Skills

Cataloguing-Library of Congress and Dewey Decimal System

Departmental budget management

Database management

Library policies

Archival and library research

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

Please list the Board/Agency that you have been or are currently a member of:

Extra Activities & Community Organizations

Please list any extracurricular activities and/or community organizations you are affiliated with.

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: 2026 Comprehensive Plan Transmittal

DATE OF MEETING: July 28, 2026

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

- ☐ Annual
- ☐ Capital
- ☐ N/A
- ☐ SPLOST
- ☐ TSPLOST

COUNTY ACTION REQUESTED ON: 2026 Comprehensive Plan Transmittal

HISTORY, FACTS AND ISSUES: The purpose of this hearing is to notify the community that a Draft of the 2026 Comprehensive Plan will be transmitted to the Southern Georgia Regional Commission for review. These meetings are required under the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, more specifically, 110-12-1-1.04. This transmittal also includes the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria as provided in section 110-12-1-.02(3).

Once received, the Regional Commission shall immediately forward the plan to the Department of Community Affairs for their review. During this review period, residents may make suggestions, additions, or revisions by submitting written comments to appropriate staff persons.

Staff has reviewed the 2026 Comprehensive Plan update and recommends the Chairman to sign the attached Transmittal Letter, authorizing the Southern Georgia Regional Commission to transmit the Draft to the Georgia Department of Community Affairs for review.

OPTIONS: Approve the SGRC to transmit the Draft 2026 Comprehensive Plan to DCA

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

*Lowndes County
Board of Commissioners*

Bill Slaughter, Chairman



*Joyce E. Evans, District 1
Scott Crenstein, District 2
Mark Wisenbaker, District 3
Demarcus Marshall, Ph.D. District 4
Michael Smith, District 5*

Post Office Box 1349 • Valdosta, GA 31603-1349 • Phone (229) 671-2400 • Fax (229) 245-5222

July 28, 2026

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

Lowndes County has substantially completed a draft update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Belinda Lovern, County Clerk, at (229) 671-2400 or belinda@lowndescounty.com.

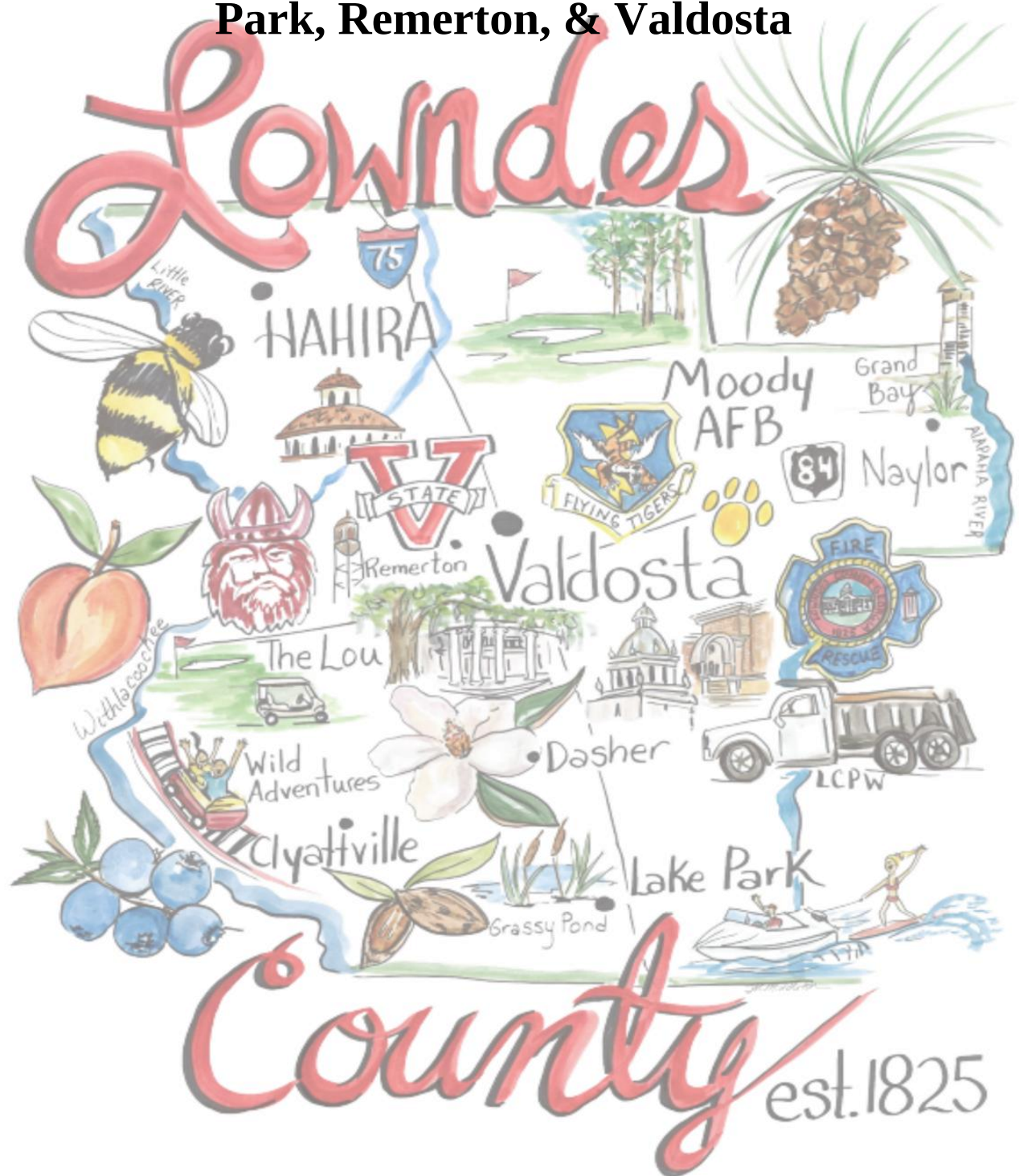
Sincerely,

Bill Slaughter,
Chairman

2026 Comprehensive Plan Update

for

Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, & Valdosta



Prepared by:

Lowndes County

City of Dasher

City of Hahira

City Lake Park

City of Remerton

City of Valdosta



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Acronyms Used Throughout this Document

ADU	Accessory Dwelling Unit
AMI	Area Median Income
ARPA	American Rescue Plan Act
BEAD	Broadband Equity, Access, and Deployment
BOC	Board of Commissioners
CAI	Community Anchor Institutions
CBDG	Community Development Block Grant
CHAS	Comprehensive Housing Affordability Strategy
CHIP	Community Home Investment Program
CTAE	Career, Technical, & Agricultural Education
DCA	Department of Community Affairs
EAS	Essential Air Service
EDA	Economic Development Administration
EMS	Emergency Medical Service
EPD	Environment Protection Division (Georgia)
FAA	Federal Aviation Administration
FAA AIP	FAA Airport Improvement Program
FCC	Federal Communications Commission
GA DOE	Georgia Department of Education
GDOT	Georgia Department of Transportation
GIS	Geographic Information Systems
GLPC	Greater Lowndes Planning Commission
GTA	Georgia Technology Authority
GTIB	Georgia Transportation Infrastructure Bank
HOME	Home Investment Partnerships Program

HUD	Housing and Urban Development
IIJA	Infrastructure Investment & Jobs Act
LIHTC	Low-Income Housing Tax Credit
LMI	Low-to-Moderate Income
LMIG	Local Maintenance & Improvement Grant
MAFB	Moody Air Force Base
mbps	megabits per second
MPO	Metropolitan Planning Organization
MTP	Metropolitan Transportation Plan
NHS	National Highway System
OVL	One-Valdosta Lowndes
RDOF	Rural Development Opportunity Fund
SCASDP	Small Community Air Service Development Program
SDS	Service Delivery Strategy
SFRF	State Fiscal Recovery Fund
SGMC	South Georgia Medical Center
SGRC	Southern Georgia Regional Commission
SSTP	Statewide Strategic Transportation Plan
SWOT	Strengths, Weaknesses, Opportunities, Threats
SWTP	Statewide Transportation Plan
TIA	Transportation Investment Act
TSPLOST	Transportation Special Purpose Local Option Sales Tax
TTTR	Truck Travel Time Reliability
USDA	United States Department of Agriculture
USDOT	United States Department of Transportation
VAD	Vacant, Abandoned and Tax-Delinquent
VLDCA	Valdosta Lowndes County Development Authority

VLMPO	Valdosta Lowndes Metropolitan Planning Organization
VLPR	Valdosta Lowndes Parks and Recreation Authority
VMT	Vehicle Miles Travelled
VSU	Valdosta State University
WIN	Workforce Innovation Network
WWALS	Withlacoochee, Willacoochee, Alapaha, Little, Santa Fe, and Suwannee River watersheds

I. CHAPTER 110-12-1. MINIMUM STANDARDS AND PROCEDURES FOR LOCAL COMPREHENSIVE PLANNING

1. Introduction

The 2026 Comprehensive Plan Update for Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta was prepared in accordance with the rules of the Georgia Department of Community Affairs (DCA) Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

- ❖ Community Vision
- ❖ Community Goals
- ❖ Needs and Opportunities
- ❖ Community Policies
- ❖ Community Work Program
- ❖ Broadband Element – **required for all local governments**
- ❖ Economic Development Element – **required for Tier 1 Georgia Job Tax Credit communities**
- ❖ Housing Element – **required for HUD/CDBG entitlement communities**
- ❖ Land Use Element – **required for communities with zoning or equivalent land development regulations**
- ❖ Transportation Element – **required for communities that are a part of a metropolitan planning organization**

2. Community Involvement

All required elements of the comprehensive plan were developed with extensive opportunity for involvement and input from stakeholders all over the community. To ensure adequate community involvement, the following steps were taken:

- ❖ Stakeholder identification
- ❖ Participation technique identification
- ❖ Participation program implementation
- ❖ Public participation activities documentation

Stakeholders were identified.

SGRC Planning Staff consulted with officials from Lowndes County and the Cities to develop a stakeholder list for the comprehensive plan update. Below, the following charts group the stakeholders by organization, listing their name and title. Other relevant stakeholders not directly tied to one organization are grouped in their own chart.

Greater Lowndes Planning Commission

Franklin Bailey	Member
Ron Bythwood	Member
George Foreman	Member
Calvin Graham	Member
Ed Hightower	Member
James Miller	Member
Steve Miller	Member
Vicki Rountree	Member
Chris Webb	Member
Tommy Willis	Member
John McCall	Member
Brian Touchton	Member

The **Greater Lowndes Planning Commission (GLPC)** serves as a recommending body in regards to zoning and rezoning requests in Lowndes County. Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta appoint the members of the 12-person recommending body, who all serve a five-year term. Lowndes County and the City of Valdosta appoint four members while Dasher, Hahira, Lake Park, and Remerton appoint one member.

Lowndes County Commission and Staff

Bill Slaughter	BOC Chairman
Joyce Evans	BOC District 1
Scott Orenstein	BOC District 2
Mark Wisenbaker	BOC District 3
Demarcus Marshall	BOC District 4
Michael Smith	BOC District 5
Paige Dukes	County Manager
Belinda Lovern	County Clerk
J.D. Dillard	County Planner
Jason Davenport	Projects Assistant
Mike Fletcher	County Engineer
Chad McLeod	Director of Engineering Services
Trinni Amiot	Zoning Administrator
Ashley Paulk	Sheriff
Billy Young	Fire Chief
Steve Stalvey	Utilities Director
Robin Cumbus	Public Works Director



City of Dasher Council and Staff

Bill Hatfield	Mayor
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Jeff Guilliams	City Council District 1
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Lori Alley	City Council District 2
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Kenny Holton	City Council District 3
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Anita Armstrong-Scott	City Council District 4
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Britney Copeland	City Clerk
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City of Hahira Council and Staff

Terry Davis	Mayor
Louise White	City Council District 1
Klay Luke	City Council District 2
David Lindsey	City Council District 3
Mason Barfield	City Council District 4
Jonathan Sumner	City Manager
Lisa Mashburn	City Clerk
Ted Raker	DDA Chairman
Jennifer Price	Mainstreet Director
Stryde Jones	Police Chief
David Thompson	Fire Chief
Willie Jones	Public Works Director



City of Lake Park Council and Staff

Jena Sandlin

Mayor

Busby Courson

Mayor Pro-Tem

Oscar Griffith

City Council

Michelle Lane

City Council

Zach Fletcher

City Council

Lisa Johnson

City Clerk



City of Remerton Council and Staff

Cornelius Holsendolph	Mayor
Susan Bailey	City Councilman
Steve Koffler	City Councilman
Jasen Tatum	City Councilman
Amanda Flowers	City Councilman
Tony Salcedo	City Councilman
Jamie Horne	Fire Chief
Shelton Cowart	Public Works
Mike Terrell	City Manager
Jessica Freeman	City Clerk



City of Valdosta Council and Staff

Scott J. Matheson	Mayor
Vivian Miller-Cody	City Council District 1
Sandra Tooley	City Council District 2
Thomas B McIntyre	City Council District 3
Eric Howard	City Council District 4
Tim Carroll	City Council District 5
Andy Gibbs	City Council District 6
Nick Harden	City Council At-Large
Jennifer Wheeler	City Manager
Teresa Bolden	City Clerk
Matt Martin	Planning Director
Amy Martin	Senior Planner
Ben O'Dowd	City Engineer
Anetra Riley	Neighborhood Development & Community Protection Manager
Patrick Pearson	Main Street Director
Larry Ogden	Public Works Superintendent
Jason Barnes	Utilities Superintendent
Sharah Denton	Public Information Office
Darquita Williams	Acting Finance Director
Leslie Manahan	Police Chief
Brian Boutwell	Fire Chief
Kevin Jenkins	City Arborist
Larry Hanson	Citizen



Other Community Stakeholders

Megan Fowler	Valdosta-Lowndes MPO	Director
Tim Hood	Valdosta-Lowndes County Airport Authority	Executive Director
David Disalvo	Valdosta-Lowndes County Convention and Tourism	Executive Director
Niki Ogletree	Valdosta-Lowndes County Development Authority	Executive Director
Mark Stalvey	Valdosta Housing Authority	Executive Director
Chad Dyson	Valdosta-Lowndes Parks & Recreation	Executive Director
Paul Batts	Valdosta-Lowndes Parks & Recreation	Human Resources Director
Laura Yale	Valdosta Historic Preservation Committee	Chairman
Mac McCall	Zoning Board of Appeals	Chairman

Brent Moore	Valdosta Tree Commission	Chairman
Sandra Wilcher	Lowndes County Schools	Superintendent
Dr. Craig Lockhart	Valdosta City Schools	Superintendent
Mandy Avera	Scintilla Charter Academy	Dean
DeAnnia Clements	Wiregrass Technical College	President
Michael Williams	Wiregrass Technical College	Executive Vice President
William Caldwell	Georgia Military College	President
Christie Moore	Valdosta-Lowndes County Chamber of Commerce	President
Jill Maine	Home Builders Association	Administrator

James Miller	Valdosta-Lowndes County Land Bank Authority	Vice Chairman
James Horton	SGRC	Planning Director
Alexandra Arzayus	SGRC	Planner
Marcus McConico	SGRC	Planner
Mykaela Brown	SGRC	Planner

Participation technique were identified.

The comprehensive planning process relied on the following techniques:

- ❖ 2 Public hearings
 - Kick off public hearing
 - Transmittal Hearing
- ❖ 3 Public workshops
 - SWOT Analysis
 - Needs, opportunities, and policies
 - Land use
- ❖ Email and phone correspondence with stakeholders
- ❖ Work program meetings

Participation program was conducted.

Kickoff Public Hearing – August 12, 2025

Southern Georgia Regional Commission (SGRC) staff attended the Lowndes County Board of Commissioners meeting to inform elected officials and the public that the SGRC planning was kicking off the comprehensive planning process. Staff provided attendees with a quick summary about the importance of planning followed by a discussion of due dates for the comprehensive plan and service delivery strategy (SDS) with a short PowerPoint for the visual learners.



Workshop One – October 20, 2025

During the first workshop, SGRC Staff discussed the services the regional commission provides as a whole. To staff, SGRC Planning Staff presented statistics about Lowndes County and the Cities before leading into the new and improved Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis that can be completed online.



Workshop Two – November 16, 2025

SGRC Planning Staff started the meeting by providing insight into the responses gathered by the public via the SWOT survey. Despite the intention being to run the survey until December, preliminary results already indicated a need for outdoor recreation facilities, public facilities for cultural activities, traffic management, housing affordability and variety, sidewalk connectivity, building maintenance, aid for the homeless, government transparency, and broadband affordability. After presenting the results received at the time, SGRC Staff discussed community policies with the attendees, ensuring to note each suggestion.



Workshop Three – March 2, 2026

SGRC Planning Staff collaborated with planners from Lowndes County and the City of Valdosta to host an open house-style meeting to discuss future land use and character areas. This format allowed over 40 members of the public and private sector to look at the maps guiding planning and zoning decisions and provide comment to SGRC staff as well as the representatives from Lowndes County and the City of Valdosta. Attendees were allowed to write on the maps provided as well as take letter sized copies of the maps home for a more in-depth review to submit back to the planners. Overall, this meeting proved very productive and eye-opening for citizens and even private investment representatives.



Transmittal Hearing – July 21, 2026

Public participation activities were documented.

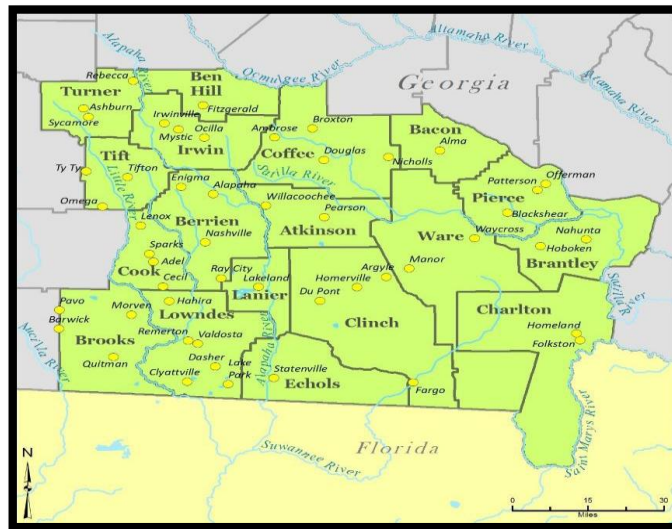
Please see the appendix for sign-in sheets, published advertisements of public notices for the public hearings, and other public-facing announcements relating to this process.

3. 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 applicable to their area and the Georgia Department of Natural Resources' Rules for Environmental Planning Criteria (Chapter 391-3-16), to determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.

Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta are within the area of the Suwannee-Satilla water planning region.¹

The [Suwannee-Satilla Regional Water Plan](https://waterplanning.georgia.gov/suwannee-satilla-water-planning-region) was initially created in 2011 and subsequently updated in 2017, and more recently, in June 2023.



¹ Map Source: Suwannee-Satilla Regional Water Plan (<https://waterplanning.georgia.gov/suwannee-satilla-water-planning-region>)

SUWANNEE-SATILLA REGIONAL WATER PLAN GOALS

- 1) Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial, and agricultural water needs, including all agricultural sectors (this includes the agro-forestry economy of the region).
- 2) Manage groundwater and surface water to encourage sustainable economic and population growth in the region.
- 3) Manage the Suwannee-Satilla and Georgia 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 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 to improve water quantity and quality.

- 11) Identify and implement cost-effective water management strategies.
- 12) Seek to provide economically affordable power and water resource service to all citizens of 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.

Future work program activities in this plan related to water quality management practices mentioned in the Regional Water Plan are highlighted in italics following the practices below. Additionally, notes regarding water quality needs within Lowndes County are included in the appendix to this plan in the Environmental Recommendations and Concerns section.

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

- Utilize surface water and groundwater sources within the available resource capacities
- Water conservation.
- Data collection and research to confirm the frequency, duration, severity, and drivers of surface water gaps (forecast methodology assumptions and Resource Assessment modeling).
- Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns.
- Encourage sustainable groundwater use as a preferred supply in regions with surface water 7Q10 low flow concerns and adequate groundwater supply.
- 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.
- Evaluate the potential to use existing storage to address 7Q10 low flow concerns.
- Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow Concerns.

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

a) Point Sources:

- a. Support and fund current permitting and waste load allocation process to improve the treatment of wastewater and increase treatment capacity.
- b. Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry

b) Non-Point Sources:

- a. Data collection to confirm the source of pollutants and causes; encourage stormwater ordinances, septic system maintenance, and coordinated planning
- b. Ensure funding and support for local and state Best Management Practices programs, including urban/suburban, rural, forestry, and agricultural Best Management Practices

c) Non-point Source Existing Impairments:

- a. Total maximum daily load listed streams: Improve data on the source of pollutant and length of impairment; identify opportunities to leverage funds, and implement non-point source Best Management Practices

Longer-term (20- to 40-year) water quantity and quality management practices include:

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

Work Program Items Related to Regional Water Plan

Lowndes County Work Program Item Related to Regional Water Plan

Alapaha Nanofiltration Upgrade

North Lowndes/Spring Creek Nanofiltration

City of Dasher Work Program Item Related to Regional Water Plan

Implement engineering/distribution plan to provide water service to the city, tying into either the Valdosta or Lowndes County water system

Maintain water and sewer

City of Hahira Work Program Items Related to Regional Water Plan

Modify and enhance capacity of existing water and wastewater treatment facilities

Improve stormwater facilities as identified in the Stormwater Improvement Plan

City of Lake Park Work Program Item Related to Regional Water Plan

Improvements at Tom's Pond recreation area

Upgrade the City water system with increased capacity, better water flow, updated water lines, final connection to water tank, improved fire protection, repairs/replacement of water tower, etc.

Construct a city park around newly refurbished Tom's Pond area

Renovation of existing greenspace of City Park

City of Remerton Work Program Item Related to Regional Water Plan

Implement improvements and updates in sanitary sewer and storm sewer systems, including updating of lines per EPD regulations.

City of Valdosta Work Program Items Related to Regional Water Plan

Complete a study on Langdale Park to determine the best recreational and conservation uses for this property

Implement roads, water, sewer and stormwater master plans and annually review these for additions and revisions.

Construct additional regional stormwater management facilities.

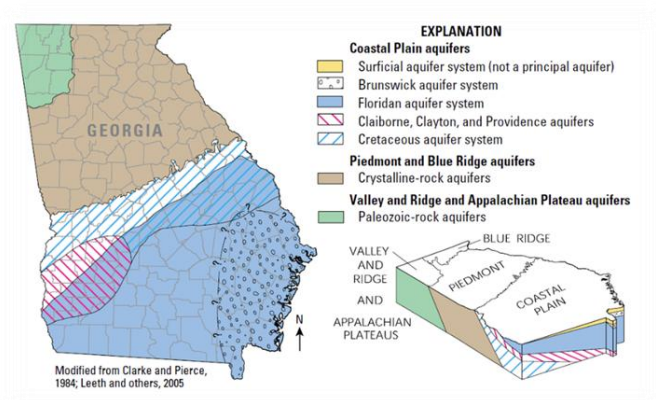
Implement Drainage Master Plan provisions for regional retention areas

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

The Rules for Environmental Planning Criteria 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 utility 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 regulations.



II. PLAN ELEMENTS

1. Vision and Goals
2. Needs, Opportunities, & Policies
3. Analysis of Data and Information
4. Broadband Element
5. Consideration of DCA Quality Objectives
6. Report of Accomplishments
7. Community Work Program
8. Economic Development Element
9. Housing Element
10. Transportation Element
11. Land Use Element

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.

GOALS



ECONOMIC DEVELOPMENT

Meet the needs of an expanding local economy by supporting workforce training, education, and small business development.

EDUCATION

Prepare students for high-skilled, high wage careers through advanced training and community support.



COMMUNITY WELLBEING

Promote safe, healthy, and active lifestyles utilizing local community resources encompassing social, environmental, physical, and mental wellbeing.

HOUSING

Support affordable housing options that revitalize family-friendly neighborhoods.



LAND USE

Protect community resources through efficient and compatible uses of land that promote opportunities for investment and growth.

NATURAL RESOURCES

Promote and protect natural resources and opportunities for recreation through public access and conservation. A key component of this goal is the desire for community beautification of public and private land through behavior change to reduce littering and through an increased focus on landscaping maintenance of property.



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.

TRANSPORTATION

Encourage reliable funding for a safe and efficient regional transportation system that includes public transit, bicycle and pedestrian facilities, highways, railroads, and airports. A key component of this goal is the desire to attract a second airline to Valdosta Airport.



COMMUNITY FACILITIES & SERVICES



Ensure that adequate community facilities and services such as water, sewer, broadband, solid waste, police, fire, and EMS, are provided in an efficient, environmentally sound, safe, and cost-effective manner to meet the existing and future needs of the community.

INTERGOVERNMENTAL COORDINATION

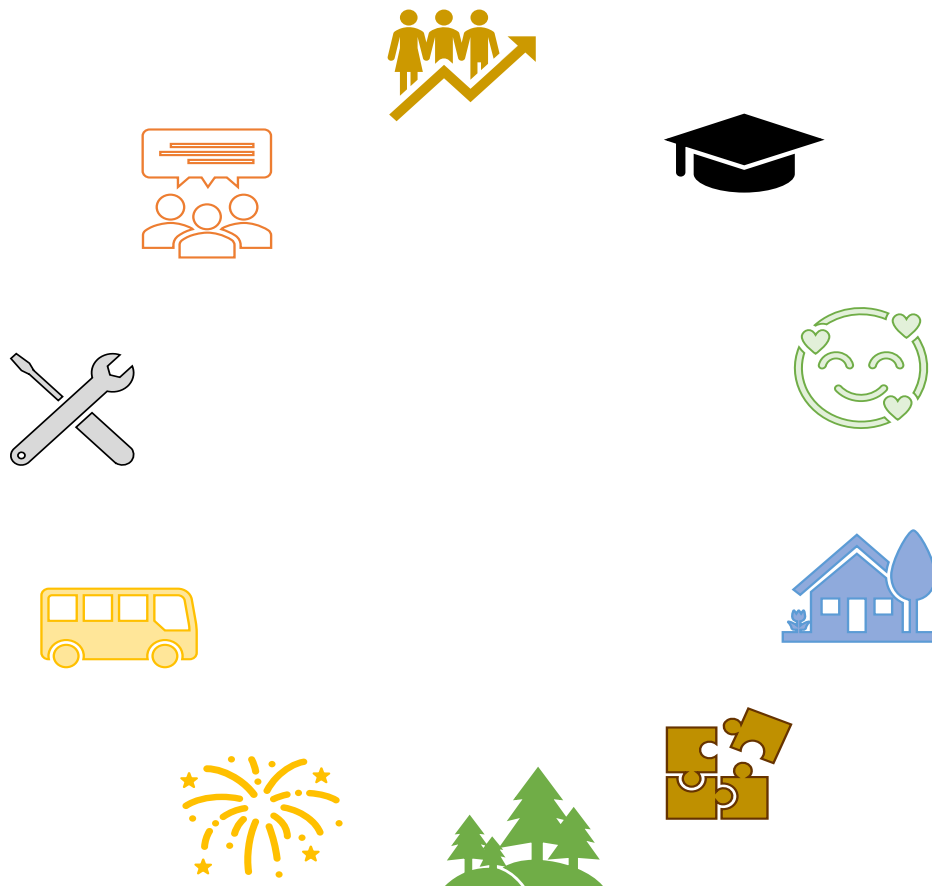
Support and improve the community by prioritizing effective, collaborative communication between public and private entities within the County and the region.



NEEDS, OPPORTUNITIES, AND POLICIES

This section of the plan discusses needs, reviews the opportunities and existing resources countywide, and lists policies (suggestive activities) that will provide a pathway for the achievement of the goals in the next five years. This section will also feature funding sources that all communities should consider applying for to achieve their goals.

The needs, opportunities, and policies section shall follow the order of the goals, starting with **economic development** and ending with **intergovernmental coordination**.



Economic Development

Meet the needs of an expanding local economy by supporting workforce training, education, and small business development.

Workforce development, educational attainment, and entrepreneurship serve as foundational components of economic development. In 2024, One Valdosta-Lowndes (OVL) launched the Synergy 2030 initiative, a community-wide strategic effort organized around Civic Engagement and Leadership, Pathway to Prosperity, and Vibrant and Safe Community initiatives. Synergy 2030 aligns closely with the goals espoused in this plan via its Pathway to Prosperity initiative, which identifies workforce development, entrepreneurship, talent retention, and educational partnerships as key priorities for the future economic success of Lowndes County and South Georgia.

Alongside the public-private partnership that OVL represents, many workforce development partnerships, small business development education programs, and educational opportunities exist in Lowndes County. Continued collaboration between educational institutions, employers, and economic development stakeholders, the community clearly recognizes the correlation between education, workforce readiness, and economic prosperity.

The policies contained herein support local economic development objectives by encouraging workforce training, educational attainment, small business development, and employer collaboration.



Needs

- ❖ Multiply **hiring events** for major employers
- ❖ Improve **advertising for hiring events**
- ❖ Expand **on-the-job training opportunities and commensurate pay**
- ❖ Encourage **diversity in commercial development and entrepreneurship**

Opportunities & Existing Resources

- ❖ **Goodwill, Valdosta State University, and Wiregrass Technical College** host **job fairs** for major employers in Lowndes County and the State of Georgia.
- ❖ **Workforce development** programs exist in the community due to partnership between various organizations.
- ❖ **Dual enrollment** programs within both school systems and Wiregrass Technical College.
- ❖ Valdosta City Schools and Wiregrass Technical College partnered to create the **WIN (Workforce Innovation Network) College and Career Academy**.
- ❖ The **Chamber of Commerce, the Southern Georgia Black Chambers, SEEDS, and Valdosta State University** offer **free and low-cost resources for aspiring business owners**.

- ❖ As a **CDBG Entitlement Community**, the City of Valdosta has annual access to CDBG funds that can be used to assist for-profit businesses that aim to assist with economic development and job creation/retention activities.
- ❖ Lowndes County's **Tier 1 Job Tax Credit Status** grants business owners tax credits over \$1,000 for new job creation.
- ❖ Community stakeholders supported the **Young Gamechangers** development of a plan that provides suggestions to improve quality of life, but also supports economic development initiatives – **Final Recommendations for Valdosta/Lowndes County 2024**.

Policies

- ❖ Major employers should consider **hosting large-scale hiring events at various locations, dates, and times** in the county and the cities as well as hosting virtual hiring events.
- ❖ Local economic development entities should partner with local school systems to **promote entrepreneurship** as an option, potentially under CTAE standards.
- ❖ Economic development stakeholders should collaborate to **determine their vision and goals for the economic development** of Lowndes County and the Cities that include ways

to attract and retain employers, current employees, and recent graduates.

- ❖ The Chamber of Commerce and Southern Georgia Black Chambers should collaborate with city governments and commercial property owners to **develop a program allows established local business owners to use vacant and underutilized spaces at reduced fees**, especially in highly visible areas like downtowns.
- ❖ Economic development stakeholders should **assist eligible businesses in pursuing DBE certification and accessing contracting opportunities associated with transportation and infrastructure projects**.
- ❖ Local economic development entities should collaborate with GDOT, the Cities, and Lowndes County to **develop all exits in Lowndes County**.
- ❖ Relevant stakeholders should **consider recommendations to link small businesses, eateries, and other commercial venues with trails** to increase foot traffic.

Funding opportunities that should be considered

- ❖ **CDBG** (site development, downtown revitalization, job creation)
- ❖ **OneGeorgia Authority** (land grading, infrastructure, industrial site prep)
- ❖ **USDA Rural Development** (business, loan funds, job creation)

- ❖ **Redevelopment Fund** (downtown, commercial revitalization, public-private projects)
- ❖ **EDA Grants** (infrastructure, workforce, regional economic strategies)
- ❖ **CHIP** (workforce housing)

Education

Prepare students for high-skilled, high wage careers through advanced training and community support.

Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta share two school systems – Lowndes County Schools (LCS) and Valdosta City Schools (VCS); five private schools, as well as Valdosta State University, Wiregrass Technical College, and Georgia Military College. The Lowndes County Schools system serves students in unincorporated Lowndes County, Dasher, Hahira, Lake Park, and Remerton while the Valdosta City Schools system serves the students of Valdosta specifically. Both school systems provide over 10 elementary schools, five middle schools, and two high schools which enroll over 18,900 students every school year. Each public school system must conduct a strategic plan that highlights goals, objectives, and performance measures. Each public school system wishes to focus on the following goal areas collectively:

- *Student achievement/academics*
- *Student services and support systems*
- *Operations, maintenance, safety, and facilities*
- *High quality workforce*
- *Technology*
- *Positive culture and climate*

Valdosta State University exists as a regional university offering over 50 bachelors programs, over 30 masters programs, and 4 doctoral programs to South Georgia and neighboring states.

Wiregrass Georgia Technical College serves students in South Georgia through campuses and specialized instructional sites across its eleven-county service area, offering more than 100 associate degree, diploma, and technical certificate programs designed to prepare students for careers immediately following graduation.

Georgia Military College serves South Georgia and the Moody Air Force Base community by offering associate and associate of applied science degree programs through flexible in-person and online learning opportunities designed to support a diverse student population.



Needs

- ❖ Improve **alignment with local economy and 21st century global economy needs**
- ❖ Expand **social and emotional intervention support services**
- ❖ Foster a **safe and positive environment** for teachers, staff, students, parents and the community

Opportunities & Existing Resources

- ❖ **Dual enrollment programs** exist between **Wiregrass Technical College** and the local high schools.
- ❖ Valdosta City Schools and Wiregrass Georgia Technical College partnered to create the **WIN College and Career Academy** which serves students at Valdosta City Schools, Berrien, Clinch, Cook, Echols, and Lanier school systems.
- ❖ Community stakeholders supported the **Young Gamechangers** development of a plan that provides suggestions to assist the youth in Section 3 – **Final Recommendations for Valdosta/Lowndes County 2024**.
- ❖ **Lowndes County Schools and the Valdosta City Schools strategic plans** lay out goal areas and performance metrics that each school system wishes to improve upon in a five-year period.

- ❖ Lowndes County has multiple higher education institutions: **Georgia Military College, Wiregrass Technical College, and Valdosta State University.**

Policies

- ❖ Stakeholders should access and utilize the annual “Georgia High Demand Career List” in GaDOE’s SuitCASE for **coordinated planning efforts between economic development, education, and elected stakeholders.**
- ❖ Valdosta State University and Wiregrass Georgia Technical College should partner with the local libraries in the county and the cities to **create satellite locations for applicable degree programs.**
- ❖ Stakeholders should **create a list of all training, youth centers career pathways, youth programs, training options, and other educational programs across all educational institutions** in Lowndes County and the Cities in order to create contact people for students, parents, and employers and identify areas in need of improvement.
- ❖ **Annual retreats for institutional stakeholders should include representatives from other sectors and/or industries to ensure everyone’s goals and priorities align.**

- ❖ Relevant stakeholders should **consider recommendations from the Young Gamechangers Plan to create a Titledown Mentorship Collective for school-aged children.**
- ❖ Both school systems should review education Standards from Georgia Department of Education (GaDOE) to determine how to **interweave discussions and activities about local organizations and initiatives into city and county school curricula.**
- ❖ Higher education institutions should **consider surveying students to determine the best methods to better serve students and utilize academic space.**

Funding opportunities that should be considered

- ❖ **CDBG** (after-school facilities, workforce)
- ❖ **GaDOE** (recruitment, training, school-based mental health systems)
- ❖ **OneGeorgia Authority** (workforce development and industry-related training)
- ❖ **Perkins V Funding** (CTAE education programs)
- ❖ **USDA Community Facilities** (school facilities)

Community Wellbeing

Promote safe, healthy, and active lifestyles utilizing local community resources encompassing social, environmental, physical, and mental wellbeing.

Community wellbeing encompasses social, environmental, physical, and mental health and serves as a key component of a high quality of life. Promoting community wellbeing requires access to safe neighborhoods, recreational opportunities, healthcare resources, natural amenities, and supportive social networks that encourage healthy and active lifestyles for residents of all ages and abilities.

Community partners throughout Lowndes County continue to support wellbeing through healthcare services, recreation programs, environmental stewardship initiatives, and community-based organizations. The SGMC Community Health Needs Assessment identifies health priorities affecting residents and provides valuable insight into opportunities to improve health outcomes and quality of life throughout the community. By understanding local health challenges and community assets, local governments and partner organizations can better support efforts that promote preventive health, healthy living, and overall wellbeing.

The policies contained herein reflect recommendations from various community organizations and entities committed to quality of life as well as quality of life best practices that support this multifaceted goal.



Needs

- ❖ Investment in **community data and reporting**
- ❖ Planning that **bridges the gap between connectivity and the current built environment**
- ❖ Bolster **public health delivery systems**

Opportunities & Existing Resources

- ❖ **Students at Valdosta State University** generally conduct research as part of capstone projects.
- ❖ **Local nonprofits** often collect and share data and information.
- ❖ Lowndes County and the Cities have various options for outdoor recreation and activity such as **Langdale Park**, the **Azalea Trail**, **Downtown Walking Trail**, **Freedom Park Trail**, as well as many other **facility-based parks managed by Valdosta-Lowndes Parks and Recreation Authority (VLPRA)**.
- ❖ **South Georgia Medical Center** serves Lowndes County and the Cities with satellite locations in Berrien and Lanier counties.
- ❖ Community stakeholders supported the **Young Gamechangers** development of a plan that provides suggestions to improve community wellbeing – **Final Recommendations for Valdosta/Lowndes County 2024**.

- Many locations exist as **potential community hubs for underserved neighborhoods.**

Policies

- ❖ Local government departments should consider **appointing/hiring someone who can develop annual performance and research reports** about issues relevant to their department (i.e., a water and sewer department develops a report about local water issues, water testing, spills, and projects to address local and regional concerns)
- ❖ Local organizations should collaborate with each other and local governments to **create a network of community resource hubs in underserved neighborhoods**
- ❖ Local officials, staff, and organizations should **consider Young Gamechanger recommendations for revitalizing the Southside**, such as creating a linear park beneath the overpass, establishing a bike co-op, creating business incubators and affordable housing, developing a black history museum, and connecting it all with a trail.
- ❖ Local governments and VLPRA should **assess costs associated with regular maintenance, usage, and updates for existing parks, trails, and recreational areas.**

- ❖ Relevant stakeholders should collaborate to **create an integrated network that links existing parks, trails, and other recreational areas throughout Valdosta and Lowndes County.**
 - VLPRA should collaborate with the SGRC to **inventory and map all parks and trails.**
- ❖ Local governments should consider turning vacant lots in residential areas into greenspace or recreation areas such as pocket parks or passive parks.
 - VLPRA and other community partners should collaborate to **develop green corridors to connect neighborhoods and parks.**
- ❖ Local governments should consider **applying for grants and loans** that can redesign residential areas to create spaces for connectivity and activity.
- ❖ Local governments and other relevant stakeholders should **connect with nonprofits** focused on connectivity and outdoor recreation.

Funding opportunities that should be considered

- ❖ **CDBG** (buildings/centers, transportation infrastructure)
- ❖ **(T)SPLOST** (roads, bridges, bike lanes, and sidewalks)
- ❖ **Emergency Solutions Grants** (rapid rehousing, shelter operations, homeless prevention)

- ❖ **HOME/CHIP** (housing rehabilitation, affordable housing)
- ❖ **Redevelopment Fund** (blight, downtown revitalization, community facilities)

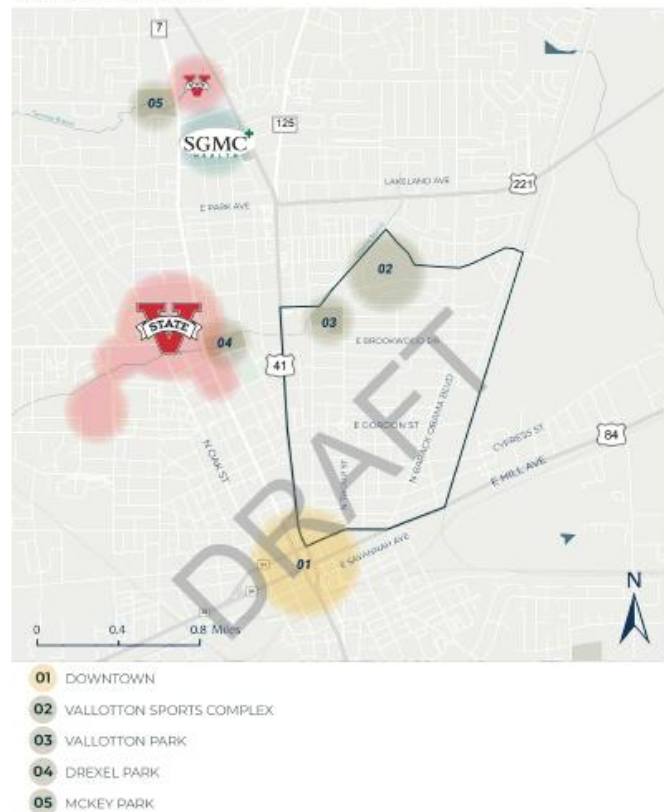
Housing

Support affordable housing options that revitalize family-friendly neighborhoods.

Access to and preservation of affordable housing serves as the main focus for housing; however, many avenues exist to broaden and maintain access to such. Affordable housing as a concept encompasses cost burden, homelessness, ordinances and administration, heirs' property and more – rather than focusing solely on new construction. All local governments wish to utilize and inventory their existing housing stock and ordinances girding housing and land use in order to achieve this goal. Public and private organizations representing the community came together to create a housing needs assessment for the City of Valdosta. This two-phase effort highlights an area in Valdosta east of Ashley Street, south of Vallotton Sports Complex, west of the rail lines, and north of E Hill Street near VSU and SGM. This assessment proves crucial to the comprehensive plan update in that it highlights the area's historic, land use, housing and connectivity (transportation) potential, thus positioning the project area as a place that would achieve many of the goals espoused in this plan if recommendations became fundable action steps.

Policies provided herein derive from best practices in affordable housing initiatives and the 2025 Housing Needs Assessment Recommendations section as they prove generally applicable.

Figure 2: Community Amenities



Needs

- ❖ Establishment of and investment in procedures that **encourage adaptive reuse** of vacant and dilapidated residential, commercial, and industrial properties
- ❖ Enhance **housing stock diversity** in alignment with established character areas and housing type demand
- ❖ Expansion of **code enforcement activities** that prioritizes the provision of safe and affordable housing
- ❖ Increased **investment in resources for homeless individuals and families, special needs, and supportive housing development**

Opportunities & Existing Resources

- ❖ **Valdosta-Lowndes Land Bank Authority** can hold properties, clear title, and assist with community revitalization efforts.
- ❖ **Valdosta Lowndes County Habitat for Humanity** has programs for homeownership and new construction, aging in place for veterans and seniors, as well as financial literacy.
- ❖ As a **CDBG Entitlement Community**, the City of Valdosta has annual access to CDBG funds that can be used for acquisition, relocation and demolition, as well as rehabilitation of residential and non-residential structures.
- ❖ **DCA** administers a variety of loan programs for homeownership, such as **Georgia Dream, Peach Plus**, and **Peach Select Veterans Assistance**.
- ❖ Due to funding from the Southeast Crescent Regional Commission, the **Georgia Heirs Property Law Center** can assist low-to-moderate income heirs dealing with tangled titles that prevent

access to natural disaster recovery programs and home/land improvement programs.

- ❖ Various organizations exist within Lowndes County that are committed to alleviating homelessness such as **Salvation Army, LAMP, South Georgia Partnership to End Homelessness**, and **Greater United Way**.
- ❖ Various organizations exist that serve as food pantries, discount furniture outlets, and closets such as the **public schools, Living Bridges, Goodwill**, and the **Habitat Restore**.
- ❖ **Legacy Behavioral Health** provides housing support to adults with severe and persistent mental illness in Lowndes County.

Policies

- ❖ Local governments, code enforcement, and the Lowndes Tax Assessors should **conduct a parcel level windshield survey** to determine uses and condition of parcels and structures in targeted area.
- ❖ Local governments, code enforcement, and the Lowndes Tax Assessors should collaborate to **develop a list and/or map of vacant, abandoned, and tax-delinquent (VAD) properties** in the County and Cities.
- ❖ **Municipalities with vacant residential and previously commercial properties in good condition exist should acquire them using CDBG funds and partner with local nonprofits for renovations, modernization, and use.**
- ❖ Planning and zoning, community development, and other stakeholders should **collaborate to discuss revisions to zoning ordinances and land development regulations to remain in step**

with current housing trends and needs (ADUs, tiny homes, cottage courts).

- Planning and Zoning departments should **adopt mixed-use overlay zoning in targeted areas** to allow multiple low-intensity uses in the same district.
- ❖ Lowndes County and the Cities should partner with local financial institutions to **develop loan programs and other housing-specific financial aid initiatives** to expand access to affordable housing.
- ❖ Local governments should encourage major employers to **create employer assisted housing programs** to attract and retain individuals and families.
- ❖ Valdosta Lowndes Land Bank Authority should consider partnering with other land banks in the region to **create a regional land bank** in partnership with the Center for Community Progress, Southern Georgia Regional commission, and other land banks in Region 11.
- ❖ Neighborhood Development should consider partnering with local organizations to **host informational sessions about homestead exemptions, estate planning, and down payment assistance resources**.

Funding opportunities that should be considered

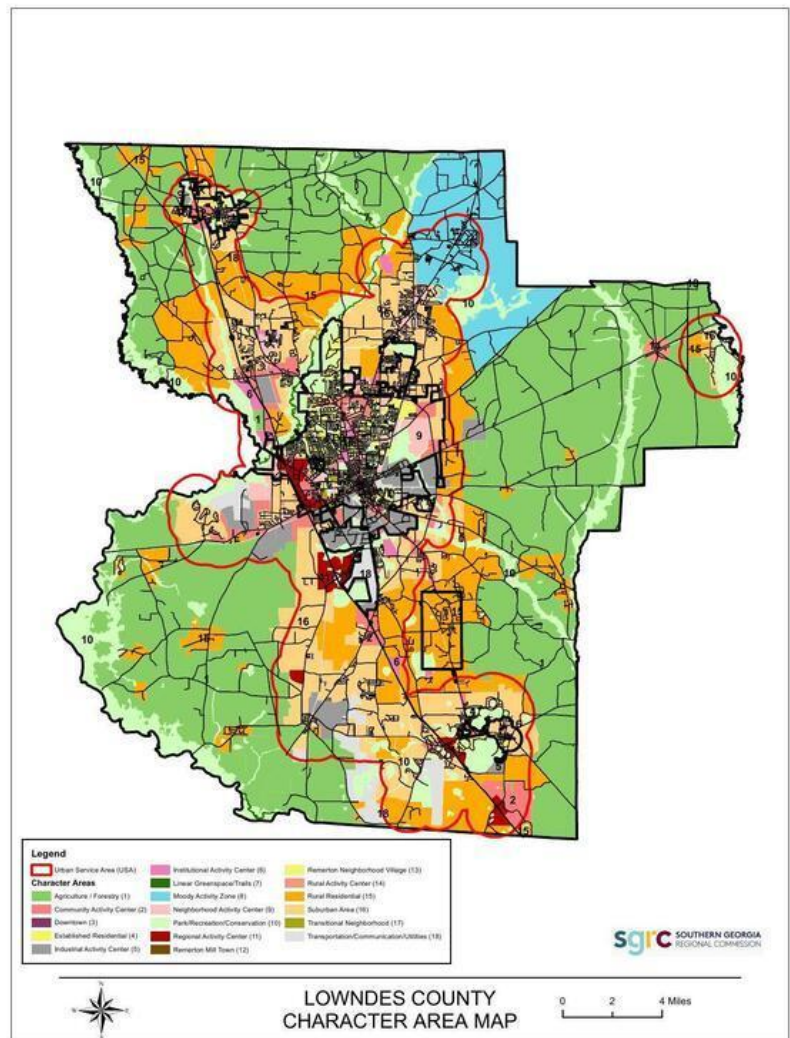
- ❖ **CHIP** (new construction, homeowner assistance)
- ❖ **CDBG** (rehabilitation, neighborhood revitalization, acquisition)
- ❖ **USDA Mutual Self-Help Housing Technical Assistance Grants** (for nonprofits helping low-income families)
- ❖ **ESG** (emergency shelters, homelessness prevention, hotel/motel assistance)
- ❖ **OneGeorgia Authority – Workforce Housing Initiative** (housing infrastructure, workforce housing)

- ❖ **LIHTC** (affordable rental housing development)
- ❖ **HOME** (homebuyer assistance, homeowner rehabilitation, affordable rental housing)
- ❖ **Georgia Dream Homeownership Program** (down payment assistance for first-time homebuyers)

Land Use

Protect community resources through efficient and compatible uses of land that promote opportunities for investment and growth.

Land use decisions influence nearly every aspect of community development, including housing availability, transportation networks, economic opportunity, environmental quality, and public service delivery. As growth continues throughout Lowndes County, thoughtful land use planning will remain essential to balancing development with community goals and available infrastructure. The character area maps provide a guide for future growth and development by identifying preferred development patterns and desired community character. Together, these tools help local governments and the Greater Lowndes Planning Commission make informed decisions regarding growth, redevelopment, conservation, and infrastructure investment.



The policies contained herein reflect best practices for addressing current land use decisions while supporting comprehensive plan goals and the community's vision for the future.

Needs

- ❖ **Review and update zoning ordinances**
- ❖ Increase **training opportunities for code enforcement officers**
- ❖ Develop the procedures for **streamlined zoning processes**
- ❖ **Coordinated planning and zoning activities**

Opportunities & Existing Resources

- ❖ Lowndes County and the Cities have active **zoning ordinances** and utilize the **planning commission** regularly.
- ❖ Community stakeholders supported the **Young Gamechangers** development of a plan that provides suggestions to improve land use – **Final Recommendations for Valdosta/Lowndes County 2024**.
- ❖ **Moody Air Force Base** presents a unique opportunity for coordinated land use planning between local governments and MAFB planners.

Policies

- ❖ Planning and zoning departments should collaborate with elected officials and the GLPC to **approve revisions to zoning ordinances to ensure consistency with goals** for development and promote housing stock diversity.

- ❖ Planning and zoning departments should...
 - **review and revise Character Area descriptions to ensure consistency with existing and future land use goals.**
 - **review zoning ordinance for consistency with Comprehensive Plan.**
 - **identify areas appropriate for mixed-use development, neighborhood commercial, industrial, office-professional, and residential growth.**
 - **evaluate transitional areas** between residential and non-residential zoning districts.
 - **encourage compatible infill development** within existing neighborhoods
 - Work with the Land Bank Authority to **promote redevelopment of underutilized or vacant commercial properties.**
 - **research areas where land use conflicts exist** and recommend strategies to reduce incompatibility.
 - **coordinate land use decisions with transportation planning (VLMPO).**
 - **encourage development patterns that support transit, walking, biking, and reduced vehicle dependency.**

- **promote complete streets principles** in redevelopment areas and major corridors.
- **improve connectivity** between neighborhoods, schools, parks, employment areas, and commercial centers.
- ❖ Local officials, staff, and organizations should **consider Young Gamechanger recommendations that plan for more greenways, parks, conservation areas, and trail corridors.**

Funding opportunities that should be considered

- ❖ **CDBG** (redevelopment, public infrastructure, downtown revitalization)
- ❖ **EPA Brownfields Assessment** (site inventories, redevelopment of underutilized properties, environmental assessments)
- ❖ **EPA Brownfields Cleanup Grants** (remediation of contaminated sites)
- ❖ **GEFA** (water and sewer infrastructure, stormwater, solar, solid waste)
- ❖ **OneGeorgia Authority** (site development)
- ❖ **Redevelopment Fund** (public-private projects)

Natural Resources

Promote and protect natural resources and opportunities for recreation through public access and conservation.

A key component of this goal is the desire for community beautification of public and private land through behavior change to reduce littering and through an increased focus on landscaping maintenance of property.

Natural resources contribute significantly to the environmental quality, resilience, character, and quality of life of Lowndes County and its municipalities. Rivers, streams, wetlands, woodlands, parks, and other natural assets provide recreational opportunities, support wildlife habitat, improve water quality, and contribute to community wellbeing. As growth and development continue throughout the county, balancing conservation with development will remain important to preserving these resources for future generations.

In 2024, GeorgiaForward's Young Gamechangers program developed recommendations for Valdosta and Lowndes County related to sustainable parks, trails, green spaces, and environmental connectivity. These recommendations emphasize the importance of interconnected green infrastructure, stewardship of natural resources, equitable access to recreational amenities, and increased connections between residents and the natural environment. Local governments, community organizations, and residents all play an important role in protecting and enhancing natural resources while expanding opportunities for recreation, education, and environmental stewardship.

The policies contained herein reflect best practices for the conservation of natural resources, and continued public access to the natural amenities available in Lowndes County that contribute to the region's identity and quality of life.



Needs

- ❖ Strengthen capacity and investment in invasive species management to **protect and preserve native habitats and ecosystems**
- ❖ Foster relationships to support **maintenance of waterways and landscapes**, including beautification projects and litter reduction, to enhance their use for recreation
- ❖ Enhance **access to natural resources and nature-based recreation opportunities**
- ❖ Promote **community awareness** to support stewardship and responsible use of natural resources

Opportunities & Existing Resources

- ❖ **WWALS** has a water quality testing program that trains people how to conduct water tests following spills.
- ❖ Lowndes County has **rivers and nature-based recreation areas**.

Policies

- ❖ Both school systems should review Science Standards from Georgia Department of Education (GaDOE) to determine how to **interweave discussions and activities about local natural resources into city and county school curricula**.

- ❖ Lowndes County and the Cities should **consider planting flora that “drinks” water during beautification and greenspace projects.**
- ❖ Lowndes County and the Cities should **collaborate with local outdoor groups, such as WWALS, to market and promote local outdoor events and cleanups.**
- ❖ Both Boards of Education should **require that students attend field trips to local natural areas as part of science and/or history curriculums.**
- ❖ Relevant stakeholders should **use One Mile Branch (and other suitable waterways) for recreation, stormwater management, and ecosystem preservation.**

Funding opportunities that should be considered

- ❖ **Clean Water State Revolving Fund (GEFA)** (water quality, stormwater management, watershed protection projects)
- ❖ **DNR** (land conservation, habitat restoration, environmental education)
- ❖ **GOSP** (conservation, greenspace acquisition, outdoor recreation facilities)
- ❖ **LWCF** (land acquisition, development, and rehabilitation)

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.

Cultural resources contribute significantly to the identity, character, and sense of place that distinguish Lowndes County and its municipalities. Historic buildings, neighborhoods, cultural institutions, festivals, recreational amenities, and community traditions help preserve the area's heritage while enhancing quality of life for residents and visitors alike. These resources serve as important connections to the past and contribute to the community's economic vitality, educational opportunities, and overall attractiveness as a place to live, work, and visit.

Numerous organizations throughout the community work to preserve and celebrate local history and culture. Historic societies, preservation organizations, museums, educational institutions, and community groups play an important role in documenting local history, protecting historic resources, and promoting cultural awareness. Likewise, community events, festivals, parks, recreational facilities, and public gathering spaces provide opportunities for residents to connect with one another while celebrating the unique character of Lowndes County.



As growth and development continue, preserving cultural resources and local character will remain essential to maintaining a strong sense of place.

The policies contained herein reflect best practices for preservation of historic and cultural resources, promotion of arts and cultural activities, protection of community character, and continued investment in the cultural and recreational amenities that contribute to the region's identity and quality of life.

Needs

- ❖ Investment in **advertising** of cultural events, artifacts, locations, and structures
- ❖ Strengthen **exposure** to local events, artifacts, locations, and structures to the public and students
- ❖ **Dedicated historic preservation efforts** in unincorporated areas, the Cities, and the county

Opportunities & Existing Resources

- ❖ The **Lowndes County Historical Society and Museum** collects and preserves documents, artifacts, and pictures about the cultural heritage of Lowndes County and the surrounding region.
- ❖ The **Hahira Historical Society** preserves the history of Hahira, North Lowndes and its people by meeting to discuss programs relating to history, folklore, genealogy, and archaeology.
- ❖ The **Valdosta Heritage Foundation** possesses four (4) strategic goals that combine historic preservation and economic development activities.
- ❖ The Cities of Hahira and Valdosta have active **Mainstreet** programs which focus on downtown historic preservation and host a variety of community events posted on their websites.
- ❖ Lake Park acquired their **historic cemetery**.

Policies

- ❖ Local nonprofits dedicated to historic preservation (Hahira Historical Society, Lowndes Historical Society and Museum, and Valdosta Heritage Foundation) should partner with Mainstreet staff and public information officers to **ensure timely and robust advertisement of events and opportunities.**
- ❖ Local governments and nonprofits should consider **using the arts as a means to instill local pride and foster a love for historic preservation** of artifacts, locations, and structures.
- ❖ The Historical Society and Museum could partner with Valdosta State University to **digitally archive artifacts.**
- ❖ Relevant stakeholders should prioritize **collecting oral histories** from longtime residents about their neighborhoods.
- ❖ Both school systems should review Social Studies Standards from Georgia Department of Education (GaDOE) to determine how to **interweave discussions and activities about local history into city and county school curricula.**
- ❖ Local schools should **incorporate field trips to local museums into curriculums** in order to foster a connection between historic preservation and the youth.

- ❖ Local governments should collaborate with nonprofit historic preservation organizations to **develop and maintain an in-house list of historic sites and structures.**
- ❖ Lowndes County and the Cities should **consider consolidating historic preservation goals and activities to gain the benefits of being a part of the Certified Local Government Program.**
 - **CAVEAT!** Local governments should verify with DCA if creating a “Greater Lowndes Historic Preservation Committee” akin to the Greater Lowndes Planning Commission (GLPC) is permitted and thus allows the same privileges.
- ❖ Local officials, staff, and organizations should **consider Young Gamechanger recommendations for revitalizing the Southside,** especially the trail which blends history with community development.

Funding opportunities that should be considered

- ❖ **Historic Preservation Fund Grant** (surveying, planning, predevelopment, development)
- ❖ **Vibrant Communities Grant** (folk performances, arts festivals, public art)
- ❖ **Cultural Facilities Grant** (historic preservation with the intent of creating an arts facility)

❖ **GCA Project Grant** (public art, outdoor performance)

Transportation

Encourage reliable funding for a safe and efficient regional transportation system that includes public transit bicycle and pedestrian facilities, highways, railroads, and airports.

A key component of this goal is the desire to attract a second airline to Valdosta Airport.

Transportation infrastructure serves as a critical component of economic development, quality of life, and regional connectivity. Residents, businesses, and visitors rely upon a transportation network that safely and efficiently accommodates multiple modes of travel, including automobiles, public transit, bicycles, pedestrians, rail, and aviation. As Lowndes County continues to grow, maintaining and expanding transportation options will remain important to supporting mobility, economic competitiveness, and access to employment, education, healthcare, and community services.

The Valdosta-Lowndes Metropolitan Planning Organization's (VLMPO) 2050 Metropolitan Transportation Plan provides a long-range framework for transportation investments throughout the region which emphasizes the importance of maintaining existing infrastructure, improving safety, expanding multimodal transportation options, supporting freight movement, and enhancing connectivity between communities and activity centers.



In addition to roadway and multimodal investments, aviation continues to serve an important role in the regional transportation system. Valdosta Regional Airport provides commercial air service and supports economic development, tourism, and business activity throughout South Georgia. Community stakeholders have identified the recruitment of a second commercial airline as an important opportunity to increase passenger choice, improve connectivity, and strengthen the airport's role as a regional asset.

The policies contained herein reflect recommendations from the VLMPO 2050 Plan and transportation planning best practices.

Needs

❖ Coordinated planning for projected growth and aesthetics

- Managing traffic flow and **congestion**
- Ensuring safe transportation networks for vehicles, semi-trucks, pedestrians, and bikes in major corridors (**multi-modal transportation**)
- Exploring the feasibility of **public transportation**
- Supporting **regular maintenance** of transportation networks (roads, sidewalks, bike lanes)

❖ Proposal to attract a **second airline**

Opportunities & Existing Resources

- ❖ **VLMPO's 2050 Plan** include suggestions for road and bridge projects, active transportation infrastructure, connector fixed route transit, traffic signal locations, and optimal EV implementation.
- ❖ Lowndes County and the Cities can independently or collectively apply for funds earmarked for transportation infrastructure and improvement.
- ❖ The **SGRC GIS department** and **VLMPO** have sidewalk and bike lane data for the entire MPO service area.
- ❖ The **Airport Authority** can develop a pitch to attract another airline to the Valdosta Regional Airport.

- ❖ Community stakeholders supported the **Young Gamechangers** development of a plan that provides suggestions to improve multimodal transportation – **Final Recommendations for Valdosta/Lowndes County 2024.**

Policies

- ❖ All local governments **should consider the following chart when pursuing funding for timely maintenance and improvements of transportation infrastructure:**

CDBG	transportation improvements in LMI neighborhoods
GTIB	competitive gap funding source for various transportation projects
LMIG	annual preservation and maintenance of local roads and bridges
TIA/TSPLOST	regional transportation improvements

- ❖ Lowndes County, the Cities, and GDOT should **collaborate on possible projects that promote connectivity between corridors.**
- ❖ Lowndes County and the City of Valdosta should **use the Valdosta-Lowndes Metropolitan Planning Organization (VLMPO) to improve transportation and transit design and planning.**

- City of Valdosta and the VLMPO should review existing micro-transportation systems and investigate the feasibility of following predicable schedules and utilizing defined stops.
- ❖ The Cities of Dasher and Lake Park should consider **developing plans to make their communities golf-cart friendly**, with curb cuts and designated lanes for carts, bikes, and pedestrians.
- ❖ The Airport Authority should **verify whether they can opt into the Essential Air Service (EAS) program** with the US Department of Transportation (USDOT).
- ❖ Local officials, staff, and organizations should **consider Young Gamechanger recommendations for the proposed trail network and other non-vehicular connections between neighborhoods, schools, and other services and facilities.**
- ❖ The Airport Authority should **consider launching a “Fly Local campaign”** in order to boost airport revenue.

Funding opportunities that should be considered

- ❖ **CDBG** (roads, bridges, drainage, and streetscaping – *so long as improvements primarily benefit LMI residents*)
- ❖ **TIA/TSPLOST** (road and bridge improvements, intersection upgrades, freight corridors, bicycle and pedestrian facilities etc....)

- ❖ **GTIB** (bicycle, pedestrian, intersection, and traffic control improvements)
- ❖ **LMIG** (resurfacing, reconstruction, traffic signals, guardrails, striping, engineering etc....)
- ❖ **SCASDP** (marketing for” Fly Local” campaign, passenger leakage study, airline recruitment, limited startup costs)
- ❖ **FAA AIP** (runway, taxiway and apron construction/rehabilitation, airfield lighting, signage, and drainage, planning and environmental studies, addressing hazards, safety improvements)

Community Facilities and Services

Ensure that adequate community facilities and services such as water, sewer, broadband, solid waste, police, fire, and EMS, are provided in an efficient, environmentally sound, safe, and cost-effective manner to meet the existing and future needs of the community.

Community facilities and services provide the foundation for public health, safety, and quality of life throughout Lowndes County and its municipalities. Infrastructure systems and public services, including water, sewer, stormwater management, broadband, solid waste collection, public safety, and emergency services, are essential to supporting existing residents, accommodating future growth, and maintaining the community's overall wellbeing.

Local governments and service providers must ensure that community facilities and services remain reliable, efficient, environmentally responsible, and financially sustainable as Lowndes County continues to grow. Timely provision of infrastructure and public services not only supports residential and commercial development, but also protects public health, promotes economic competitiveness, and enhances community resilience in the event of a disaster.

Continued planning, investment, and maintenance of community facilities and services will help ensure that residents, businesses, and visitors have access to the resources necessary to support a safe and high quality of life.

The policies contained herein reflect best practices for the maintenance and development of community facilities and services.



Needs

- ❖ **Expansion of broadband coverage to underserved areas**
- ❖ Transition to **full-time firefighters** in order to expand coverage
- ❖ Collaboration on best practices to increase **police coverage** in cities
- ❖ Perform **routine improvements and modernization on critical infrastructure** such as water, sewer, and natural gas
- ❖ Perform **routine improvements and modernization on critical facilities** such as police stations, fire stations, and EMS hubs
- ❖ Perform **routine improvements and modernization on essential facilities** such as city halls, community centers, and libraries
- ❖ Investment in **development of new and existing community spaces**
- ❖ Perform **routine maintenance of recreational facilities and parks**

Opportunities & Existing Resources

- ❖ Many **local internet service providers** exist that are currently laying fiber optic cable across Lowndes County due to **Georgia Broadband Equity, Access, and Deployment (BEAD) requirements**.
- ❖ Lowndes County and the Cities collaborate to provide **police and fire services** to their respective communities.
- ❖ Lowndes County and the Cities provide **water and sewer** to residents via **in-house public works departments and/or intergovernmental agreements**.
- ❖ **South Georgia Medical Center** provides EMS services throughout the County and its Cities.
- ❖ The **Southern Georgia Regional Commission** provides planning, GIS, and technical assistance resources that support local governments in addressing community facility and service needs.

- ❖ **SPLOST** funds serve as a valuable funding source for community projects.

Policies

- ❖ Governments and local internet service providers should partner to improve affordability, reliability, and speed of broadband services by offsetting costs and collaborating where possible.
- ❖ All local governments should develop a strategy for funding, staffing, and implementing full-time fire services to expand coverage and reduce ISO.
- ❖ All local governments should consider moving or expanding critical or essential facilities to accommodate current needs.

Funding opportunities that should be considered

- ❖ **CDBG** (water and sewer improvements, drainage, and neighborhood infrastructure— *so long as improvements primarily benefit LMI residents*)
- ❖ **GEFA Loans and Grants** (water system improvements, stormwater projects, wastewater infrastructure)
- ❖ **SPLOST** (water and sewer improvements, broadband infrastructure, public safety facilities and equipment)
- ❖ **USDA Rural Development Programs** (emergency services equipment, water and wastewater infrastructure, broadband expansion)

Intergovernmental Coordination

Support and improve the community by prioritizing effective, collaborative communication between public and private entities within the County and the region.

Effective communication and coordination among public and private entities are essential to supporting the continued growth, development, and success of Lowndes County and its municipalities. Lowndes County and its municipalities regularly participate in coordinated planning efforts with neighboring jurisdictions, state agencies, regional organizations, utility providers, and community stakeholders. Processes such as Service Delivery Strategy (SDS) updates and regional hazard mitigation planning provide opportunities for local governments and community partners to identify shared priorities, improve communication, and coordinate future investments and service delivery.

Continued collaboration among public and private entities will remain important as the region grows and evolves. By fostering strong working relationships and maintaining open lines of communication, local governments and community partners can better address emerging needs, enhance service delivery, leverage available resources, and support long-term community success.

The policies contained herein reflect best practices for intergovernmental coordination by encouraging collaboration, communication, and partnerships among local, regional, state, and private-sector stakeholders.



Needs

- ❖ Strengthen **transparency and communication between officials, staff, and the public**
- ❖ Improve **relationships between local governments and local for-profit and nonprofit organizations**

Opportunities & Existing Resources

- ❖ **Georgia's public meeting requirements** provide opportunities for local governments to engage residents through a variety of accessible public venues and outreach methods.
- ❖ Most of the local governments already use their **websites and social media platforms** to disseminate critical information and educational content.
- ❖ Community stakeholders supported the **Young Gamechangers** development of a plan that provides suggestions to improve intergovernmental coordination – **Final Recommendations for Valdosta/Lowndes County 2024.**
- ❖ The **Greater Lowndes Planning Commission** and **Southern Georgia Regional Commission** provide forums for coordination among local governments on planning and service delivery issues.
- ❖ **Existing planning efforts**, including the Comprehensive Plan, Hazard Mitigation Plan, and Service Delivery Strategy, provide

Lowndes County and The Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta 2026 Joint Comprehensive Plan Update

opportunities for ongoing intergovernmental coordination and collaboration with other local organization.

Policies

- ❖ All local governments should consider various public engagement methods outside of traditional scheduled meetings such as surveys, livestreaming meetings, and social media.
- ❖ Public meetings should be held in various public locations.
- ❖ Officials should enlist nonprofits, churches, and community organizations to assist in providing services to the public.
- ❖ Lowndes County and the Cities could consider forming a unified government to reduce competition and service duplication.

Funding opportunities that should be considered

Funding opportunities do not explicitly exist for intergovernmental coordination efforts. Local governments should seek partnerships that share the costs of planning and implementation.

ANALYSIS OF DATA AND INFORMATION



120,712

Age

34

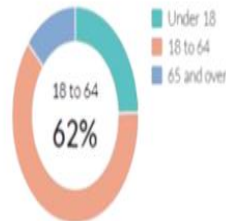
Median age

about 90 percent of the figure in
Georgia: 37.9

about 90 percent of the figure in
United States: 39.2

LOWNDES COUNTY

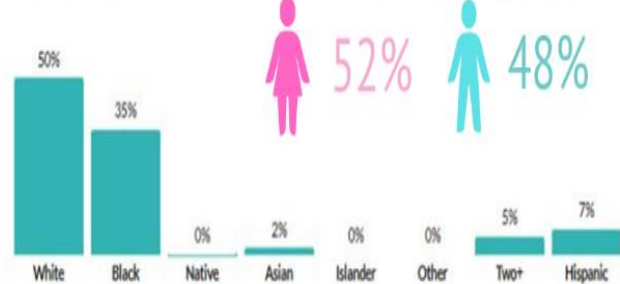
Population by age category



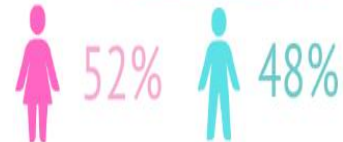
Population by age range



Race & Ethnicity



SEX



ECONOMIC INDICATORS

\$54,509

Median Income



20.5%

Poverty Rate



Unemployment Rate

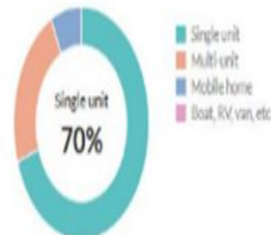
HOUSING



52,798

Number of Housing Units

Types of structure



\$221,800

Median Value of Owner-Occupied Units

EDUCATION ATTAINMENT



89.1%

High school graduate or higher



29.9%

Bachelor's degree or higher



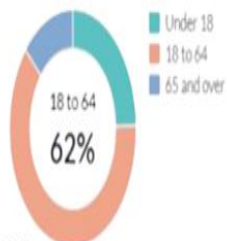
DASHER, GEORGIA



POPULATION

1,212

Population by age category

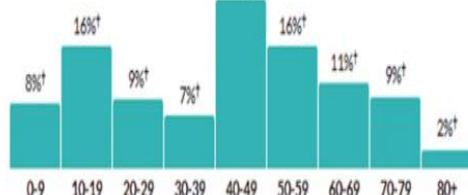


Population by age range

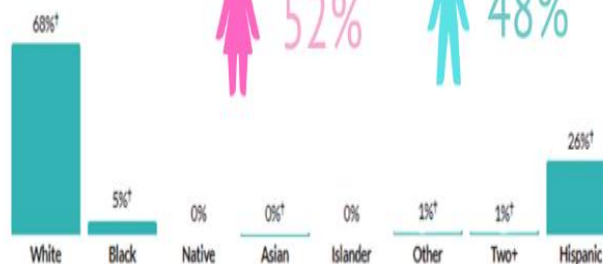
Age

43.7

Median age



Race & Ethnicity



SEX



52%



48%

HOUSING



\$185,700

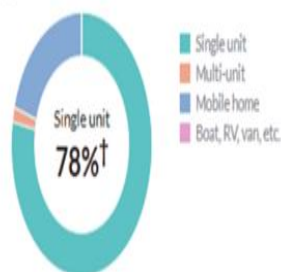
Median Value of Owner-Occupied Units



441

Number of Housing Units

Types of structure



ECONOMIC INDICATORS



7.2%

Poverty Rate

\$65,404

Median Income



3.4%

Unemployment Rate



71.7%

High school graduate or higher

14.3%



Bachelor's degree or higher

City of
**DASHER,
GEORGIA**

Hope, Faith, Charity

SOURCE

Census Reporter Profiles, American Community Survey 2023

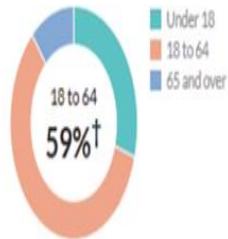
HAHIRA, GEORGIA



POPULATION

3,404

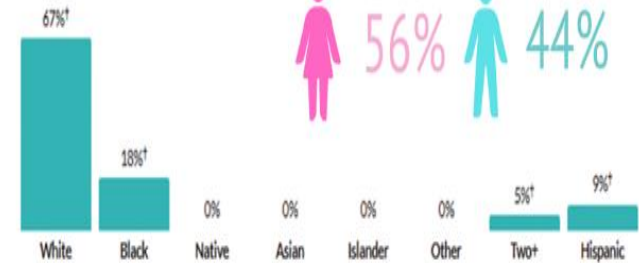
Population by age category



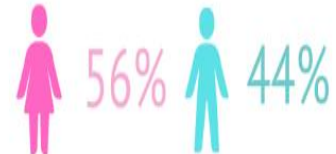
Population by age range



Race & Ethnicity



SEX



HOUSING



\$185,700

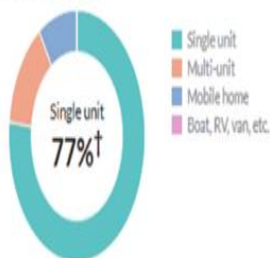
Median Value of Owner-Occupied Units



1,275

Number of Housing Units

Types of structure



ECONOMIC INDICATORS



Unemployment Rate



5.9%

Poverty Rate

\$67,196

Median Income



EDUCATION ATTAINMENT



71.7%

High school graduate or higher

14.3%

Bachelor's degree or higher



LAKE PARK, GEORGIA



POPULATION

962

Population by age range

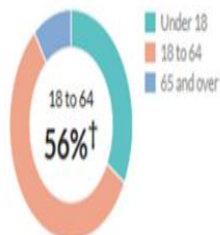
Age

30.6

Median age



Population by age category



Race & Ethnicity



SEX



65%



35%

HOUSING



\$241,900

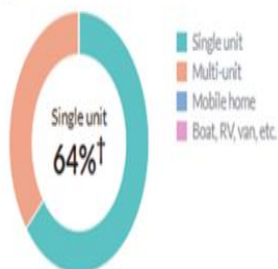
Median Value of Owner-Occupied Units



443

Number of Housing Units

Types of structure



ECONOMIC INDICATORS



15%

Unemployment Rate



37%

Poverty Rate

\$35,571

Median Income



EDUCATION ATTAINMENT



93.8%

High school graduate or higher

11.2%

Bachelor's degree or higher



SOURCE

Census Reporter Profiles, American Community Survey 2023

REMERTON, GEORGIA



POPULATION

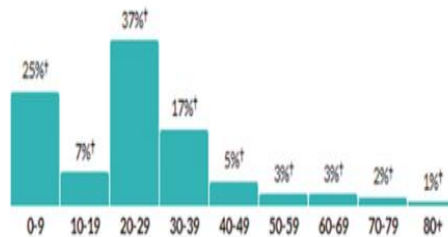
1,430

Population by age range

Age

23.9

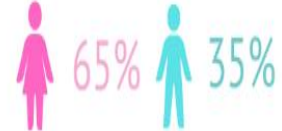
Median age



Race & Ethnicity



SEX



HOUSING



781

Number of Housing Units

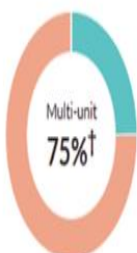
Ownership of occupied units



N/A

Median Value of Owner-Occupied Units

Types of structure



Single unit
Multi-unit
Mobile home
Boat, RV, van, etc.



EDUCATION ATTAINMENT



96.7%

High school graduate or higher

18.5%

Bachelor's degree or higher



ECONOMIC INDICATORS



Unemployment Rate



51.5%

Poverty Rate

\$26,920

Median Income



SOURCE

Census Reporter Profiles, American Community Survey 2023

VALDOSTA, GEORGIA



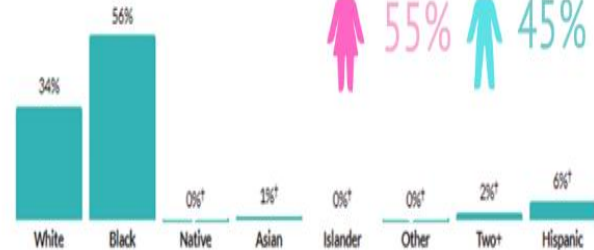
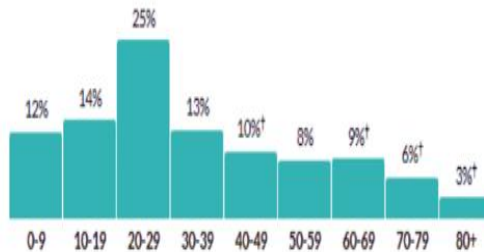
POPULATION

55,222

Age

28.9

Median age



SEX



HOUSING



25,040

Number of Housing Units



59%

Renter-occupied units



\$165,300

Median Value of Owner-Occupied Units

Types of structure



Single unit
Multi-unit
Mobile home
Boat, RV, van, etc.

VALDOSTA

A City Without Limits

ECONOMIC INDICATORS



Unemployment Rate



26.8%

Poverty Rate

\$45,849

Median Income



EDUCATION ATTAINMENT



96.7%

High school graduate or higher

18.5%

Bachelor's degree or higher



SOURCE

Census Reporter Profiles, American Community Survey 2023

BROADBAND ELEMENT

In 2018, Georgia passed the Achieving Connectivity Everywhere (ACE) Act which supports broadband service planning, deployment, and incentives. This Act then required the inclusion of a **broadband element** in comprehensive plans thereafter; therefore, it is also required for inclusion in the 2026 update for Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta. Shortly after the passage of ACE, the COVID-19 pandemic shuttered the world, highlighting gaps in broadband deployment and access for every community nationwide. Such gaps in access and quality increase in rural areas and sparsely populated areas. Not only that, it revealed that without access to broadband, some people become disconnected socially, politically, economically, and professionally.

Informally, broadband refers to “wifi,” “internet [connection]”, and/or “data” on cellphones, laptops, desktop computers, and other devices that can access the internet; however, the state of Georgia defines broadband as “a wireless or wired service capable of speeds of 25 megabits per second (mbps) downstream and 3 mbps upstream to provide access to the internet or computer processing and storage.”²

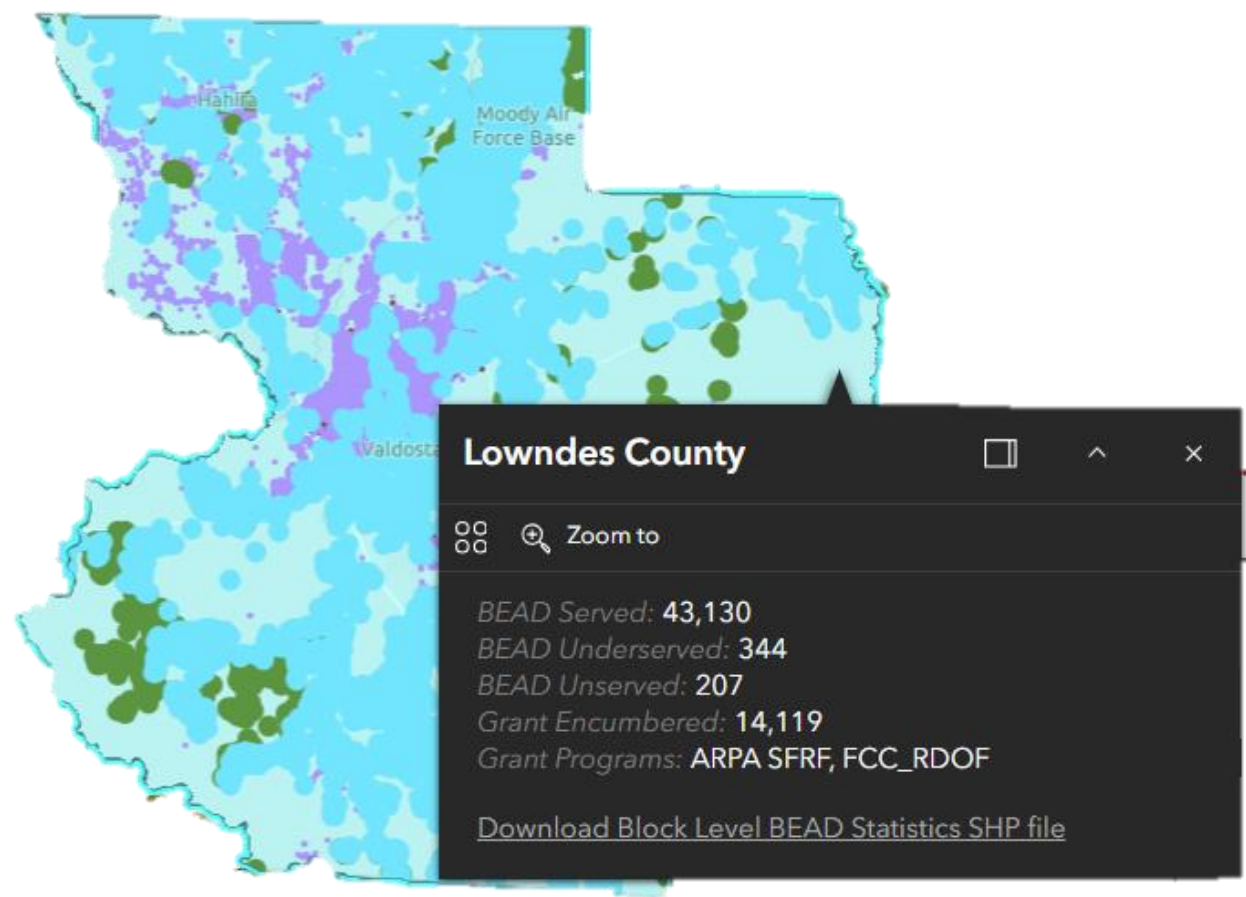


The Georgia Technology Authority (GTA) provides all the information about broadband access and deployment in the state of Georgia. GTA publishes a broadband availability map based on state and federal data. According to the Broadband Mapping webpage, when 20% of residential and commercial properties in a census block cannot access broadband, the entire block is labelled “unserved”. This metric may contribute to higher unserved numbers. The web map shows data for the grants used as well as broadband speeds by location.



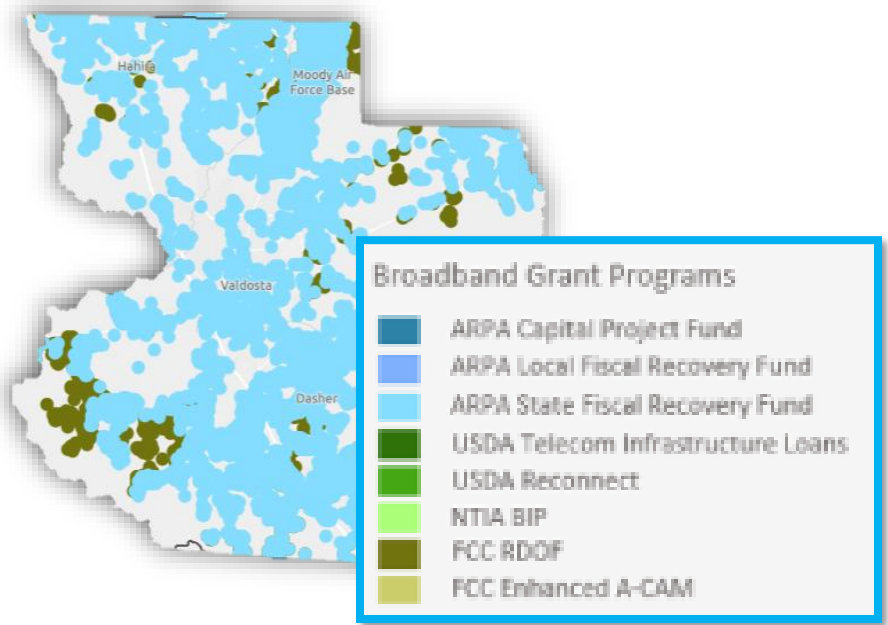
² This definition can be found in O.C.G.A. §50-40-1. Definitions for **broadband service**

The 2025 [Georgia Broadband Availability Map](#) presents the following information:

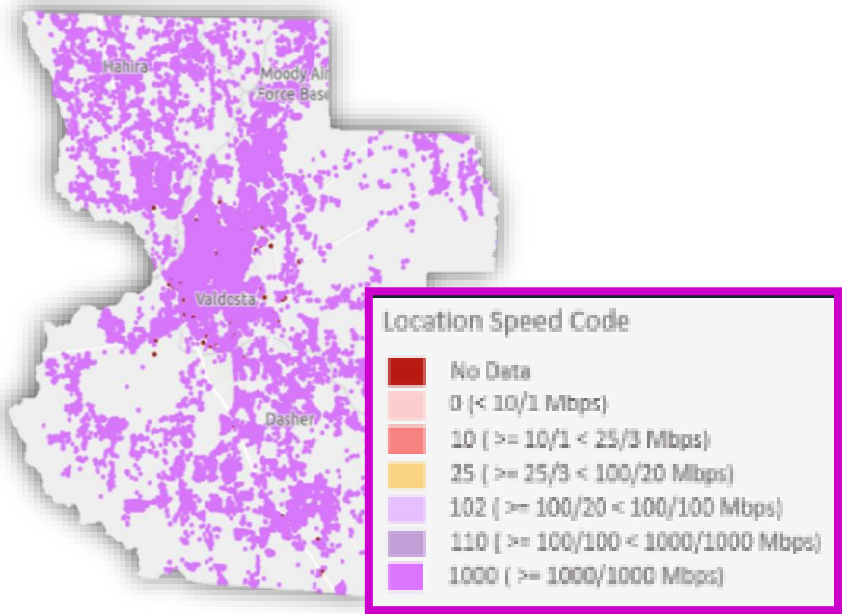


BEAD Served	43,130
BEAD Underserved	344
BEAD Unserved	207
Grant Encumbered	14,119
Grant Programs	American Rescue Plan Act State Fiscal Recovery Fund (ARPA SFRF) Federal Communications Commission Rural Development Opportunity Fund (FCC_RDOF)

The majority of Lowndes County broadband deployment activities were funded by ARPA funds (blue). The FCC Rural Deployment Opportunity Fund provided the financial support for rural broadband development in unincorporated Lowndes County (green).



The web map below shows that the majority of Lowndes County with broadband access has great broadband speed.



Community anchor institutions (CAIs) can be nonprofit, public, or for-profit locations where the public can access the internet for free. Generally, these institutions are schools, libraries, community centers, or government buildings. The map below shows that the majority of CAIs are educational facilities; however, this access is only limited to students, faculty, and staff during specific hours and days during the week. Outside of schools, the public relies on libraries, family and friends, and local service providers for internet access.

Lowndes County Community Anchor Institutions

Valdosta State University Department of Public Safety

Valdosta District Office

Edith G Johnston Memorial Library

Johnston-Lake Park Library

Clyattville Elementary School

Dewar Elementary School

Valdosta City School District

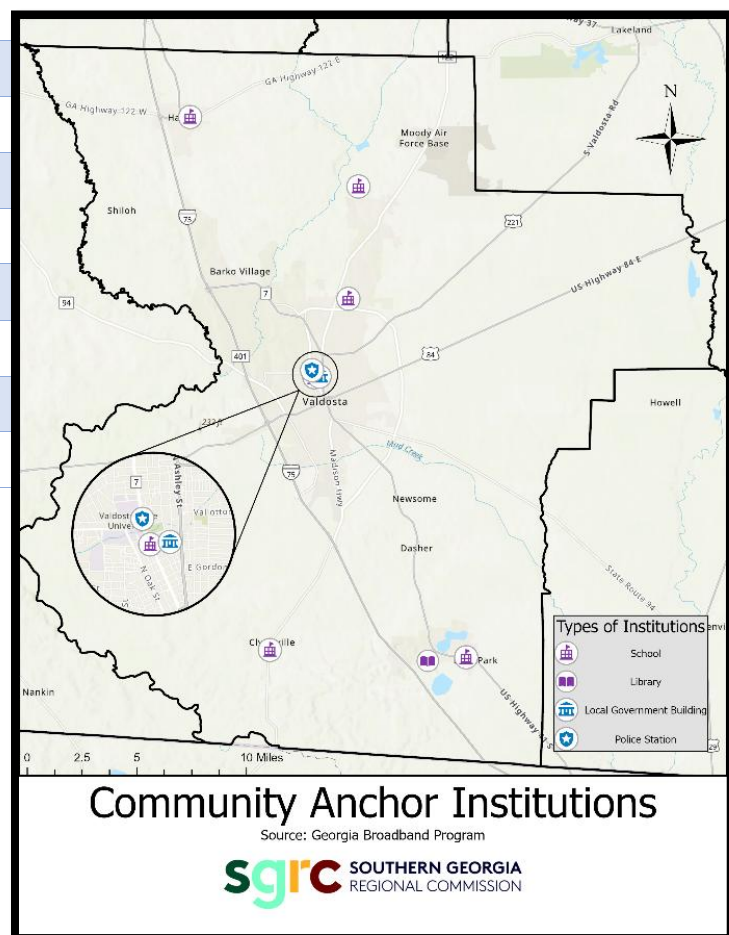
Hahira Middle School

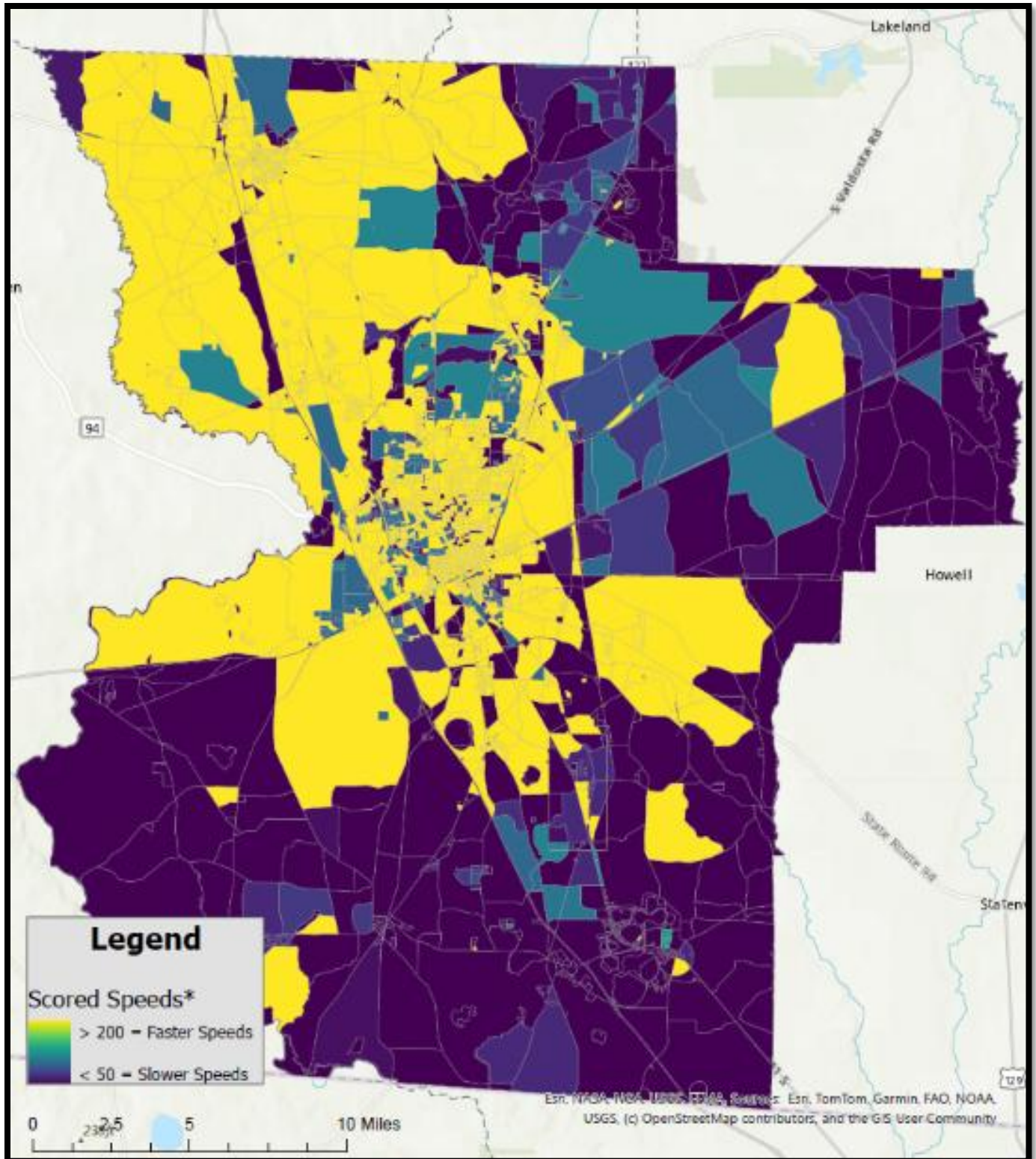
Lake Park Elementary School

Pine Grove Elementary School

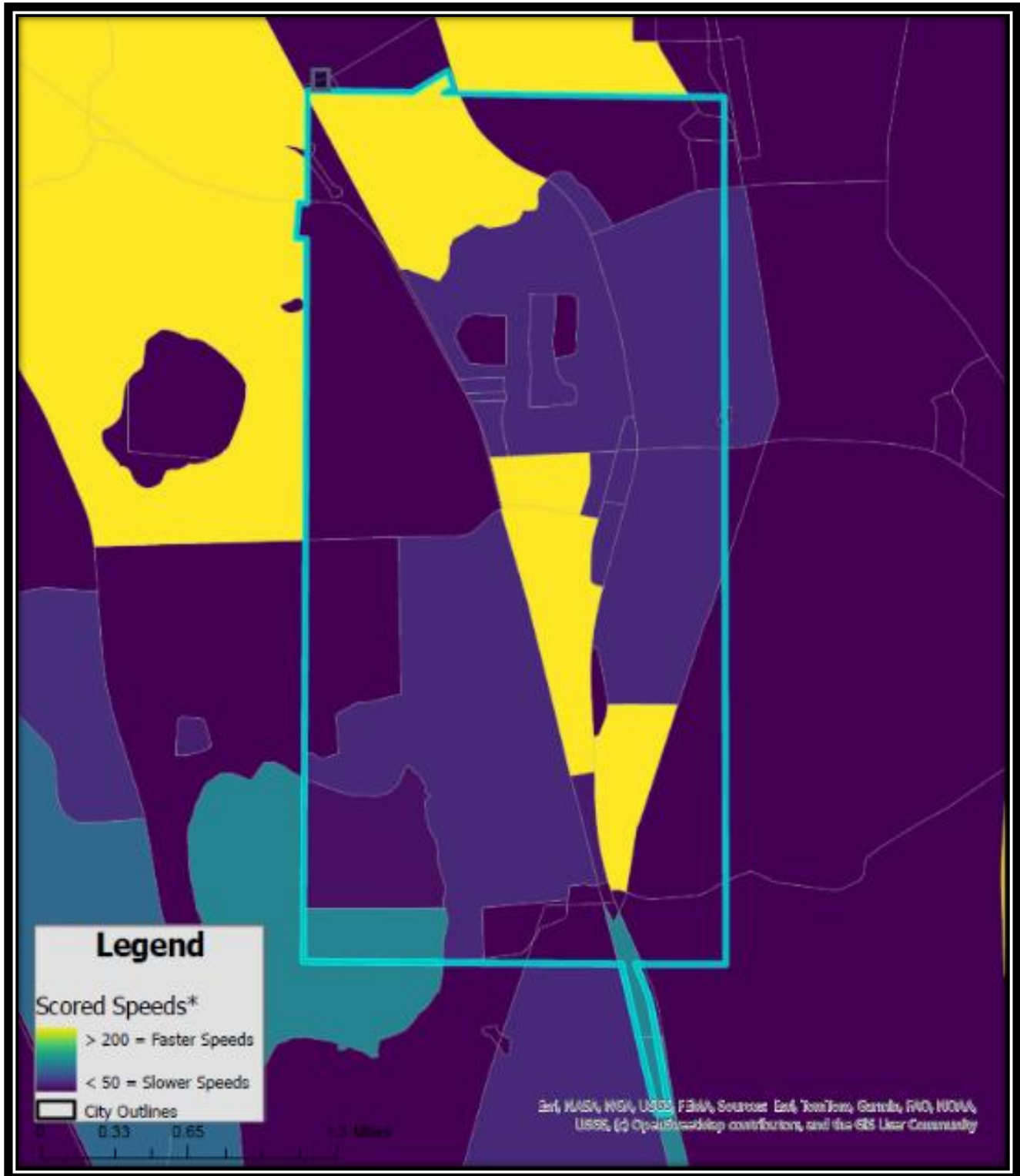
Valdosta State University

VSU Tech Center

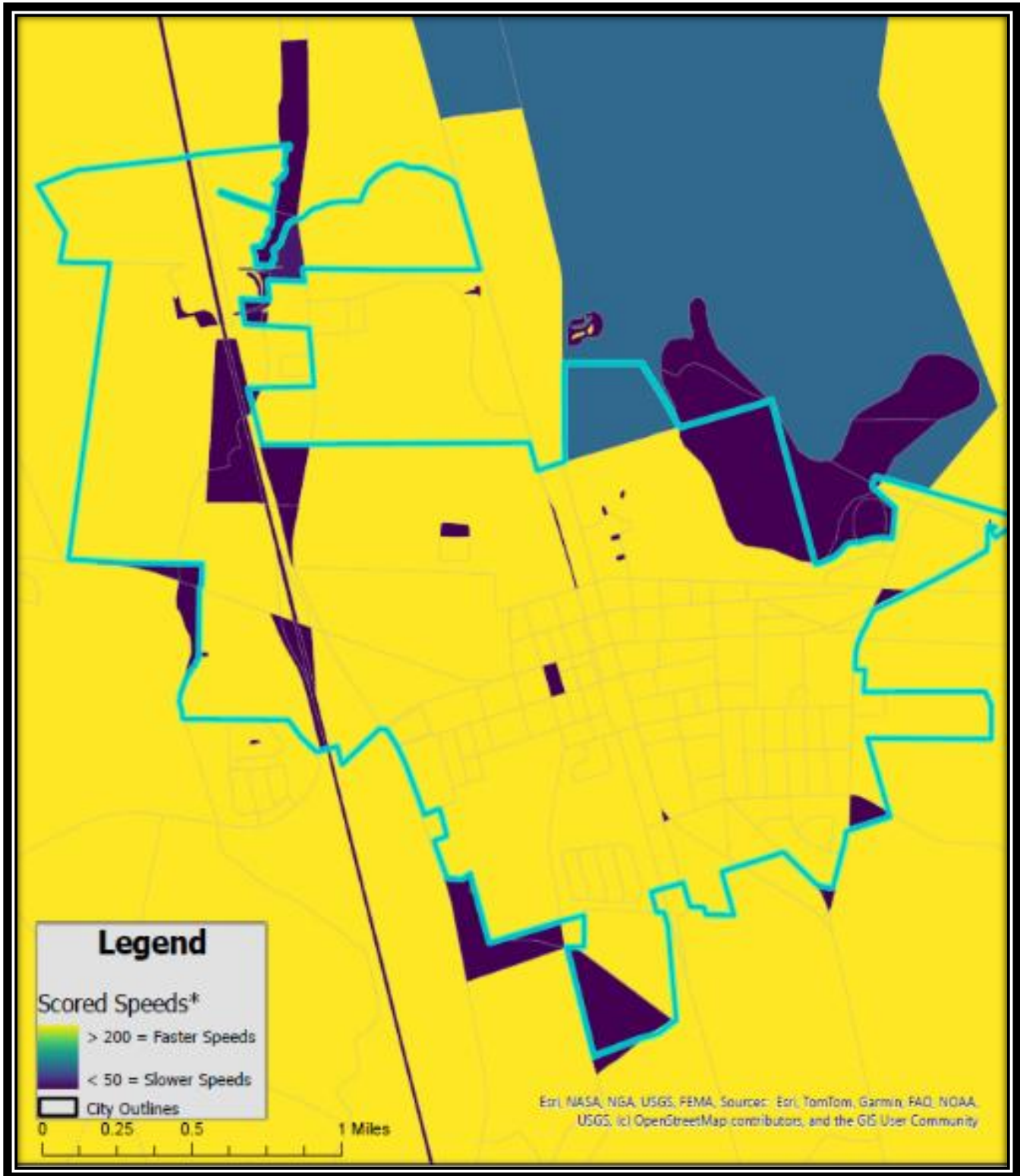




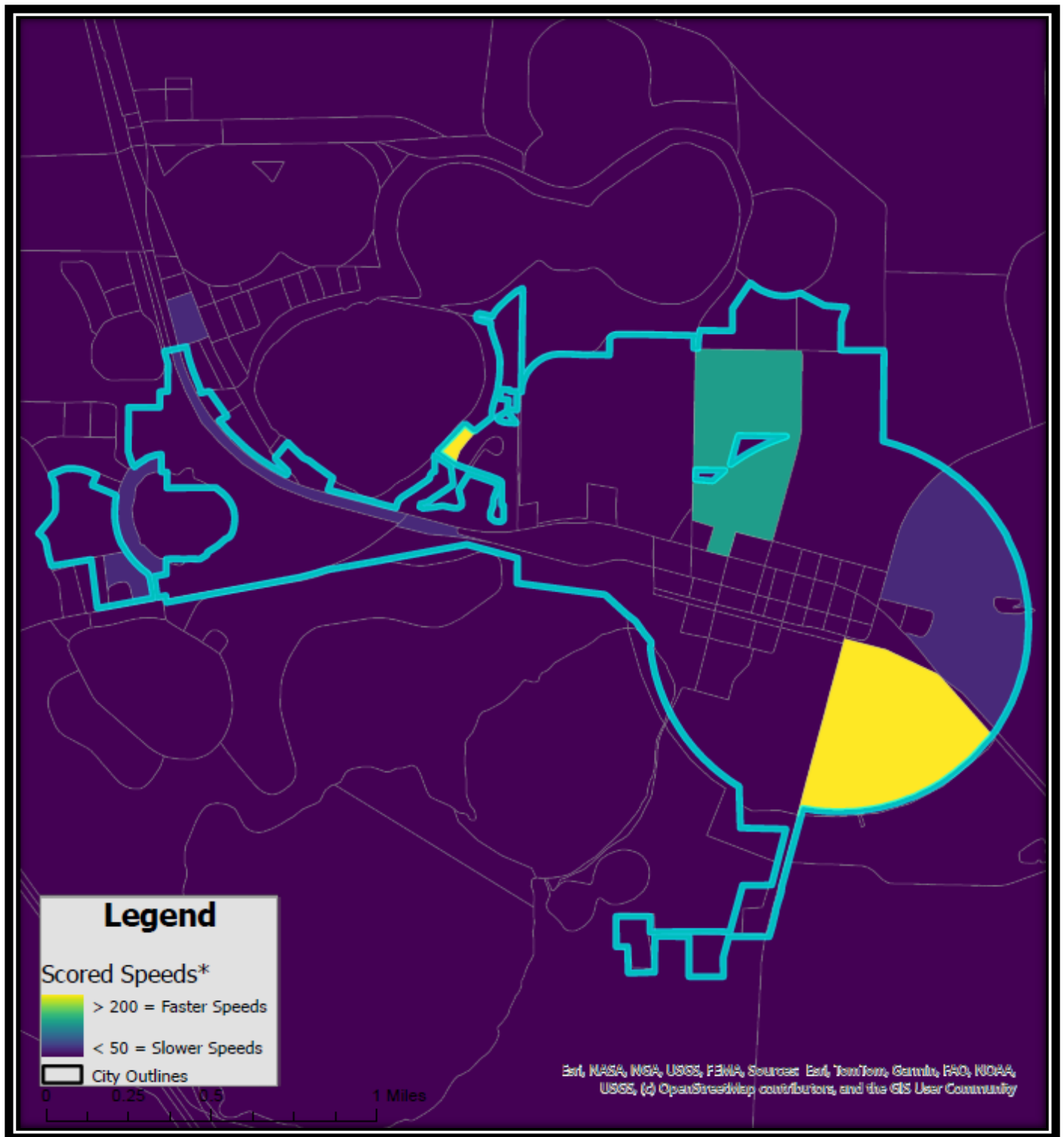
Lowndes County Broadband Map



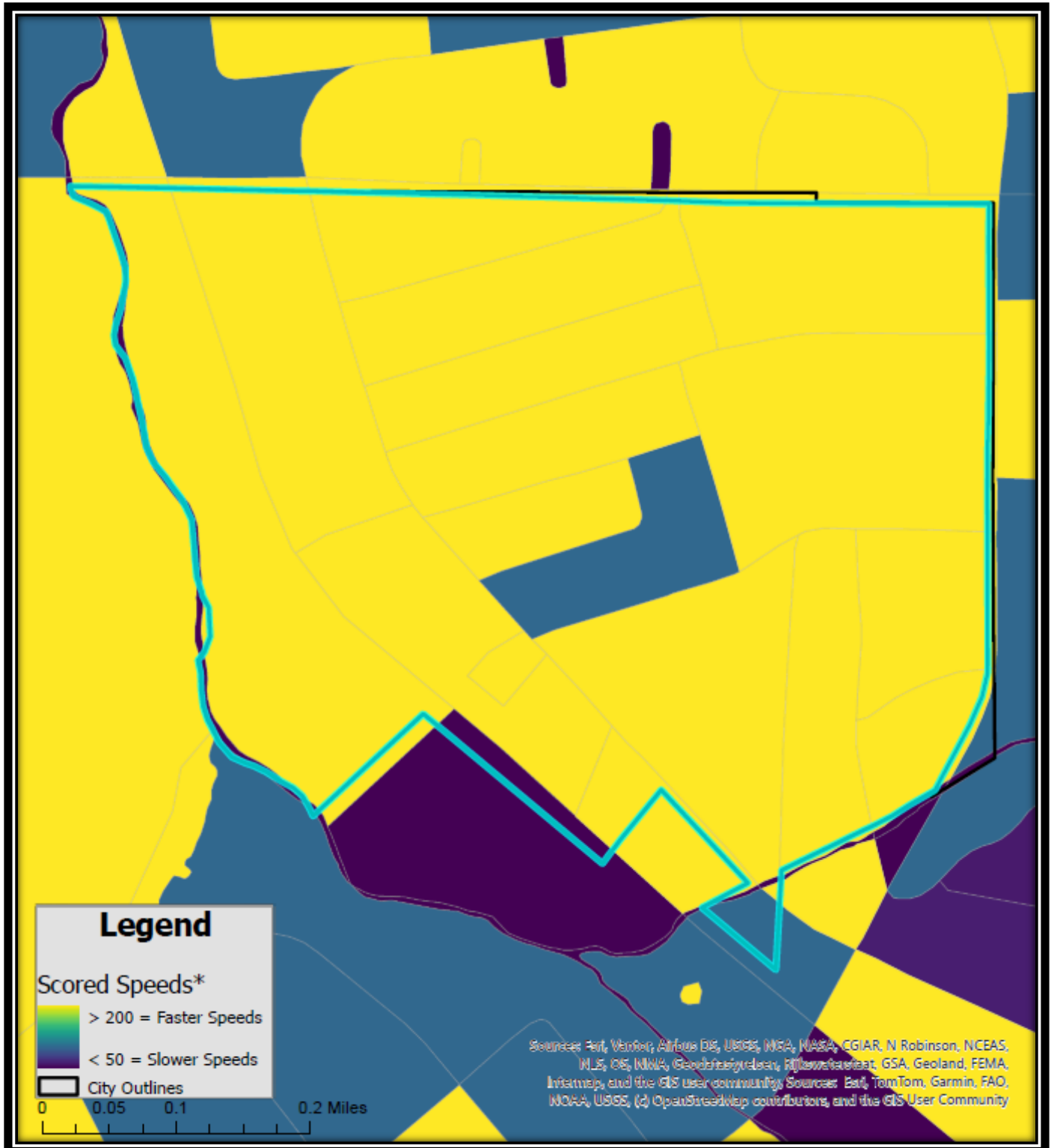
Dasher Broadband Map



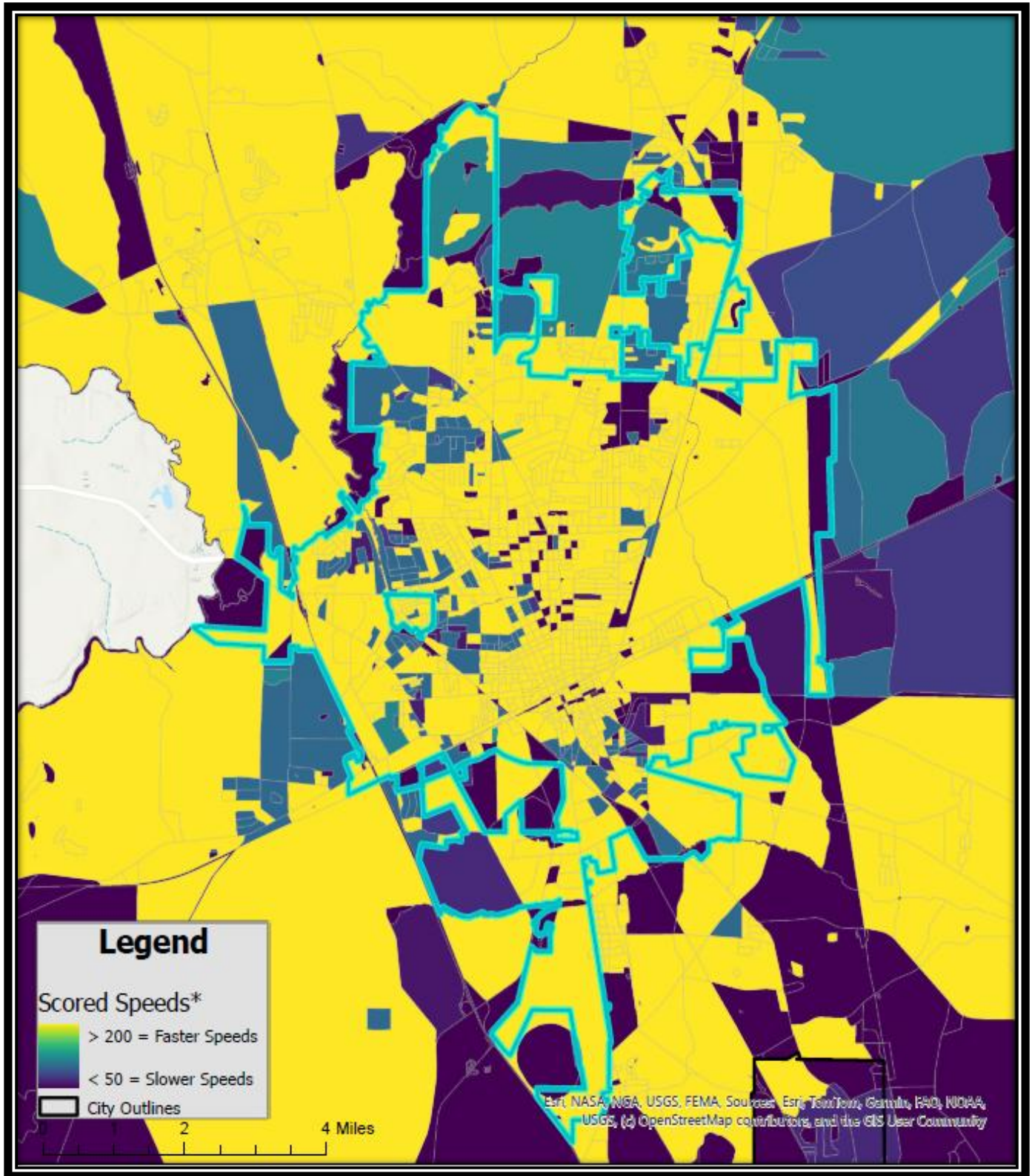
Hahira Broadband Map



Lake Park Broadband Map



Remerton Broadband Map



Valdosta Broadband Map

Broadband Needs

- Not all neighborhoods have fiber optic cable laid down.
- Areas west of I-75 do not have fiber optic infrastructure.
- Southern and rural areas of Lowndes County have slower internet connection speeds.
- Some internet service providers have a monopoly in some areas which drives up prices for the service.
- Recent hurricanes destroyed citywide fiber in Valdosta.
- Fiber optics experiences frequent outages.

Broadband Opportunities

- Citizens and businesses, and other organizations in a specific census block can submit a BEAD challenge to the Georgia Technology Authority to inform them
- Public broadband access supported by a public-private partnership can reduce costs and expand broadband access to those in need.
- Lake Park and other underserved areas can develop a broadband improvement plan.
- Public router settings can be used to create publicly accessible wi-fi hubs.
- The Georgia Broadband Program provides mapping, planning, and funding resources to support broadband deployment in underserved areas.
- Existing schools, libraries, and community facilities can serve as community access points for internet and digital services – also referred to as community anchor institutions.
- State and federal broadband grants continue to provide opportunities for infrastructure expansion in rural and underserved areas.

Broadband Policies

- Local governments should refer to Georgia Broadband maps to identify underserved and unserved broadband areas to direct future broadband infrastructure investments.
- Local governments should monitor and pursue state and federal broadband funding opportunities to expand access and improve service reliability.
- Educational institutions, libraries, and community organizations should collaborate to promote digital literacy and technology training opportunities

CONSIDERATION OF DCA COMMUNITY QUALITY OBJECTIVES

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; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Economic development serves as a top goal for Lowndes County and the Cities.

Work programs will show plans to expand business parks (Hahira); develop a makers and farmer's market on Highway 41 (Lake Park); and assist new and existing business financially as needed (Remerton). The City of Valdosta has ambitious intentions to use the downtown master plans as a guide for downtown development, develop and adopt a tourism overlay, as well as create Enterprise and Opportunity Zones.

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.

Dasher, Lake Park, and Valdosta have plans to restore and utilize existing natural resources for the purposes of recreation and conservation. Quite generally, though, each government intends to continue stormwater and wastewater improvements to ensure water quality and quantity as described by Georgia Environmental Protection Division guidelines. Valdosta specifically, intends to continue working alongside nature-based groups and the City of Lake Park hopes to do the same in the next five years.

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.

All local governments reviewed their previous character area maps to ensure their alignment with future goals during the comprehensive planning process. All of the Cities intend to review, revise, and digitize their zoning maps and ordinances. Hahira, specifically, hopes to consolidate duplicate ordinances while Lake Park seeks to add on to their existing ordinance to allow the development of different housing types, and the City of Valdosta intends to determine the feasibility of adding a special district between downtown and VSU.

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, 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.

Lowndes County and the Cities began their hazard mitigation planning process in the later stages of the comprehensive planning process. All local governments have included relevant hazard mitigation planning activities in their work programs, such as water and sewer infrastructure updates, purchases for emergency signals and generators, renovations to the 911 center, and increased training for police and fire personnel.

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.

All Local governments plan to embark on new or existing projects and activities that will make their community unique. For instance, the City of Dasher plans to add a mural to an existing building and new gateway signage. Hahira wishes to inventory their housing stock in order to discern the character of it and amend their zoning to those design standards. Lake Park acquired a historic cemetery and hopes to make their natural resources something they are known for.

Remerton maintained its historic smokestack and plans to encourage food trucks to visit the city on Thursdays. The City of Valdosta plans many events that are closely associated with the city; however, the Bluesberry festival and new gateway signage might grant the city even more popularity.

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

Lowndes County and the City of Valdosta collaborate on a variety of authorities, boards, commissions, and advisory committees. Authorities include: Development Authority, Hospital Authority, Land Bank Authority, Parks and Recreation, Convention Center and Tourism Authority, and the Airport Authority. Valdosta-Lowndes Metropolitan Organization (VLMPO) and plans (hazard mitigation, comprehensive planning, service delivery strategy). Their collaboration on GIS services lessens the costs on the smaller communities and

the transportation network, or creation of a tourism plan.

everyone's collaboration on the regional TIA/TSPLOST brings plenty of planning and transportation benefits to the county. A notable regional authority is the South Regional Joint Authority which brings together Berrien, Brooks, Clinch, Cook, Echols, Lanier, and Lowndes counties.

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 socio-economic 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.

Housing serves as a major concern for Lowndes County and the Cities. The County does not directly involve itself in housing efforts as the Cities do. While the county largely manages housing through administrative means like zoning, the City of Hahira plans to inventory their housing stock; Remerton hopes they can renovate 10 dilapidated homes and the City of Valdosta has a number of housing initiatives planned for the next five years. As an entitlement community, the City of Valdosta receives annual access to CDBG funds that support rehabilitation, reconstruction, and redevelopment efforts.

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.

Access to the regional TIA/TSPLOST makes road paving, drainage, and resurfacing top priorities for the County and the Cities. Each local government has made sure to include their TIA projects and any other multi-modal transportation development plans to their work programs, such as adding more sidewalks, crosswalks, and bike lanes.

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

Over 10 public schools, five private schools, a technical college, military college, and university serve the children and adults of Lowndes County, Dasher, Hahira, Lake Park, Remerton, Valdosta. Not only that, the public schools have partnered with the Wiregrass Technical College to provide dual enrollment options; the Valdosta City School system specifically partnered with Wiregrass Technical to create the WIN College and Career Academy that serves the City as well as surrounding counties. Both public school systems prioritize preparing their K-12 students for employment in industries such as nursing, culinary arts, automotives, barbering, STEAM, and more.

development programs to ensure an adequately trained and skilled workforce.

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.

South Georgia Medical Center's Community Health Needs Assessment outlines five broad issues affecting Lowndes and how to address them. The issues (increasing access to behavioral health, substance abuse resources, and care for low-income individuals, expanding chronic disease care and promoting community health initiatives) can be addressed by many projects the communities plan to continue/begin during the life of this comprehensive plan. Such as construction of a senior center, bike and pedestrian trails, and recreational facilities; development of a farmers' market and community garden, and supporting VLPRA quality of life initiatives.

REPORT OF ACCOMPLISHMENTS

Lowndes County FY22-FY26 Report of Accomplishments

Project	Cost	Funding Source	F Y 22	F Y 23	F Y 24	F Y 25	F Y 26	Responsibility	Goal	Status
Economic Development										
Launch a business incubator to grow knowledge-based business in order to retain college and university graduates.	\$2 million	Chamber of Commerce Grants	X	X	X	X	X	Chamber of Commerce	1	Cancelled – insufficient funding and support
Education										
None										
Community Wellbeing										
Acquire land and develop soccer complex at North Lowndes Park Ph. 1.	\$6.5 million	SPLOST	X					Lowndes County Engineering Department	3	Complete
Acquire land and develop soccer complex at North Lowndes Park Ph. 2.	\$1.8 million	SPLOST	X					Lowndes County Engineering Department	3	Complete

Construct new community center in Naylor.	\$250,000	SPLOST	X	X				Lowndes County Engineering Department	3	Complete
Construct Clyattville Community Center.	\$350,000	SPLOST	X					Lowndes County Engineering Department	3	Complete
Construct North Lowndes Baseball Complex.	\$12 million	SPLOST			X	X	X	Lowndes County Engineering Department VLPRA	3	Underway
Construct Senior Citizens Center.	\$2.5 million	SPLOST			X	X	X	Lowndes County Engineering Department VLPRA	3	Underway
Housing										
None										
Land Use										
None										
Natural Resources										

Construct boat ramp on Alapaha River near Naylor.	\$50,000	SPLOST	X						Lowndes County Engineering Department	6	Complete
Cultural Resources											
Historical Society Museum Renovation.	\$150,000	SPLOST	X	X	X	X	X		Lowndes County Engineering Department	7	Complete
Renovate Courthouse.	\$11 million	SPLOST	X						Lowndes County Engineering Department	7	Complete
Transportation											
Construct improvements to I-75 Exit 2.	\$28 million	State and Federal				X			Lowndes County, GDOT	8	Complete
Construct Old US 41 N Improvements (N Valdosta/Dasher Grove).	\$2 million	SPLOST				X			Lowndes County Engineering Department	8	Complete
Implement Lowndes County portion of the adopted VLMPO Transportation Improvement Program.	Staff Time	Local Government State/Federal Funds	X	X	X	X			Lowndes County Engineering Department	8	Underway
Develop model ordinances for local governments that either require or	Staff Time	Local Government State/Federal Funds	X	X	X	X	X		VLMPO	8	Underway

encourage private investment in transportation infrastructure, such as: bicycle racks and parking, access management for curb cuts, and cross-property access via connected parking lots or frontage roads.								Lowndes County Engineering & Planning/Zoning Departments, City of Valdosta		
Produce a report on ways to implement Transportation Demand Management Strategies in the Valdosta- Lowndes MPO area.	Staff Time	Local Government State/Federal Funds	X	X	X			VLMPO, Lowndes County, City of Valdosta	8	Underway
Complete an Electric Vehicle (EV) Implementation Strategy Report.	\$15,000	Local Government State/Federal Funds	X	X				VLMPO	8	Complete
Air Carrier Apron Safety and Security Enhancement (Construction).	\$1 Million	Local Government State/Federal Funds FAA, State, Local	X					Airport Authority	8	Complete
Taxiway C Improvements – Removal of Shoulders (Construction).	\$80,000	State, Local	X					Airport Authority	8	Complete
Acquire Portable Safety Enhancement Device.	\$50,000	FAA, State, Local	X					Airport Authority	8	Complete
Taxiway M Fillet Widening and Strengthening (Design, Construction).	\$112,000	FAA, State, Local	X	X	X			Airport Authority	8	Complete
North T-Hangar Taxilane Rehabilitation (Design, Construction).	\$194,000	FAA, State, Local						Airport Authority		Complete

			X	X						8	
Wildlife Hazard Management Plan Drainage Improvements (Environmental, Design, Construction).	\$1.2 million	FAA, State, Local	X	X	X	X	X		Airport Authority	8	Complete
Update Airport Master Plan.	\$300,000 Estimated cost increased to \$800,000	FAA, State, Local	X	X	X	X	X		Airport Authority	8	Postponed - COVID
New Airfield Maintenance Building (Design, Construction).	\$500,000	FAA, State, Local	X	X					Airport Authority	8	Postponed – Low Priority
Airfield Pavement Markings per AF Update (Design).	\$44,000	FAA, State, Local	X						Airport Authority	8	Complete
Replace Rotating Beacon at Airport.	\$87,000	FAA, State, Local	X						Airport Authority	8	Underway
Install Aircraft Wash Rack (Design).	\$62,000	FAA, State, Local	X						Airport Authority	8	Postponed – Low Priority
Miscellaneous Airport Drainage Improvements (Environmental).	\$40,000	FAA, State, Local	X						Airport Authority	8	Complete

Program, design and construct the replacement air traffic control tower on the East Campus of the airport.	\$3.5 million	FAA, State, Local	X	X					Airport Authority	8	Underway
Design and construct the new General Aviation Terminal building on the East Campus of the airport.	\$3.5 million	FAA, State, Local	X	X					Airport Authority	8	Underway
Community Facilities and Services											
Virtualize Lowndes County server farm data center.	\$400,000	General Fund, grants	X	X					Lowndes County ITS Department	9	Underway
Upgrade County Network Capabilities to In-building Wireless for all County Facilities.	\$200,000	General Fund, grants	X						Lowndes County ITS Department	9	Underway
Continue and expand Intranet Website.	\$5,000	General Fund, grants	X	X	X	X	X		Lowndes County ITS Department	9	Underway
Implement Real-time Network Management and Monitoring Solutions.	\$95,000	General Fund, Grants	X	X					Lowndes County ITS Department	9	Underway

Redundant/Alternate path Underground 10G fiber link from NLDC to SLDC and E-911 Center.	\$312,000	General Fund, Grants	X	X	X	X	X	Lowndes County ITS Department	9	Underway
Primary 10G Fiber from NLDC to EOC, Secondary/Backup wireless link.	\$125,000	General Fund, Grants	X	X				Lowndes County ITS Department	9	Underway
Primary 10G Fiber from NLDC to Fire HQ, Secondary/Backup wireless link.	\$293,000	General Fund, Grants	X	X				Lowndes County ITS Department	9	Underway
Redundant Underground 10G fiber link from E-911 to SLDC.	\$18,000	General Fund, Grants	X	X	X			Lowndes County ITS Department	9	Complete
Wireless in Jail Court Rooms, LCSO Jail and LCSO Admin.	\$8,000	General Fund, Grants	X					Lowndes County ITS Department	9	Underway
Primary 10G Fiber from NLDC to Sprayfield, Secondary/Backup wireless link.	\$500,000	General Fund, Grants	X	X				Lowndes County ITS Department	9	Underway
Primary 10G Fiber from Sprayfield to Fire Lake Park Utilities, Secondary/Backup wireless link.	\$90,000	General Fund, Grants	X	X	X	X	X	Lowndes County ITS Department	9	Underway

Replace/Upgrade E-911 Network Core.	\$38,000	General Fund, Grants	X					Lowndes County ITS Department	9	Complete
Add Loading Dock to ITS North Lowndes Data Center.	\$300,000	General Fund, Grants	X	X	X	X	X	Lowndes County ITS Department	9	Underway
Upgrade Coleman Rd. Lift Station.	\$400,000	SPLOST	X					Lowndes County	9	Complete
Upgrade Hwy 84 Lift Station.	\$400,000	SPLOST	X	X				Lowndes County	9	Complete
Replace Force main (Coleman/Val Tech/James).	\$2 million	SPLOST	X					Lowndes County	9	Complete
Renovate 911 Center Ph. 2.	\$350,000	SPLOST			X	X		Lowndes County Engineering Department	9	Complete
Renovate Animal Shelter.	\$800,000	SPLOST	X	X				Lowndes County Engineering Department	9	Underway
Build-out and finish fire/rescue classroom and drill field.	\$150,000	SPLOST	X					Lowndes County Engineering Department	9	Complete
Construct records storage building.	\$375,000	SPLOST			X	X		Lowndes County Engineering Department	9	Underway

Building Energy Solutions.	\$43 million	Energy Savings	X					Lowndes County Engineering Department, CM	9	Complete
Clyattville Fire Station Renovations.	\$75,000	General Fund	X					Lowndes County Engineering Department	9	Complete
Bemiss Fire/EMS Additions/Renovations.	\$796,865	SPLOST	X					Lowndes County Engineering Department	9	Complete
North Lowndes Fire Station.	\$1 million	SPLOST			X	X	X	Lowndes County Engineering Department	9	Underway
Griner Parking Lot Greenspace.	\$550,000	General Fund	X					Lowndes County Engineering Department	9	Complete
Southside Library Renovations.	\$175,000	SPLOST		X				Lowndes County Engineering Department	9	Complete
Sheriff's Office Firing Range Pavilion.	\$250,000	SPLOST	X					Lowndes County Engineering Department	9	Complete

SGRC Building Acquisition.	\$250,000	SPLOST	X					Lowndes County Engineering Department	9	Complete
Val Del Water main Extension to McMillian.	\$550,000	SPLOST	X	X				Lowndes County Utilities Department	9	Complete
LAS Upgrade.	\$5 million	SPLOST	X	X	X			Lowndes County Utilities Department	9	Underway
Alapaha Nanofiltration Upgrade.	\$1.5 million	SPLOST		X	X	X	X	Lowndes County Utilities Department	9	Underway
North Lowndes/Spring Creek Nanofiltration.	\$3 million	SPLOST			X	X	X	Lowndes County Utilities Department	9	Underway
NLDC Storage Refresh.	\$500,000	General Fund, grants	X	X	X	X	X	Lowndes County ITS Department	9	Underway
SLDC Computer/Storage.	\$50,000	General Fund	X					Lowndes County ITS Department	9	Underway
Probate Court Eagle Software.	\$100,000	General Fund	X					Lowndes County ITS Department	9	Complete

Softcode.	\$85,000	General Fund	X						Lowndes County ITS Department	9	Underway
ERP Software.	\$1.5 million	General Fund	X	X	X	X	X		Lowndes County ITS Department	9	Underway
Courtroom Technology Refresh.	\$800,000	General Fund	X	X					Lowndes County Engineering ITS, CM Department	9	Underway
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$1 -\$10 million	General Fund, SPLOST grants, private funding	X	X	X	X	X		Lowndes County ITS Department	9	Underway
Adopt a Broadband Ordinance.	Staff time	General Fund	X	X	X	X	X		Lowndes County ITS Department	9	Underway
Apply for Broadband Ready Certification.	Staff time	General Fund	X	X	X	X	X		Lowndes County ITS Department	9	Underway
Review and reduce any obstacles to roll-out or development of broadband infrastructure.											Underway

	Staff time	General Fund	X	X	X	X	X	Lowndes County ITS Department	9	
Intergovernmental Coordination										
None										

Dasher FY22-FY26 Report of Accomplishments

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Goal	Status
Economic Development										
None										
Education										
None										
Community Wellbeing										
Install exercise stations along the existing walking track.	\$30,000	General Fund, Grants, SPLOST	X					City of Dasher	3	Cancelled due to insufficient funding
Construct an extension to the walking track around the park.	\$75,000	General Fund, Grants, SPLOST	X					City of Dasher	3	Complete
Housing										
None										
Land Use										
None										
Natural Resources										

Convert approx. 20 acres of land to a park and wildlife preserve, including a man-made lake.	\$250,000	General Fund, Grants, SPLOST	X	X					City of Dasher	6	Complete
Cultural Resources											
None											
Transportation											
Pave approx. 2 miles of dirt roads.	\$200,000	General Fund, Grants, SPLOST	X	X					City of Dasher	8	Underway
Acquire right-of-way and construct Triple Lakes Road cut- through.	\$500,000	General Fund, Grants, SPLOST, GDOT	X						City of Dasher	8	Complete
Complete an Electric Vehicle (EV) Implementation Strategy Report.	\$15,000	Local Government, State/Federal Funds	X	X					VLMPO	8	Complete
Community Facilities and Services											
Construct library.	\$500,000	General Fund, Grants, SPLOST	X	X	X	X	X		City of Dasher	9	Underway
Implement engineering/distribution plan to provide water service to the city, tying into either the Valdosta or Lowndes County water system.	\$300,000	General Fund, Grants, SPLOST	X	X	X	X	X		City of Dasher	9	Postponed due to lack of public support

Construct 3-mile bike/pedestrian trail.	\$450,000	General Fund, Grants, SPLOST	X	X	X	X	X	City of Dasher	9	Postponed due to financial constraints
Construct additional recreational facilities including ballfields, horseshoes/corn hole, shuffleboard, etc.	\$25,000	General Fund, Grants, SPLOST	X					City of Dasher	9	Underway
Adopt a Broadband Ordinance.	Staff time	General Fund	X	X	X	X	X	City of Dasher	9	Complete
Apply for Broadband Ready Certification.	Staff time	General Fund	X	X	X	X	X	City of Dasher	9	Complete
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General Fund	X	X	X	X	X	City of Dasher	9	Complete
Intergovernmental Coordination										
None										

Hahira FY22-FY26 Report of Accomplishments

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Goal	Status
Economic Development										
Coordinate with the V-LC Development Authority to conduct marketing campaign for the Hahira Business Park. Revised to read: “Coordinate with the Valdosta Lowndes County Development Authority to locate and acquire new marketable property for the expansion of the Hahira Business Park”	Staff time	SPLOST VLDA	X					City of Hahira, VLCDA	1	Underway
Education										
None										
Community Wellbeing										
None										
Housing										

Complete inventory of existing housing stock and neighborhood housing patterns, evaluate minimum floor area requirements, and amend Zoning Ordinance as needed.	Staff time	General Fund	X	X					City of Hahira	4	Underway
Land Use											
Prepare and adopt a new digital official Zoning Map and database for the City of Hahira.	Staff time	General Fund, Grants		X	X	X			City of Hahira	5	Underway
Review and revise all existing development regulations, and investigate feasibility of ordinance consolidation.	Staff time	General Fund		X	X	X			City of Hahira	5	Underway
Natural Resources											
None											
Cultural Resources											
Complete a historic resources inventory for possible designation of a local Historic District.	Staff time \$10,000	General Fund, Grants	X	X					City of Hahira	7	Complete
Transportation											
Coordinate with Lowndes County Schools to study future entrances/exit roads and overall	Staff time	General Fund		X	X	X			City of Hahira	8	Underway

traffic circulation for Hahira Elementary School. Revised to read: “Coordinate with Lowndes County Schools and Lowndes County to build connection between East Coleman Road and Copping/Highway122 in order to provide looped access to Hahira Elementary School per the implementation of the Hahira Traffic Studies findings”										
Coordinate with the VLC Parks & Recreation Authority to study a secondary entrance route for the North Lowndes Recreation Complex. Revised to read: “Coordinate with Valdosta Lowndes County Parks and Recreation Authority and Lowndes County to create main entrance to North Lowndes Recreation Park in order to provide better access, per implementation of the Hahira Traffic Studies findings”	Staff time	General Fund		X	X			City of Hahira	8	Underway
Complete an Electric Vehicle (EV) Implementation Strategy Report.	\$15,000	Local Government, State/Federal Funds	X	X				VLMPO	8	Underway
Community Facilities and Services										

Implement remaining design and construction of the downtown Municipal Complex and related facilities.	Variable	SPLOST, Grants	X	X	X			City of Hahira	9	Underway
Rehabilitate manholes and construct slip lines in various locations.	\$1 million	Grants, General Fund	X	X	X	X	X	City of Hahira	9	Underway
Modify and enhance capacity of existing water and wastewater treatment facilities.	\$3 million	SPLOST, Grants	X	X	X			City of Hahira	9	Underway
Improve stormwater facilities as identified in the Stormwater Improvement Plan.	\$200,000	SPLOST, Grants	X	X	X			City of Hahira	9	Underway
Adopt a local Broadband Ordinance.	Staff time	General Fund	X	X				City of Valdosta; Planning, Engineering	9	Underway
Apply for Broadband Ready Certification.	Staff time	General Fund		X	X	X		City of Valdosta; Engineering, Public Works	9	Underway
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General Fund		X	X	X		City of Valdosta; Planning, Engineering	9	Completed

Provide communitywide adequate high speed broadband access.	\$1 million	Grants SPLOST General Fund Private funding							City of Valdosta; Engineering, Public Works, private sector	9	Completed
Intergovernmental Coordination											
Resolve disputes and mitigation of the latest Service Delivery Strategy.	Staff time	General Fund	X	X					City of Hahira	10	Completed

Lake Park County FY22-FY26 Report of Accomplishments

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsible Party	Goal	Status
Economic Development										
None										
Education										
None										
Community Wellbeing										
None										
Housing										
Renovate approx. 15 houses, including approx. 5 historic homes.	\$600,000	Grants (CHIP) General Fund	X	X	X	X	X	City of Lake Park	4	Underway
Land Use										
Annex approx. 200 acres of land for development with streets and utilities.	Staff time	General Fund Grants	X	X	X	X	X	City of Lake Park	5	Underway
Natural Resources										
None										

Cultural Resources											
Renovate approx. 10 historic commercial/institutional buildings. Item will be revised to read: “Renovate approximately 4 historic commercial/institutional buildings”	Staff time	General Fund Grants	X	X	X	X	X	City of Lake Park	7	Postponed due to hurricane damage	
Transportation											
Install approx. 6 miles of new sidewalks.	\$2 million	General Fund, GDOT, Grants	X	X	X			City of Lake Park	8	Postponed due to insufficient funding	
Repair approx. 3 miles of sidewalks.	\$100,000	General Fund Grants	X	X	X	X	X	City of Lake Park	8	Postponed due to insufficient funding	
Resurface approx. 10 miles of roads, with drainage facilities.	\$50,000	General Fund Grants	X	X	X	X		City of Lake Park	8	Postponed due to insufficient funding	
Install approx. 6 miles of new trails/bike facilities.	\$350,000	General Fund Grants	X	X	X	X		City of Lake Park	8	Underway	
Improve approx. 6 miles of streets with benches, planters, trees, bricks, lights, and other streetscaping improvements.	\$375,000	General Fund Grants	X	X	X			City of Lake Park	8	Underway	

Rehabilitate approx. 5 intersections.	\$500,000	General Fund Grants	X	X	X	X		City of Lake Park	8	Completed
Complete an Electric Vehicle (EV) Implementation Strategy Report.	\$15,000	Local Government, State/ Federal Funds	X	X				VLMPO	8	Completed
Community Facilities and Services										
Construct a City park around newly refurbished Tom's Pond area.	\$1 million	General Fund Grants	X	X	X			City of Lake Park	9	Postponed due to the hurricane
Construct pavilion at Tom's Pond.	\$3 million	General Fund Grants	X	X	X	X	X	City of Lake Park	9	Underway
Upgrade the City water system with increased capacity, better water flow, updated water lines, final connection to water tank, improved fire protection, repairs/replacement of water tower, etc.	\$1,500,000	General Fund Grants	X	X	X	X	X	City of Lake Park	9	Underway
Construct shelter/storage facility for City equipment, and remove old shelter.	\$250,000	General Fund Grants	X	X	X	X	X	City of Lake Park	9	Underway
Purchase land for expanded City maintenance facility.	\$100,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	9	Underway
Install solar panels and master emergency generators for City buildings.	\$500,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	9	Underway

Purchase electronic message sign for emergency situations, etc.	\$40,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	9	Underway
Build community center.	\$300,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	9	Cancelled due to insufficient funding
Construct Veterans Memorial with wall.	\$50,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	9	Completed
Purchase and develop land for new/expanded cemetery.	\$200,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	9	Underway
Provide communitywide adequate high speed broadband access.	\$1 -\$10 million	General Fund, SPLOST, grants, private funding	X	X	X	X	X	City of Lake Park	9	Underway
Adopt a Broadband Ordinance.	Staff time	General Fund	X	X	X	X	X	City of Lake Park	9	Underway
Apply for Broadband Ready Certification.	Staff time	General Fund	X	X	X	X	X	City of Lake Park	9	Underway
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General Fund	X	X	X	X	X	City of Lake Park	9	Underway

Intergovernmental Coordination
None

Remerton FY22-FY26 Report of Accomplishments

Project	Cost	Funding Source	FY22	FY23	FY24	FY25	FY26	Responsibility	Goal	Status
Economic Development										
Provide financial assistance to existing and new businesses for redevelopment opportunities.	\$50,000	General Fund, Grants	X	X	X	X	X	City of Remerton DDA	1	Postponed due to insufficient funding and staff
Education										
None										
Community Wellbeing										
None										
Housing										
None										
Land Use										
Update Zoning Ordinance.	\$10,000	General Fund	X	X	X			City of Remerton Planning and Zoning	5	Underway
Natural Resources										
None										

Cultural Resources										
Preserve Remerton Mill Smokestack.	\$1 million	General Fund, Grants	X	X	X	X	X	City of Remerton DDA	7	Postponed Insufficient Funds
Transportation										
Install sidewalk between Plum and Poplar Streets.	\$5,000	General Fund, Grants	X	X	X			City of Remerton Streets Dept.	8	Cancelled Not enough foot traffic to justify need
Improve streetscaping on West Gordon St., Baytree Rd., Baytree Place, and Melody Lane with planters, benches, improved sidewalks, etc.	\$50,000	General Fund, Grants	X	X	X	X	X	City of Remerton Streets Dept.	8	Underway
Resurface all 3.2 miles of streets.	\$2 million	General Fund, Grants	X	X	X	X		City of Remerton Streets Dept.	8	Underway
Install 3.2 miles of sidewalks and/or bike trails.	\$320,000	General Fund, Grants	X	X	X	X		City of Remerton Streets Dept.	8	Underway
Complete an Electric Vehicle (EV) Implementation Strategy Report.	\$15,000	Local Government, State/Federal Funds	X	X				VLMPO	8	Underway
Community Facilities and Services										

Pursue development of a general-purpose community center.	\$2 million	General Fund, Grants	X	X	X			City of Remerton Administration	9	Postponed No space to move
Pursue development of City Park (Passive recreation, skateboard park, dog park).	\$250,000	General Fund, Grants	X	X	X	X	X	City of Remerton DDA and Streets Dept.	9	Underway
Purchase of building and land for the expansion of City Hall and Police Department Offices.	\$880,000	General Fund, Grants	X	X	X	X	X	City of Remerton Administration	9	Postponed Insufficient funds
Expand street lighting network.	\$100,000	General Fund, Grants	X	X	X	X	X	City of Remerton Streets Dept.	9	Complete
Build new fire station/training facility for fire and police.	\$1 million	General Fund, Grants	X	X	X	X	X	City of Remerton Fire and Police Depts.	9	Complete
Implement improvements in City's water distribution system, including updated water lines and remote meters.	\$500,000	General Fund, Grants	X	X	X	X	X	City of Remerton Water and Sewer Depts.	9	Complete
Implement improvements and updates in sanitary sewer and storm sewer systems, including updating of lines per EPD regulations.	\$500,000	General Fund, Grants	X	X	X	X	X	City of Remerton Water and Sewer Depts.	9	Underway
Provide communitywide adequate high speed broadband access.	\$1 -\$10 million	General Fund, SPLOST, grants, private funding	X	X	X	X	X	City of Remerton Administration	9	Complete

Adopt a Broadband Ordinance.	Staff time	General Fund	X	X	X	X	X	City of Remerton Administration	9	Underway
Apply for Broadband Ready Certification.	Staff time	General Fund	X	X	X	X	X	City of Remerton Administration	9	Underway
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General Fund	X	X	X	X	X	City of Remerton Administration	9	Complete
Intergovernmental Coordination										
None										

Valdosta FY22-FY26 Report of Accomplishments

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Goal	Status
Economic Development										
Implement goals and specific provisions of the Downtown Master Plan.	Staff time	General Fund, Grants	X	X	X	X	X	City of Valdosta; CVDA, Main Street	1	Underway
Prepare and adopt a Retail Tourism overlay district for I-75 areas near Exit 16 and Exit 18.	Staff time	General Fund		X	X			City of Valdosta; Planning Dept.	1	Postponed to FY 26 due to lack of staff availability
Revise and implement a master redevelopment plan for the Five Points area.	\$35 million	General Fund, Grants, SPLOST		X	X	X		City of Valdosta	1	Underway

Investigate and consider reestablishing Enterprise Zones / Opportunity Zones within eligible targeted area(s) of the City as deemed appropriate.	Staff time	General Fund	X	X	X			City of Valdosta, Neighborhood Development	1	Underway
Education										
None										
Community Wellbeing										
None										
Housing										
Identify appropriate locations for future Active Adult Retirement Communities in collaboration with Triple Crown Hometown and the local development community.	Staff time	General Fund		X	X	X	X	City of Valdosta; Planning Dept., Local developers, Chamber of Commerce	4	Underway

Master Plan and redevelop the Ora Lee West public housing area.	\$10 million	General Fund, Grants, GICH		X	X	X	X		City of Valdosta	4	Postponed due to lack of funding
Construct additional units of quality affordable housing in the City's Neighborhood Revitalization Areas (NRA), utilizing green building standards and guidelines in project contracts and construction.	\$2 million	CDBG/HUD Funding, General Fund	X	X	X	X	X		City of Valdosta; Neighborhood Development	4	Underway
Conduct fair housing education and outreach seminars for 150+ persons/year.	\$10,000 per year	CDBG	X	X	X	X			City of Valdosta; Neighborhood Development	4	Underway
Low/moderate income housing rehabilitations & reconstruction: 8 units/year (total).	\$280, 000 yearly	CDBG	X	X	X	X			City of Valdosta; Neighborhood Development	4	Underway

Demolition and removal of urban blight.	\$50,000 yearly	CDBG	X	X	X	X		City of Valdosta; Neighborhood Development	4	Underway
Workforce development and job training, broadband for low/moderate income populations.	\$88,000 Yearly	CDBG	X	X	X	X		City of Valdosta; Neighborhood Development	4	Underway
Streets/sidewalks infrastructure and other public facility needs, parks & recreation facilities, and transportation to benefit low/moderate income populations.	\$100,000 Yearly	CDBG	X	X	X	X		City of Valdosta; Neighborhood Development	4	Underway
Land Use										
Prepare and adopt a new digital official Zoning Map and database for the City of Valdosta.	Staff time	General Fund	X	X	X			City of Valdosta; Planning Dept.	5	Postponed to FY 2026 due to lack of staff availability

Investigate benefits & feasibility of establishing a special land use “college district” in the area between downtown and the VSU main campus.	Staff time	General Fund	X	X					City of Valdosta; Planning Dept.	5	Postponed due to lack of staff resources
Natural Resources											
Complete a study on Langdale Park to determine the best recreational and conservation uses for this property.	Staff time	General Fund, Grants	X	X	X	X	X		VLPPRA	6	Underway
Cultural Resources											
Finalize plans for a new Municipal Auditorium to replace the existing Mathis Auditorium.	Staff time	General Fund	X	X	X				City of Valdosta; Public Works	7	Cancelled due to proposed expansion of the Rainwater Conference Center
Complete Phase 2 of the historic resources inventory of the local Historic District.	\$30,000	Grants, General Fund	X	X					City of Valdosta; Planning Dept.	7	Complete

Conduct historic resources survey of areas adjacent to the local Historic District. Consider revisions to the District boundary & Design Guidelines.	\$20,000	Grants, General Fund		X	X	X		City of Valdosta; Planning Dept.	7	Complete
Transportation										
Implement the Valdosta portion of the adopted VLMPO Transportation Improvement Plan. Edited to read "Implement the Valdosta portion of the adopted VLMPO Transportation Improvement Program."	Staff time	Local Govts, State/Federal MPO funding	X	X	X	X	X	City of Valdosta; Engineering	8	Underway
Implement the Valdosta portion of the adopted VLMPO Transportation Vision Plan.	\$6.5 million	State/Federal funds, grants, SPLOST	X	X	X	X	X	City of Valdosta; Engineering	8	Underway

Implement Intelligent Transportation Systems Planning to aid in providing information and improve transportation opportunities to travelers.	\$1 million	Local Govts, State/Federal funds	X	X	X				City of Valdosta; Engineering	8	Underway
Implement Phase 2 of the MLK Jr. Drive streetscape improvement project.	\$700,000	General Fund, Grants	X	X	X				City of Valdosta; Engineering	8	Complete
Investigate feasibilities and designs to implement traffic “bypass routes” for the downtown area and east-west truck traffic flow.	\$50,000	General Fund, State/Federal funds, Grants	X	X	X				City of Valdosta; Engineering	8	Underway
Construct additional “Gateway” signage and beautification projects at the City’s roadway entrances.	\$100,000	Grants, General Fund	X	X	X	X	X		City of Valdosta; Engineering	8	Underway
Complete an Electric Vehicle (EV) Implementation Strategy Report.	\$15,000	Local Government, State/Federal Funds	X	X					VLMPO	8	Complete

Community Facilities and Services

Implement roads, water, sewer and stormwater master plans and annually review these for additions and revisions.	\$5 million	Grants, Utility Funds, SPLOST	X	X	X	X	X	City of Valdosta; Engineering, Utilities Depts.	9	Underway
Construct additional regional stormwater management facilities.	\$3 million	Grants, Stormwater Utility	X	X	X			City of Valdosta; Engineering	9	Underway
Construct amphitheater and site improvements to the downtown Lee Street Park.	\$1 million	Grants, SPLOST, General Fund	X	X				City of Valdosta; Engineering, Public Works	9	Complete
Construct new “Customer Service Building” on a selected site.	\$5 million	SPLOST, Grants, General Fund			X	X	X	City of Valdosta Finance	9	Cancelled due to change of development plans and the selected site no longer being available

Acquire site and construct Fire Station # 7 in northeastern part of the City.	\$5 million	SPLOST, Grants, General Fund	X	X	X			City of Valdosta; Fire	9	Complete
Finalize plans for construction / rehabilitation of a Municipal Auditorium.	\$20 million	SPLOST, Grants, General Fund		X	X	X		City of Valdosta, VLC Conf .Center & Tourism Authority	9	Underway
Construct one or more Police Department substations in strategic areas of the City.	\$2 million	SPLOST, Grants, General Fund	X	X	X			City of Valdosta; Police	9	Complete
Investigate feasibility and implementation strategies for a “gray water” utility to serve industrial & recreational users.	\$100,000	Grants, General Fund				X	X	City of Valdosta; Utilities, Engineering	9	Underway
Adopt a Broadband Ordinance.	Staff time	General Fund	X	X				City of Valdosta;	9	Underway

								Planning, Engineering		
Apply for Broadband Ready Certification.	Staff time	General Fund		X	X	X		City of Valdosta; Engineering, Public Works	9	Underway
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General Fund		X	X	X		City of Valdosta; Planning, Engineering	9	Underway
Provide communitywide adequate high speed broadband access.	\$1 million	Grants, SPLOST, General Fund, Private funding		X	X	X		City of Valdosta; Engineering, Public Works, private sector	9	Underway
Intergovernmental Coordination										

Resolve disputes and mitigation of the latest Service Delivery Strategy.	Staff time	General Fund	X	X					City of Valdosta; Administration	10	Complete
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COMMUNITY WORK PROGRAMS

Lowndes County FY2-FY31 Community Work Program

Project	Cost	Funding Source	F Y 2 7	F Y 2 8	F Y 2 9	F Y 3 0	F Y 3 1	Responsibility	Related Goal
Economic Development									
NEW Development of Billy Langdale Industrial Park – including water/wastewater extensions and road extensions that will service the park and encourage industrial development.	\$10 million	VLCD A fund	X	X	X	X	X	VLCD A	1
Education									
None									
Community Wellbeing									
Construct North Lowndes Baseball Complex.	\$12 million	SPLOST			X	X	X	Lowndes County Engineering Department VLPRA	3
Construct Senior Citizens Center.	\$2.5 million	SPLOST			X	X	X	Lowndes County Engineering Department	3

								VLPRA	
Housing									
NEW Implement countywide Georgia Initiative for Community Housing (GICH) program.	\$40,000	Lowndes County; Municipalities; OVL	X					Lowndes County, Municipalities, SGRC, OVL	4
Land Use									
None									
Natural Resources									
NEW Lowndes County Withlacoochee-Little Rivers Park Project	\$1,000,000	GOSP; SPLOST; OVL		X	X			Lowndes County, VLPRA, VSU, OVL, Local BOEs, Riverkeeper(s)	6
Cultural Resources									
None									
Transportation									
Implement Lowndes County portion of the adopted VLMPO Transportation Improvement Program.	Staff Time	Local Government, State/Federal Funds	X	X	X	X		Lowndes County Engineering Department	8
Develop model ordinances for local governments that either require or encourage private investment in transportation infrastructure, such as: bicycle racks and parking, access	Staff Time	Local Government, State/Federal Funds						VLMPO Lowndes County Engineering & Planning/Zoning	8

management for curb cuts, and cross-property access via connected parking lots or frontage roads.			X	X	X	X		Departments City of Valdosta	
Produce a report on ways to implement Transportation Demand Management Strategies in the Valdosta- Lowndes MPO area.	Staff Time	Local Government, State/Federal Funds	X	X	X			VLMPO Lowndes County City of Valdosta	8
Update Airport Master Plan.	\$800,000	FAA, State, Local				X	X	Airport Authority	8
New Airfield Maintenance Building (Design, Construction).	\$500,000	FAA, State, Local	X	X				Airport Authority	8
Replace Rotating Beacon at Airport.	\$87,000	FAA, State, Local	X					Airport Authority	8
Install Aircraft Wash Rack (Design).	\$62,000	FAA, State, Local	X					Airport Authority	8
Program, design and construct the replacement air traffic control tower on the East Campus of the airport.	\$3.5 million	FAA, State, Local	X	X				Airport Authority	8
Design and construct the new General Aviation Terminal building on the East Campus of the airport.	\$3.5 million	FAA, State, Local	X	X				Airport Authority	8
NEW Runway 18/36 Electrical Improvements	\$650,000	State, Local	X					Airport Authority	8
NEW Runway Safety Overrun	\$550,000	State, Local	X					Airport Authority	8

Improvements									
NEW Runway 4/22 Pavement Rehabilitation	\$3 million	State, Local		X				Airport Authority	8
NEW Apron, Taxiway/Taxiline Geometry	\$3.6 million	FAA, State, Local		X				Airport Authority	8
NEW Commercial Terminal Expansion	\$9 million	FAA, State, Local			X			Airport Authority	8
NEW South T-Hangar Development	\$1.5 million	Local				X		Airport Authority	8
NEW Conduct/Update Airport Drainage Study	\$80,000	FAA	X	X				Airport Authority	8
NEW Old Clyattville Rd Widening	\$21 million	TIA	X	X				Lowndes County GDOT	8
NEW Orr Road Extension	\$1,175,000	TIA	X	X				Lowndes County GDOT	8
NEW Hall Road Paving, Drainage, and Other Improvements	\$3.7 million	TIA	X	X				Lowndes County GDOT	8
NEW Twin Lakes Road Paving and Drainage Improvements	\$2.1 million	TIA	X	X				City of Lake Park GDOT	8
NEW Lowndes County Batch 1 Resurfacing (36 local roads)	\$13,134,000	TIA	X	X	X			Lowndes County GDOT	8
NEW Lowndes County Batch 2 Resurfacing	\$10,266,000	TIA				X	X	Lowndes County GDOT	8
NEW Resurface Cat Creek Widening and Shoulder Paving	\$2.5 million	TIA				X	X	Lowndes County GDOT	8
NEW Howell Road Bridge	\$4.5 million	TIA				X	X	Lowndes County	8

Replacement								GDOT	
NEW Riverside Road Paving and Drainage	\$5 million	CDBR-DR	X	X	X	X	X	Lowndes County	8
NEW Jumping Gully Rd at Jumping Gully Creek Bridge Replacement	\$4.5 million	GDOT	X	X	X	X	X	Lowndes County GDOT	8
NEW Weigh Station at I-75 Northbound Turn Lanes	\$5 million	GDOT					X	Lowndes County GDOT	8
Community Facilities and Services									
Virtualize Lowndes County server farm data center.	\$400,000	General Fund	X	X				Lowndes County ITS Department	9
Upgrade County Network Capabilities to In-building Wireless for all County Facilities.	\$200,000	General Fund	X					Lowndes County ITS Department	9
Continue and expand Intranet Website.	\$5,000	General Fund	X	X	X	X	X	Lowndes County ITS Department	9
Implement Real-time Network Management and Monitoring Solutions.	\$95,000	General Fund	X	X				Lowndes County ITS Department	9
Redundant/Alternate path Underground 10G fiber link from NLDC to SLDC and E-911 Center.	\$312,000	General Fund	X	X	X	X	X	Lowndes County ITS Department	9
Primary 10G Fiber from NLDC to EOC, Secondary/Backup wireless link.	\$125,000	General Fund	X	X				Lowndes County ITS Department	9
Primary 10G Fiber from NLDC to	\$293,000								

Fire HQ, Secondary/Backup wireless link.		General Fund	X	X				Lowndes County ITS Department	9
Wireless in Jail Court Rooms, LCSO Jail and LCSO Admin.	\$8,000	General Fund	X					Lowndes County ITS Department	9
Primary 10G Fiber from NLDC to Sprayfield, Secondary/Backup wireless link.	\$500,000	General Fund	X	X				Lowndes County ITS Department	9
Primary 10G Fiber from Sprayfield to Fire Lake Park Utilities, Secondary/Backup wireless link.	\$90,000	General Fund	X	X	X	X	X	Lowndes County ITS Department	9
Add Loading Dock to ITS North Lowndes Data Center.	\$300,000	General Fund	X	X	X	X	X	Lowndes County ITS Department	9
Upgrade Hwy 84 Lift Station.	\$400,000	SPLOST	X	X				Lowndes County	9
Renovate 911 Center Ph. 2.	\$350,000	SPLOST		X	X			Lowndes County Engineering Department	9
Renovate Animal Shelter.	\$800,000	SPLOST	X	X				Lowndes County Engineering Department	9
Construct records storage building.	\$375,000	SPLOST		X	X			Lowndes County Engineering Department	9
LAS Upgrade.	\$5 million	SPLOST	X	X	X			Lowndes County Utilities Department	9
Alapaha Nanofiltration Upgrade.	\$1.5 million	SPLOST		X	X	X	X	Lowndes County Utilities Department	9
North Lowndes/Spring Creek Nanofiltration.	\$3 million	SPLOST			X	X	X	Lowndes County Utilities Department	9

NLDC Storage Refresh.	\$500,000	General Fund	X	X	X	X	X	Lowndes County ITS Department	9
SLDC Computer/Storage.	\$50,000	General Fund	X					Lowndes County ITS Department	9
Softcode.	\$85,000	General Fund	X					Lowndes County ITS Department	9
ERP Software.	\$1.5 million	General Fund	X	X	X	X	X	Lowndes County ITS Department	9
Courtroom Technology Refresh.	\$800,000	General Fund	X	X				Lowndes County Engineering, ITS, CM Department	9
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$1 -\$10 million	General Fund, SPLOST private funding	X	X	X	X	X	Lowndes County ITS Department	9
Adopt a Broadband Ordinance.	Staff time	General Fund	X	X	X	X	X	Lowndes County ITS Department	9
Apply for Broadband Ready Certification.	Staff time	General Fund	X	X	X	X	X	Lowndes County ITS Department	9
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	General Fund	X	X	X	X	X	Lowndes County ITS Department	9
Construct Sherriff's Office Evidence Storage Building	\$250,000	SPLOST					X	Lowndes County	9

NEW Improve roadway and drainage systems in deficient and inaccessible areas	\$1 million	CDBG SPLOST TSPLOST	X	X	X	X	X	Lowndes County	9
NEW Create and launch Public Safety/Law Enforcement Foundation to take advantage of Qualified Law Enforcement Donation Tax Credit within municipal police departments, campus safety personnel at VSU, WGTC, etc., as well as Lowndes County Sheriff's Department to help fund officer recruitment and retention efforts.	Staff Time	City of Valdosta; Lowndes County Sheriff's Department	X	X				City of Valdosta; Lowndes County Sheriff	9
Intergovernmental Coordination									
None									

Dasher FY2-FY31 Community Work Program

Project	Cost	Funding Source	FY 27	FY 28	FY 29	FY 30	FY 31	Responsibility	Related Goal
Economic Development									
None									
Education									
None									
Community Wellbeing									
None									
Housing									
None									
Land Use									
NEW! Review and update zoning ordinance and procedures	Staff time + \$10,000	General Fund	X	X	X	X	X	City of Dasher	5
Natural Resources									
NEW! Apply for grants that can help with pond restoration	\$15,000	CDBG GOSP LWCF	X	X	X	X	X	City of Dasher	6
Cultural Resources									
NEW! Maintain the City of Dasher community center	\$10,000	CDBG General Fund	X	X	X	X	X	City of Dasher	7

Transportation									
Pave approx. 2 miles of dirt roads.	\$200,000	General Fund SPLOST	X	X				City of Dasher	8
NEW! Paving and drainage of dirt roads	\$50,000	CDBG TSPLOST	X	X	X	X	X	City of Dasher	8
NEW! Paving and drainage updates of paved roads	\$50,000	CDBG TSPLOST	X	X	X	X	X	City of Dasher	8
NEW! Paving and drainage repair of Triple Lakes Circle, Triple Lakes Drive, and Triple Lakes Road	\$830,000	General Fund CDBG CDBG-DR SPLOST	X	X	X	X	X	City of Dasher	8
NEW! Add sidewalks to areas with high foot traffic	\$25,000	CDBG SPLOST TSPLOST	X	X	X	X	X	City of Dasher	8
NEW! Add bike lanes to areas with high bike traffic	\$5,000	SPLOST TSPLOST	X	X	X	X	X	City of Dasher	8
Community Facilities and Services									
Construct library.	\$500,000	General Fund SPLOST	X	X	X	X	X	City of Dasher	9
Implement engineering/distribution plan to provide water service to the city, tying into either the	\$300,000	General Fund CDBG GEFA SPLOST					X	City of Dasher	9

Valdosta or Lowndes County water system.									
Construct 3-mile bike/pedestrian trail.	\$450,000	General Fund SPLOST	X	X	X	X	X	City of Dasher	9
Construct additional recreational facilities including horseshoes/corn hole, shuffleboard, etc.	\$25,000	General Fund SPLOST	X					City of Dasher	9
NEW! Add mural to the maintenance building	\$5,000	CDBG Georgia Council for the Arts (GCA) Vibrant Communities Grant	X	X	X	X	X	City of Dasher	9
NEW! Purchase signage for city entrance and exit	\$30,000	General Fund	X	X	X	X	X	City of Dasher	9
Intergovernmental Coordination									
None									

Hahira FY2-FY31 Community Work Program

Project	Cost	Funding Source	FY 27	FY 28	FY 29	FY 30	FY 31	Responsibility	Related Goal
Economic Development									
Coordinate with the Valdosta Lowndes County Development Authority to locate and acquire new marketable property for the expansion of the Hahira Business Park	Staff time	SPLOST, VLDA	X					City of Hahira, VLCDA	1
Education									
None									
Community Wellbeing									
None									
Housing									

Complete inventory of existing housing stock and neighborhood housing patterns, evaluate minimum floor area requirements, and amend Zoning Ordinance as needed.	Staff time	General Fund	X	X				City of Hahira	4
Land Use									
Prepare and adopt a new digital official Zoning Map and database for the City of Hahira.	Staff time	General Fund		X	X	X		City of Hahira	5
Review and revise all existing development regulations, and investigate feasibility of ordinance consolidation.	Staff time	General Fund		X	X	X		City of Hahira	5
Natural Resources									
None									
Cultural Resources									
None									
Transportation									

Coordinate with Lowndes County Schools and Lowndes County to build connection between East Coleman Road and Coppage/Highway122 in order to provide looped access to Hahira Elementary School per the implementation of the Hahira Traffic Studies findings	Staff time	General Fund		X	X	X		City of Hahira	8
Coordinate with Valdosta Lowndes County Parks and Recreation Authority and Lowndes County to create main entrance to North Lowndes Recreation Park in order to provide better access, per implementation of the Hahira Traffic Studies findings	Staff time	General Fund		X	X			City of Hahira	8
Complete an Electric Vehicle (EV) Implementation Strategy Report.	\$15,000	Local Government, State/Federal Funds	X	X				VLMPO	8
NEW West Stanfill Realignment	\$3,200,000	TIA				X	X	City of Hahira GDOT	8

NEW Bike/Ped trail from Union Road to Newsome Street	\$10 million	GDOT	X	X	X	X	X	City of Hahira GDOT	8
Community Facilities and Services									
Implement remaining design and construction of the downtown Municipal Complex and related facilities.	Variable	SPLOST	X	X	X			City of Hahira	9
Rehabilitate manholes and construct slip lines in various locations.	\$1 million	General Fund	X	X	X	X	X	City of Hahira	9
Modify and enhance capacity of existing water and wastewater treatment facilities.	\$3 million	SPLOST	X	X	X			City of Hahira	9
Improve stormwater facilities as identified in the Stormwater Improvement Plan.	\$200,000	SPLOST	X	X	X			City of Hahira	9
Investigate feasibility and grant opportunities for the design and construction of a Municipal Complex facility and Central Park.	Staff time	General Fund	X	X	X	X	X	City of Hahira	9
Intergovernmental Coordination									

None

Lake Park FY27-FY31 Community Work Program

Project	Cost	Funding Source	FY 27	FY 28	FY 29	FY 30	FY 31	Responsible Party	Goal
Economic Development									
NEW Develop a Georgia-Grown Farmer's Market and Maker's Market	\$250,000	USDA Community Facilities GA EDA General Fund	X	X				City of Lake Park	1
Education									
NEW Educate locals about Lake Park history (such as the historic cemetery)	Staff Time Partnerships	General Fund Donations	X	X	X	X	X	City of Lake Park	2
NEW Consider developing an education campaign for the citizens that teaches them how their local government work	Staff Time Partnerships	General Fund Donations	X	X	X	X	X	City of Lake Park	2
Community Wellbeing									
NEW Assist with the creation of a 501(c)(3) organization that will handle Lake Park's social events and volunteer services	Staff Time Partnerships	General Fund Donations	X	X				City of Lake Park	3

NEW Select a coordinator for community and social events at the community center	Staff Time Partnerships	General Fund GCA Donations	X	X	X	X	X	City of Lake Park	3
NEW Create a community garden accompanied by classes about food preservation and native plants	Staff Time Partnerships	General Fund DNR Donations	X	X	X	X	X	City of Lake Park	3
Housing									
None									
Land Use									
Annex islands of land into the city limits	Staff time	General Fund	X	X	X	X	X	City of Lake Park	5
NEW Review and update zoning ordinance	Staff Time	General Fund	X	X	X	X	X	City of Lake Park	5
NEW Draft and adopt new ordinances • Short Term Vacation Rentals • Subdivision ordinance	Staff Time	General Fund	X	X	X	X	X	City of Lake Park	5
Natural Resources									
NEW Stock Tom's Pond with a feeding system, fish, and a	Staff Time \$12,000	DNR SPLOST						City of Lake Park DNR	6

floater		Reserve Fund							
NEW Develop a wildlife observation deck in natural area	?	DNR General Fund GOSP LWCF Reserve Fund		X	X	X	X	City of Lake Park DNR	
Cultural Resources									
NEW! Renovate the historic cemetery.	Staff time \$65,000	General Fund Donations	X	X	X	X	X	City of Lake Park	7
Transportation									
Install new sidewalks.	\$2 million	General Fund GDOT	X	X	X			City of Lake Park	8
Repair sidewalks.	\$100,000	General Fund	X	X	X	X	X	City of Lake Park	8
Resurface roads with drainage facilities.	\$50,000	General Fund	X	X	X	X		City of Lake Park	8
Install new trails/bike facilities.	\$350,000	General Fund	X	X	X	X		City of Lake Park	8
NEW Paving and Drainage Improvements	\$2 million	GEFA LMIG TSPLOST	X	X	X	X	X	City of Lake Park GDOT	8
NEW! Update and add more crosswalks	\$10,000	General Fund LMIG TIA	X	X	X	X	X	City of Lake Park	8

NEW! Purchase a flashing pedestrian signal (RRFB)	\$25,000	General Fund LMIG TIA	X	X	X	X	X	City of Lake Park	8
Community Facilities and Services									
Improvements at Tom's Pond recreation area	\$200,000	General Fund GOSP SPLOST TIA	X	X	X			City of Lake Park	9
Upgrade the City water system with increased capacity, better water flow, updated water lines, final connection to water tank, improved fire protection, repairs/replacement of water tower, etc.	\$2 million	GEFA Water Fund	X	X	X	X	X	City of Lake Park	9
Purchase land for expanded City maintenance facility.	\$100,000	General Fund SPLOST	X	X	X	X	X	City of Lake Park	9
Install master emergency generators for City buildings.	\$500,000	General Fund	X	X	X	X	X	City of Lake Park	9
Purchase electronic message sign for emergency situations, etc.	\$40,000	General Fund SPLOST	X	X	X	X	X	City of Lake Park	9
Provide communitywide adequate high speed broadband access.	\$1 -\$10 million	General Fund SPLOST Private funds	X	X	X	X	X	City of Lake Park	9

Adopt a Broadband Ordinance.	Staff time	General Fund	X	X	X	X	X	City of Lake Park	9
Apply for Broadband Ready Certification.	Staff time	General Fund	X	X	X	X	X	City of Lake Park	9
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General Fund	X	X	X	X	X	City of Lake Park	9
NEW Renovation of existing greenspace of City Park	\$30,000	SPLOST	X	X				City of Lake Park	9
Intergovernmental Coordination									
NEW Coordinate with Lowndes County School System to include local history as part of school activities	Staff time	General Fund Partnerships	X	X	X	X	X	City of Lake Park	10
NEW Coordinate with the county on economic development initiatives	Staff time	General Fund Partnerships	X	X	X	X	X	City of Lake Park	10
NEW Review and update intergovernmental agreements	Staff time	General Fund Partnerships	X	X	X	X	X	City of Lake Park	10

Remerton FY2-FY31 Community Work Program

Project	Cost	Funding Source	F Y 2 7	F Y 2 8	F Y 2 9	F Y 3 0	F Y 3 1	Responsibility	Related Goal
Economic Development									
Provide financial assistance to existing and new businesses for redevelopment opportunities.	\$50,000	General Fund	X	X	X	X	X	City of Remerton DDA	1
Education									
None									
Community Wellbeing									
None									
Pursue development of a general-purpose community center.	\$2 million	General Fund	X	X	X			City of Remerton Administration	3
Pursue development of City Park (Passive recreation, skateboard park, dog park).	\$250,000	General Fund	X	X	X	X	X	City of Remerton DDA and Streets Dept.	3
NEW Development of "Food Truck Thursdays," a Remerton community event	\$10,000	General Fund	X	X	X	X	X	City of Remerton DDA	3
Housing									
Renovate/update approx. 10 dilapidated homes	\$100,000	General Fund	X	X	X	X	X	City of Remerton	4

Land Use									
Update Zoning Ordinance.	\$10,000	General Fund	X	X	X			City of Remerton Planning and Zoning	5
Natural Resources									
Provide financial assistance to existing and new businesses for redevelopment opportunities.	\$50,000	General Fund	X	X	X	X	X	City of Remerton DDA	6
Cultural Resources									
Preserve Remerton Mill Smokestack.	\$1 million	General Fund	X	X	X	X	X	City of Remerton DDA	7
Transportation									
Improve streetscaping on West Gordon St., Baytree Rd., Baytree Place, and Melody Lane with planters, benches, improved sidewalks, etc.	\$50,000	General Fund	X	X	X	X	X	City of Remerton Streets Dept.	8
Resurface all 3.2 miles of streets.	\$2 million	General Fund	X	X	X	X		City of Remerton Streets Dept.	8
Install 3.2 miles of sidewalks and/or bike trails.	\$320,000	General Fund	X	X	X	X		City of Remerton Streets Dept.	8
Complete an Electric Vehicle (EV)	\$15,000	Local						VLMPO	

Implementation Strategy Report.		Government, State/Federal Funds	X	X						8
NEW Baytree Rd Improvements	\$2 million	TIA	X	X	X				City of Remerton City of Valdosta GDOT	8
NEW Melody Lane Surface Maintenance and Pedestrian Improvements	\$2 million	TIA	X	X	X				City of Remerton City of Valdosta GDOT	8
Community Facilities and Services										
Purchase of building and land for the expansion of City Hall and Police Department Offices.	\$880,000	General Fund	X	X	X	X	X		City of Remerton Administration	9
Build new fire station/training facility for fire and police.	\$1 million	General Fund	X	X	X	X	X		City of Remerton Fire and Police Depts.	9
Implement improvements and updates in sanitary sewer and storm sewer systems, including updating of lines per EPD regulations.	\$500,000	General Fund	X	X	X	X	X		City of Remerton Water and Sewer Depts.	9
Adopt a Broadband Ordinance.	Staff time	General Fund	X	X	X	X	X		City of	9

								Remerton Administration	
Apply for Broadband Ready Certification.	Staff time	General Fund	X	X	X	X	X	City of Remerton Administration	9
Intergovernmental Coordination									
Update City website and launch e-newsletter	Staff time	General Fund	X	X	X	X	X	City of Remerton	10

Valdosta FY2-FY31 Community Work Program

Project	Cost	Funding Source	FY 27	FY 28	FY 29	FY 30	FY 31	Responsibility	Goal
Economic Development									
Implement goals and specific provisions of the Downtown Master Plan.	Staff time	General Fund	X	X	X	X	X	City of Valdosta; CVDA, Main Street	1
Prepare and adopt a Retail Tourism overlay district for I-75 areas near Exit 16, Exit 18, and Exit 22.	Staff time	General Fund		X	X			City of Valdosta; Planning Dept.	1
Investigate and consider reestablishing Enterprise Zones / Opportunity Zones within eligible targeted area(s) of the City as deemed appropriate.	Staff time	General Fund	X	X	X			City of Valdosta, Neighborhood Development	1
Workforce development and job training for low/moderate income communities.	\$44,000 Yearly	CDBG	X	X	X	X		City of Valdosta; Neighborhood Development	1

NEW! Update the Downtown Master Plan	Staff Time	CVDA General Fund	X	X	X	X	X	CVDA Mainstreet	1
NEW! Central Alley Redevelopment Project	\$500,000	SPLOST; GEFA; CDBG	X	X	X			City; CVDA; Main Street	1
NEW! James Beck Overpass Linear Park/Downtown Expansion Redevelopment Project	\$1,200,000	SPLOST; CDBG			X			City; CVDA; Main Street; OVL	1
NEW! Crackin' Goods/Consolidated Biscuit Redevelopment Project	\$45,000,000	EDA; HUD; City of Valdosta; Lowndes County; OVL; Opportunity/ Enterprise Zone Tax Credits			X	X		City; VLDA; Valdosta Housing Authority; OVL	1
NEW! 2050 Vision & Master Plan	\$200,000	City of Valdosta; OVL		X				City of Valdosta; OVL	1

Education

NEW! Continue to support Leadership Lowndes Local Government Day Program	Staff Time	General Fund	X	X	X	X	X	City of Valdosta	2
NEW! Continue to support Great Promise Program partnerships with local schools	Staff Time	General Fund	X	X	X	X	X	City of Valdosta	2
NEW! Conduct fair housing education and outreach seminars	\$10,000 yearly	CDBG	X	X	X	X		City of Valdosta; Neighborhood Development	2
Community Wellbeing									
NEW! Continue to support VLPRA quality of life initiatives	Staff Time	General Fund	X	X	X	X	X	City of Valdosta	3
NEW! Drexel Park Improvements (landscaping, irrigation, lighted walkways, etc.)	\$250,000	VLPRA; City of Valdosta; OVL; DNR		X				VLPRA; City; OVL; VSU	3
Housing									
Identify appropriate locations for senior retirement communities in collaboration with the local development community.	Staff time	General Fund		X	X	X	X	City of Valdosta; Planning Dept., Local developers,	4

								Chamber of Commerce	
Master Plan and redevelop the Ora Lee West public housing area.	\$10 million	General Fund GICH		X	X	X	X	City of Valdosta	4
Construct additional units of quality affordable housing in the City's Neighborhood Revitalization Areas (NRA).	\$2 million	CDBG/HUD General Fund	X	X	X	X	X	City of Valdosta; Neighborhood Development	4
Low/moderate income housing rehabilitations & reconstruction: 8 units/year (total).	\$280,000 yearly	CDBG	X	X	X	X		City of Valdosta; Neighborhood Development	4
Demolition and removal of urban blight.	\$50,000 yearly	CDBG	X	X	X	X		City of Valdosta; Neighborhood Development	4
Land Use									

Prepare and adopt a new digital official Zoning Map and database for the City of Valdosta.	Staff time	General Fund	X	X	X			City of Valdosta; Planning Dept.	5
Investigate benefits & feasibility of establishing a special land use "institutional district" in the area between downtown and the VSU main campus.	Staff time	General Fund	X	X				City of Valdosta; Planning Dept.	5
NEW! Update the Future Development Map to reflect current growth patterns and desired development areas.	Staff time	General Fund	X	X	X	X	X	City of Valdosta; Planning Dept.	5
NEW! Conduct housing needs and zoning barrier review	Staff time	General Fund	X	X	X	X	X	City of Valdosta; Planning Dept.	5
NEW! Review and revise Character Area descriptions to ensure consistency with existing and future land use goals	Staff time	General Fund	X	X	X	X	X	City of Valdosta; Planning Dept.	5
NEW! Review zoning ordinance for consistency with Comprehensive Plan	Staff time	General Fund	X	X	X	X	X	City of Valdosta; Planning Dept.	5

NEW! Revisit Zoning classifications related to density allowances within multi-family zoning to allow for greater housing affordability within the city of Valdosta.	Staff Time	City of Valdosta	X						City; SGRC	5
Natural Resources										
Complete a study on Langdale Park to determine the best recreational and conservation uses for this property.	Staff time	General Fund	X	X	X	X	X		VLPR	6
NEW! Continue to partner with organizations that protect and preserve nature-based recreation	Staff time	General Fund	X	X	X	X	X		City of Valdosta	6
NEW! Maintain partnership with Suwannee Riverkeeper for Annual Mayor's Paddle	Staff time	General Fund	X	X	X	X	X		City of Valdosta	6
Cultural Resources										
NEW! Continue to prepare and host the annual Bluesberry Festival in Unity Park	Staff time	General Fund	X	X	X	X	X		City of Valdosta	7
NEW! Continue to support and assist with Historic Preservation Month activities	Staff time	General Fund	X	X	X	X	X		City of Valdosta	7
Transportation										

Implement the Valdosta portion of the adopted VLMPO Transportation Improvement Program	Staff time	Local Govts State Federal MPO funding	X	X	X	X	X	City of Valdosta; Engineering	8
Implement the Valdosta portion of the adopted VLMPO Transportation Vision Plan.	\$6.5 million	State Federal funds SPLOST	X	X	X	X	X	City of Valdosta; Engineering	8
Implement Intelligent Transportation Systems Planning to aid in providing information and improve transportation opportunities to travelers.	\$1 million	Local Govts State Federal funds	X	X	X			City of Valdosta; Engineering	8
Investigate feasibilities and designs to implement traffic "bypass routes" for the downtown area and east-west truck traffic flow.	\$50,000	General Fund State Federal funds	X	X	X			City of Valdosta; Engineering	8
Construct additional "Gateway" signage and beautification projects at the City's roadway entrances.	\$100,000	Grants, General Fund	X	X	X	X	X	City of Valdosta; Engineering	8
NEW Continue to support microtransit operations in the City of Valdosta and supported	\$2.5 million	General Fund	X	X	X	X	X	City of Valdosta	8
NEW Country Club Drive Widening	\$8,800,8000	TIA	X	X				City of Valdosta GDOT	8

NEW St. Augustine Road Railroad Grade Separation	\$18,900,000	TIA	X	X				City of Valdosta GDOT	8
NEW St Augustine Road at Norman Drive Intersection, Drainage and Signal Improvements	\$3,988,700	TIA	X	X				City of Valdosta GDOT	8
NEW Forrest Street Widening	\$20,301,700	TIA	X	X				City of Valdosta GDOT	8
NEW Lankford Drive Surface Maintenance and Pedestrian Improvements	\$2 million	TIA	X	X	X			City of Valdosta GDOT	8
NEW South Valdosta Bypass	\$10 million	TIA	X	X	X			City of Valdosta GDOT	8
NEW Gornto Road Widening from Jerry Jones to Oak Street	\$9,800,000	TIA				X	X	City of Valdosta GDOT	8
NEW Country Club Road Widening and Intersection Improvements	\$4,500,000	TIA				X	X	City of Valdosta GDOT	8
NEW Northside Extension – Jaycee Shack Rd to Park Ave	\$7,000,000	TIA				X	X	City of Valdosta GDOT	8
NEW Park Avenue Road Widening and Intersection Improvements	\$23,500,000	TIA				X	X	City of Valdosta GDOT	8
NEW I-75 at State Road 133 Phase II Bridge Replacement	\$41,000,000	TIA				X	X	City of Valdosta GDOT	8
NEW Chase Street Neighborhood Paving	\$5.5 million	CDBG-DR	X	X	X	X	X	City of Valdosta	8

NEW Lamar Street Bridge Replacement	\$4.5 million	GDOT	X	X	X	X	X	City of Valdosta GDOT	8
NEW Implement the recommendations from the 2050 Regional Transit Development Plan	Staff Time	General Fund MPO funding	X	X	X	X	X	City of Valdosta; Engineering	8
NEW Light Up the Night Campaign - Neighborhood Lighting Improvements	\$540,000	City of Valdosta	X					City of Valdosta; Utility Providers	8
NEW Light Up the Night Campaign - High Mast/Interstate-75 Lighting Improvements	\$350,000	City of Valdosta; GDOT	X					City of Valdosta; Utility Providers	8
Community Facilities and Services									
Implement roads, water, sewer and stormwater master plans and annually review these for additions and revisions.	\$5 million	Utility Funds, SPLOST	X	X	X	X	X	City of Valdosta; Engineering, Utilities Depts.	9
Construct additional regional stormwater management facilities.	\$3 million	Stormwater Utility	X	X	X			City of Valdosta; Engineering	9
Draft preliminary plans for the construction of a Municipal Auditorium	\$20 million	SPLOST, General Fund		X	X	X		City of Valdosta, VLC Conf. Center & Tourism Authority	9
Investigate feasibility and implementation strategies for a "gray	\$100,000	General Fund						City of Valdosta; Utilities,	9

water” utility to serve industrial & recreational users.						X	X	Engineering	
Adopt a Broadband Ordinance.	Staff time	General Fund	X	X				City of Valdosta; Planning, Engineering	9
Apply for Broadband Ready Certification.	Staff time	General Fund		X	X	X		City of Valdosta; Engineering, Public Works	9
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General Fund		X	X	X		City of Valdosta; Planning, Engineering	9
Provide communitywide adequate high speed broadband access.	\$1 million	SPLOST, General Fund, Private funding		X	X	X		City of Valdosta; Engineering, Public Works, private sector	9
Ensure broadband for low/moderate income communities.	\$44,000 Yearly	CDBG	X	X	X	X		City of Valdosta; Neighborhood Development	9
Provide street and sidewalk infrastructure and other public facility needs, parks & recreation facilities, and transportation to benefit low/moderate income communities.	\$100,000 Yearly	CDBG	X	X	X	X		City of Valdosta; Neighborhood Development	9

Implement Drainage Master Plan provisions for regional retention areas	\$2,000,000	Stormwater Funds, General Fund	X	X	X	X		City of Valdosta	9
NEW Transition customer service staff to department of labor building	\$2.5 million	General Fund	X	X	X	X	X	City of Valdosta	9
NEW Redevelop customer service department parking lot	\$2.5 million	General Fund	X	X	X	X	X	City of Valdosta	9
NEW Create and launch Public Safety/Law Enforcement Foundation to take advantage of Qualified Law Enforcement Donation Tax Credit within municipal police departments, campus safety personnel at VSU, WGTC, etc., as well as Lowndes County Sheriff's Department to help fund officer recruitment and retention efforts.	Staff Time	City of Valdosta; Lowndes County Sheriff's Department	X	X				City of Valdosta; Lowndes County Sheriff	9
Intergovernmental Coordination									
None									

ECONOMIC DEVELOPMENT ELEMENT

The 2022-2026 Comprehensive Economic Development Strategy (CEDS), developed by the Southern Georgia Regional Commission (SGRC) under a grant from the US Department of Commerce Economic Development Administration, is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta.

The SGRC's CEDS was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The CEDS contains an analysis of the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, investment priorities, and funding sources.

As a performance-based plan, the CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunities for its residents by attracting job-creating private investment.

The CEDS is a regionally owned strategy that is the result of a continuing economic



development planning process developed with regional public- and private-sector participation. The CEDS sets forth the goals and objectives necessary to solve the economic development problems of the Southern Georgia region and clearly defines the measures of success.

The Southern Georgia CEDS gives an overview of the region, briefly describing the geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the regional economy and provides a list of achievable goals and objectives for the region, a plan of action to ensure success, and performance measures used to evaluate the strategy's successful development and implementation.

Policies, needs, opportunities, and projects drawn from the current comprehensive plans for each jurisdiction in the 18-county SGRC region were used extensively to develop the EDA Investment Priorities, CEDS Strategic Focus Areas, Goals and respective Action Plans. Furthermore, the CEDS was also used to provide guidance for developing the goals, opportunities, policies, and projects in this local Comprehensive Plan.

Goals, needs and opportunities, policies, and community work program projects related to economic development can be found in the "Economic Development" subsections of the relevant sections of this Comprehensive Plan.

Furthermore, included below are strategic focus areas, goals, and action plans from the regional CEDS that are strongly aligned with the current economic development goals of Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta.

Strategic Focus Area # 1**State of the Regional Economy**

- ❖ Promote economic development strategies that encourage entrepreneurship, support existing industries, attract new employers, and stimulate tourism.

Goals	Action Plan
Create regional groups to take ownership of existing, underdeveloped industrial parks to build out infrastructure for industry	Identify existing industrial parks that could be considered regional
	Identify a funding source for infrastructure and ongoing maintenance
	Establish community collaboration or MOU for revenue sharing
Implement programs to foster entrepreneurship growth	Teach the value of entrepreneurship at the elementary level
	Development of entrepreneurial strategies for identifying assets in the community
	Connect with community network
Recruit and encourage agribusiness	Identify commodities for agribusiness
	Develop product infrastructure for food processing
	Partner with agriculture community
Infrastructure assessment	Analyze infrastructure age, capacity, and availability
Adequate staffing industries	Seek out resources to assist employers in filling positions
Land availability for new growth	Identify 3 to 5 regional megasites

Strategic Focus Area # 2 Transportation, Community Facilities, Infrastructure, & Broadband

- ❖ Protect, expand, and enhance critical infrastructure and connectivity for existing and future community growth.

Goals	Action Plan
Expand natural gas service	Pursue funding to improve existing infrastructure
Develop more family event venues	Work with GDECD tourism to develop regional strategy for local community venues to attract tourism dollars
Pass T-SPLOST (TIA-2)	Submit regionally significant transportation projects
EV Stations	Expand the network of charging stations in the region
Create better connectivity between I-75 and I-95	Widen corridors that have a positive regional impact
Provide broadband to all unserved and underserved people throughout the region	Pursue funding to increase broadband availability

Strategic Focus # 3 Education and Workforce Development

- ❖ Facilitate the growth and development of an educated, skilled, prepared workforce by utilizing available programs and resources.

Goals	Action Plan
Start Career Education earlier in school system	Recruit high school graduates for jobs with local industries
	Educate middle school students about the importance of careers in their home community
Strong official partnership between school system, technical college, & industries to address skills currently in demand and for future needs	Identify responsible agency for facilitating and holding accountable the partnership
	Incentivize industry participation
Increase labor force participation rate	Better skills training
Improve the quality of the workforce	Target skills training to meet business and industry needs
Increase accessibility to high-demand technical curriculum and programs	Expand high-demand career education on high school and technical school campuses

Strategic Focus # 4 Population and Housing

- ❖ Create an inviting sense of place through rural renewal and other strategies in order to retain population and to attract new members to our community.

Goals	Action Plan
Regional Housing Studies and cooperation	Determine where the commuters are traveling from and whether or not there is a demand
Regional recruitment	Better marketing of regional assets and amenities Pool resources between the communities
Increase housing stock	Pursue funding for housing rehabilitation, reconstruction, and demolition in declining neighborhoods Strengthen code enforcement Develop incentives for construction of workforce housing
Change mindset concerning multifamily affordable housing	Analyze infrastructure age, capacity, and availability
Limited Access to affordable workforce housing	Seek out resources to assist employers in filling positions

HOUSING ELEMENT

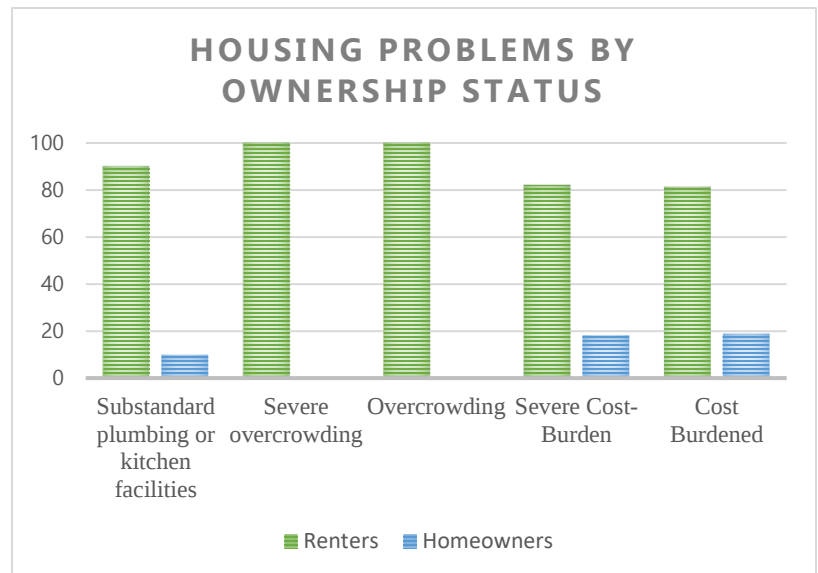
This element of the 2026 Comprehensive Plan is required for the City of Valdosta as it is a CDBG Entitlement Community. The City of Valdosta elects to use its 2025-2029 Consolidated Plan as the Housing Element of the 2026 Comprehensive Plan Update.

The 2025-2029 Consolidated Plan discusses the City of Valdosta's housing needs, housing market, a strategic plan to address the specified needs, as well as goals and objectives of the plan. Housing needs and housing market assessments also included sections about **homelessness, special needs, public housing, barriers to affordable housing, hazard mitigation, broadband, and other actions.**

Housing Concerns

Community Housing Affordability Strategy (CHAS) data found four (4) main housing needs for the City of Valdosta per Housing and Urban Development (HUD) criteria³:

- Lack of complete plumbing
- Lack of complete kitchen facilities
- Overcrowding
- Cost Burden⁴



Data from the Consolidated Plan provides evidence that renters experience these housing problems more at every Area Median Income (AMI); however, overcrowding is not an issue for homeowners no matter the AMI based on the data presented. While the most common problem is

³ 2013-2017 ACS data was used because the newest data (2018-2022) was not released until December 23, 2025, well after the Consolidated Plan was completed: [Consolidated Planning/CHAS Data | HUD USER\(https://www.huduser.gov/portal/datasets/cp.html\)](https://www.huduser.gov/portal/datasets/cp.html)

⁴ Overcrowding and cost-burden are further divided into severe overcrowding and severe cost burden due to conditions exceeding standard definitions of the terms. Overcrowding refers to 1 to 1.5 persons per room while severe overcrowding refers to more than 1.5 persons per room. Cost-burdened households spend 30% of their income on housing expenses (rent/mortgage) while severely cost-burdened households spend over 50% of their income on housing expenses.

cost burdening for renters and homeowners alike, “elderly homeowners comprise nearly 66% of households with incomes below 30 percent AMI.”⁵

Cost-burdening serves as a documented housing concern that cuts across all demographics. In other words, individuals **and** families have “an imminent risk of residing in shelters or becoming [homeless]” due to “a combination of financial factors” or other issues that are not financial, such as domestic violence, sexual assault, and HIV/AIDS status. The cost of living increasing under the weight of inflation only serves to exacerbate these issues.⁶

Priorities, Goals, & Objectives

The Consolidated Plan intends to focus on:

- Increasing and preserving the supply of affordable housing
- Increasing public services to build self-sufficiency
- Planning and administration
- Fair housing education
- Small business workforce economic development



⁵ City of Valdosta Consolidated Plan, page 21

⁶ [National Home Insurance Rates on the Rise; South Georgia residents face utility hike second year in a row; Organization pushes for affordable housing solutions in South Georgia](#)

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Planning & Administration	2025	2029	Planning & Administration	Citywide	Planning & Administration	\$120,078.20	Persons Served
2	Fair Housing Education & Outreach	2025	2029	Fair Housing Education	Citywide	Affirmatively Furthering Fair Housing	\$10,000.00	Persons Served
3	Small and emerging business technical assistance.	2025	2029	Economic Development	Citywide	Increase Economic Development Activity	\$5,000.00	Jobs Created/ Businesses Assisted
4	Public Services - Provide employment training and opportunities for youth and LMI clientele with local businesses in the city.	2025	2029	Public Services	Citywide	Improve Access to Public Services to Build Self Sufficiency and Sustainability	\$60,000.00	Persons Served
5	Affordable Housing - Rehabilitation for Homeowners	2025	2029	Affordable Housing	Citywide	Preserve Existing Affordable Housing	\$405,312.80	Housing Units Assisted

SP-25 Priority Needs - 91.215(a)(2)

1	Priority Need Name	Improve Access to Affordable Housing
	Priority Level	High
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households Large Families Families with Children Elderly Public Housing Residents Frail Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Homeownership Assistance
	Description	Support the provision of affordable housing by providing financial assistance to first-time homebuyers.
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having the highest priority need. Income disparities are a major factor in selecting this priority basis. The research shows that new housing added by developers and the cost of existing housing is out of reach for residents who less than 80% AMI.
2	Priority Need Name	Preserve Existing Affordable Housing
	Priority Level	High
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households Large Families Families with Children Elderly Public Housing Residents Frail Elderly

Geographic Areas Affected	Citywide
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	Associated Goals	Housing Rehabilitation for Homeowners Home Reconstruction for Homeowners Emergency Home Repairs for Homeowners
	Description	Support the provision of affordable housing through rehabilitation and reconstruction of homeowner housing.
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having the highest priority need. The city recognizes that as housing ages and the cost of housing increases, maintaining existing housing allows affordability to remain paramount. Additionally, income disparities are a major factor in selecting this priority basis. More than 50% of elderly households are cost-burdened and the gap is only rising as income remains flat and the cost of housing steadily increases.
3	Priority Need Name	Improve Access to Public Services to Build Self Sufficiency and Sustainability
	Priority Level	High
	Population	Chronic Homelessness Veterans Extremely Low Victims of Domestic Violence Families with Children Persons with Developmental Disabilities Persons with Mental Disabilities Victims of Domestic Violence Individuals Low Persons with Alcohol or Other Addictions Elderly Chronic Substance Abuse Non-housing Community Development Persons with Physical Disabilities Elderly Mentally Ill Unaccompanied Youth Large Families

	Families with Children Moderate
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	Geographic Areas Affected	Citywide
	Associated Goals	Provide employment training and opportunities for youth and LMI clientele with local businesses in the City.
	Description	Support the provision of human and public services to provide services for low- and moderate-income households.
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need.
5	Priority Need Name	Increase Economic Development Activity
	Priority Level	Low
	Population	Low- and Moderate-Income Clientele
	Geographic Areas Affected	Citywide
	Associated Goals	Promote microenterprise technical assistance for small and emerging businesses.
	Description	Support the development of small and emerging businesses by providing technical assistance to assist in job creation and retention.
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a low priority need.
4	Priority Need Name	Improve Public Infrastructure and Facilities
	Priority Level	High

	Population	Victims of Domestic Violence Elderly veterans Elderly Chronic Homelessness Persons with Physical Disabilities Families with Children Large Families Extremely Low Low Non-housing Community Development Chronic Substance Abuse Victims of Domestic Violence Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Unaccompanied Youth Persons with Mental Disabilities Individuals
	Geographic Areas Affected	Citywide
	Associated Goals	Infrastructure Improvements Public Facility Improvements
	Description	Support the provision of services to acquire or rehabilitate public facility or infrastructure projects throughout the City, including blight reduction activities.
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need.
	Priority Need Name	Affirmatively Furthering Fair Housing
5	Priority Level	Low
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households Large Families Families with Children
	Geographic Areas Affected	Citywide

	Associated Goals	Fair Housing Education and Outreach
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	Description	Support the provision fair housing activities to affirmatively further fair housing.
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need.
5	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households
	Geographic Areas Affected	Citywide
	Associated Goals	Program Administration
	Description	Program Administration, Fair Housing, Oversight & Compliance
	Basis for Relative Priority	Provides administration oversight of Consolidated Plan grant funded projects and ensures timely implementation in a manner that promotes compliance with established rules, policies, and guidelines.

SP-30 Influence of Market Conditions – 91.215 (b)

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The cost of housing is increasing at a faster rate than income, which contributes to unaffordable rent for people with low-income. Also, the demand for rental housing across all income levels limits the availability of housing at levels that is affordable for low-income families. Couple these issues with property owners seeking to recoup losses as a result of the COVID-19 pandemic by foregoing renters with subsidies for renters who can pay higher amounts and short-term rentals, which influences increased revenues. TBRA is an important tool for families to maintain affordable housing. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless.
TBRA for Non-Homeless Special Needs	Lack of units with supportive services influences this program. Based upon consultations with homeless housing and social service agencies, a need for supportive housing has been identified as a priority. The special needs households include those with disabilities as well as dysfunctional households facing a variety of issues. Market characteristics impacting this priority relate to the shortage of privately-owned housing units which are available to provide supportive housing programs. This problem is intensified by the lack of public funds.
New Unit Production	The increasing demand for affordable housing, coupled with the increasing demand for market rate housing, places pressure on property owners to sell to purchasers that will develop higher end (through demolition/rehabilitation) rather than affordable units. This continues to put pressure on the two primary problems affecting the housing market, cost burden and overcrowding. Rents will not Financially Support the Cost of New Unit Production. A shortage of affordable, decent housing units is an identified need. The market characteristics influencing this priority include the age and condition of the existing housing stock without the rent levels to support rehabilitation. New construction faces the same market conditions.
Rehabilitation	There is high demand in the rental market, which further drives up the cost burden for housing. The aging housing stock in the City make the rehabilitation of existing housing stock a priority. Rents will not financially support the cost of major rehabilitation projects similar to the new unit production priority discussed above, the achievable rents and income levels in the City often result in rehabilitation in the private marketplace to be financially infeasible.
Acquisition, including preservation	There are opportunities to improve the conditions and affordability of housing by the acquisition of vacant, deteriorating structures. These structures are for the most part multi-unit in nature or previously nonresidential buildings appropriate for conversion. The cost and complexity of acquisition and rehabilitation of these structures usually requires implementations by an experienced housing development entity and financial assistance. When structures are of historic or architectural value, the cost can be increased.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Program		CDBG	
Source of Funds		Public – Federal	
Expected Amount Available Year 1			
Annual Allocation	Program Income	Prior Year Resources	Total
\$600,391	\$0.00	\$0.00	<u>\$600,391</u>
Expected Amount Available Remainder of Con Plan		\$2,401,564	
Narrative Description		The primary objective of the CDBG program is to provide decent housing, a suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons and neighborhoods. All prior year funds are currently committed to active projects.	

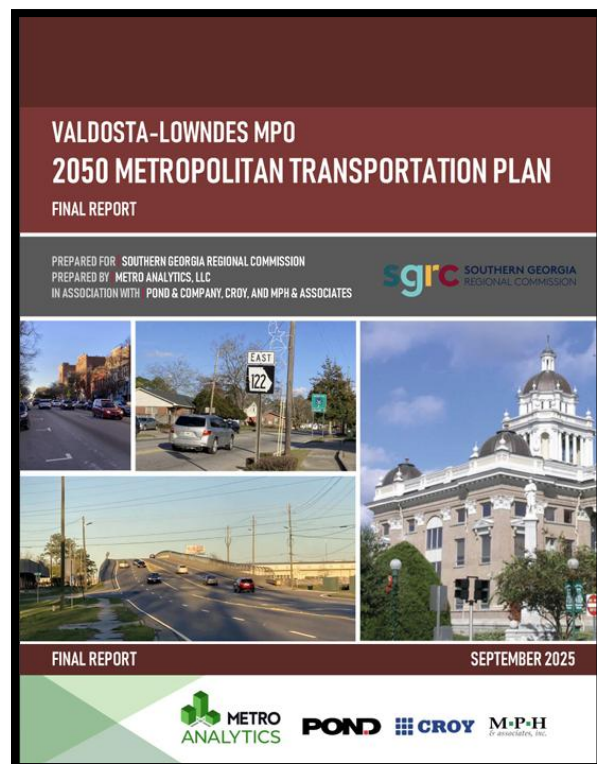
TRANSPORTATION ELEMENT

The VLMPO 2050 Metropolitan Transportation Plan, adopted in September 2025, serves as the federally required long-range transportation plan for the Valdosta Urbanized Area. It is incorporated by reference into this Comprehensive Plan as the official Transportation Element for Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta.

The 2050 Metropolitan Transportation Plan presents the region's long-term vision for a safe, efficient, and well-connected transportation system through 2050. It identifies both existing and future transportation needs, sets priorities across all travel modes, and outlines the funding structure necessary to implement planned improvements. The plan brings together investment strategies for highways, transit, bicycle and pedestrian facilities, freight and intermodal connections, and aviation, supported by federal, state, local, and private-sector resources.

As the federally designated Metropolitan Planning Organization, the VLMPO develops the 2050 Plan through a continuing, cooperative, and comprehensive planning process in partnership with the Southern Georgia Regional Commission. This process ensures that transportation decisions are data-driven, performance-based, and aligned with national planning goals and federal performance management requirements.

To show how the goals of the 2050 Metropolitan Transportation Plan align with national transportation goals and federal planning factors, the plan includes an updated framework that clearly connects regional priorities with federal performance-based planning expectations. This framework illustrates how locally developed transportation objectives support national emphasis areas such as safety, system preservation, mobility and connectivity, environmental sustainability, and freight movement.



VLMPO 2050 MTP Goal Alignment with State and National Goals

IIJA FACTORS	IIJA NATIONAL GOALS	GA 2050 SWTP/2021 SSTP STATE GOALS	VLMPO 2050 MTP GOALS
Increasing the Safety and Security of the Transportation System	Achieve a significant reduction in traffic fatalities and serious injuries on all public roads.	Improve highway safety.	Safety and System Reliability
Improving the Resiliency and Reliability	Enhance the performance of the transportation system while protecting the environment and improving resilience to climate change and natural disasters.	Support efforts to reduce the cost and time of goods delivery and to increase the resilience of supply chains	
Emphasizing the Preservation of the Existing Transportation System	Maintain the highway infrastructure asset	Evaluate options for improved connectivity and increased capacity within current revenue	Infrastructure Condition

	system in a state of good repair.	streams based on return-on-investment analysis	
Enhancing the Integration and Connectivity	Improve the efficiency of the surface transportation system and enhance connectivity across modes.	Facilitate broadband and other technology deployment.	Congestion Reduction Mobility
	Achieving a reduction in congestion on the National Highway System and improving the efficiency of the surface transportation system.	Maintain and improve freight infrastructure for safety and performance	
Increasing Accessibility and Mobility of People and Freight		Modernize freight infrastructure and operations	Freight Movement and Economic Vitality
	Improve the national freight network, support rural communities' access to trade markets,	Expand use of existing and new data and technologies to support freight and logistics	

	and promote regional economic development.		
Supporting Economic Vitality	Strengthening the global competitiveness and productivity of metropolitan areas and enhancing the efficiency of the transportation system.	Increase access to jobs, goods, and services throughout emerging metros and rural Georgia.	
		Support strategic economic development (e.g., Georgia Ready for Accelerated Development - GRAD sites).	
Protecting and Enhancing the Environment	Enhance the performance of the transportation system while protecting and enhancing the natural environment.	Improve emergency evacuation options.	Environmental Sustainability and Equity

Promoting Efficient System Management and Operation	Reduce project costs, promote jobs and the economy, and expedite the movement of people and goods by improving project delivery processes.	Minimize project delivery delays.	Reduced Project Delivery Dates
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Performance Measures and Targets

	Performance Measures	Targets		Performance Measures	Targets
Goal 1: Safety and System Reliability	% of the person-miles traveled on the Interstate that are reliable		Goal 2: Infrastructure Condition	% of Interstate System Pavements in Good Condition	50%
	# of Fatalities	1,574		% of Interstate System Pavements in Poor Condition	5%
	Rate of Fatalities (/100M VMT)	1,245		% of non-Interstate NHS pavements in Good Condition	40%
	# of Serious Injuries	8,103		% of non-Interstate NHS pavements in Poor Condition	12%
	Rate of Serious Injuries (/100M VMT)	6,408		% of NHS Bridges in Good Condition	60%
		1,312			10%

	Number of Combined Non-Motorized Fatalities and Non-Motorized Serious Injuries			% of NHS Bridges in Poor Condition	
GOAL 3: CONGESTION REDUCTION	Performance Measures	Targets	GOAL 4: FREIGHT MOVEMENT AND ECONOMIC VITALITY	Performance Measures	Targets
	% of person-miles traveled on the non-Interstate that are reliable	85.3%		Truck Travel Time Reliability (TTTR) Index	1.65
	% of the person-miles traveled on the interstate that are reliable	68.4%			

GOAL 5: ENVIRONMENTAL SUSTAINABILITY	Performance Measures:	Targets:	GOAL 6: REDUCED PROJECT DELIVERY DELAYS	Performance Measures:	Targets:
	No federal performance measures determined at this time	Report on local activities to promote infrastructure resiliency to extreme weather events and local investments in alternative fuel infrastructure		No federal performance measures determined at this time	Report on local activities to promote regional leadership, transparency, citizen engagement, and coordinated planning and delivery of transportation investments

LAND USE ELEMENT

The Land Use Element of this comprehensive plan will be used to guide future land development and capital investment decisions in Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta via their respective Character Area Maps.

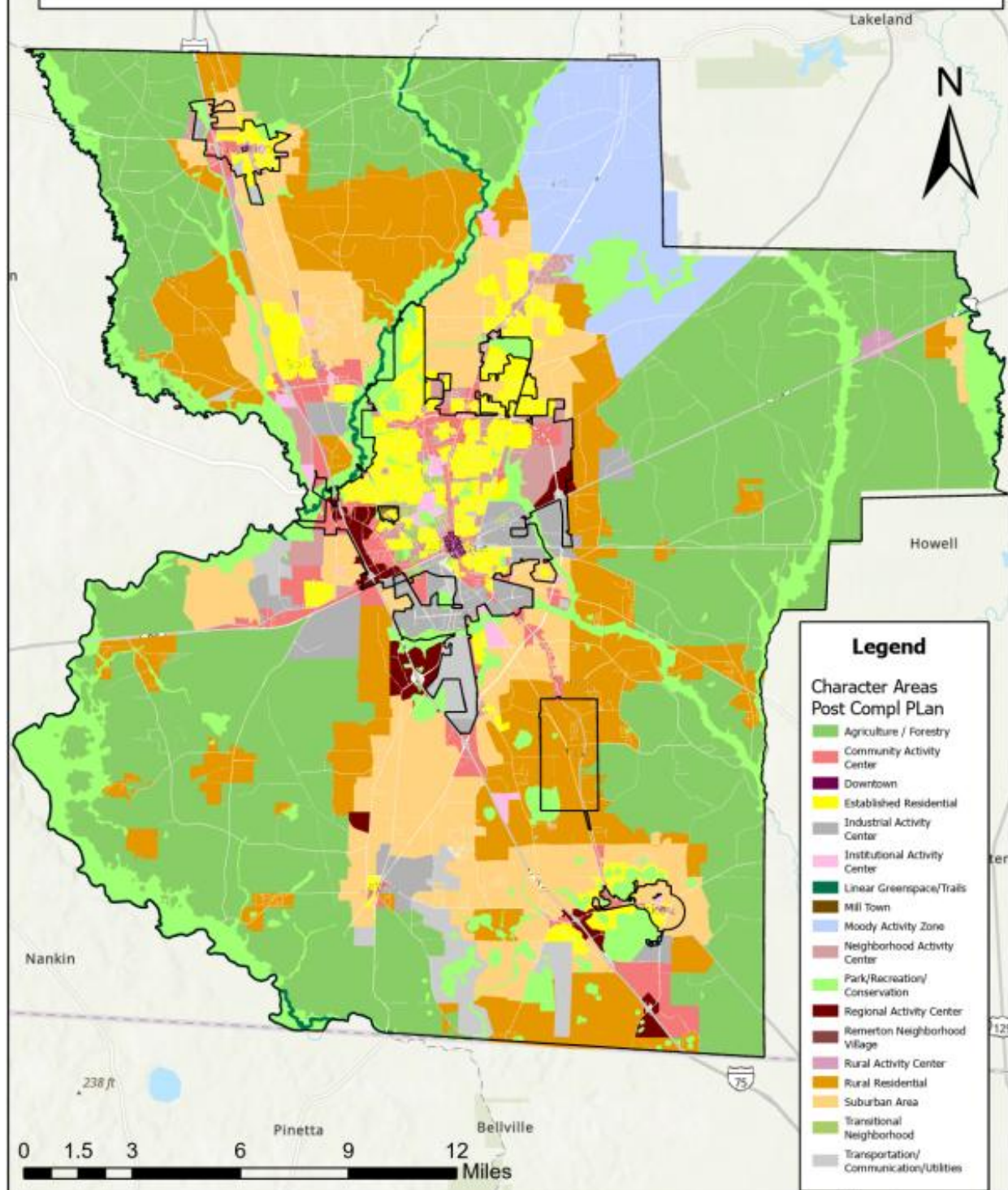
The Character Area maps for Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta are based on the County's and City's vision for the future, and have been developed in coordination with the citizens, the stakeholders, and elected officials. The Character Area Maps are a required component of the Comprehensive Plan under Chapter 110-12-1.03 of the DCA Minimum Standards and Procedures for Local Comprehensive Planning, most recently updated October 1, 2018.

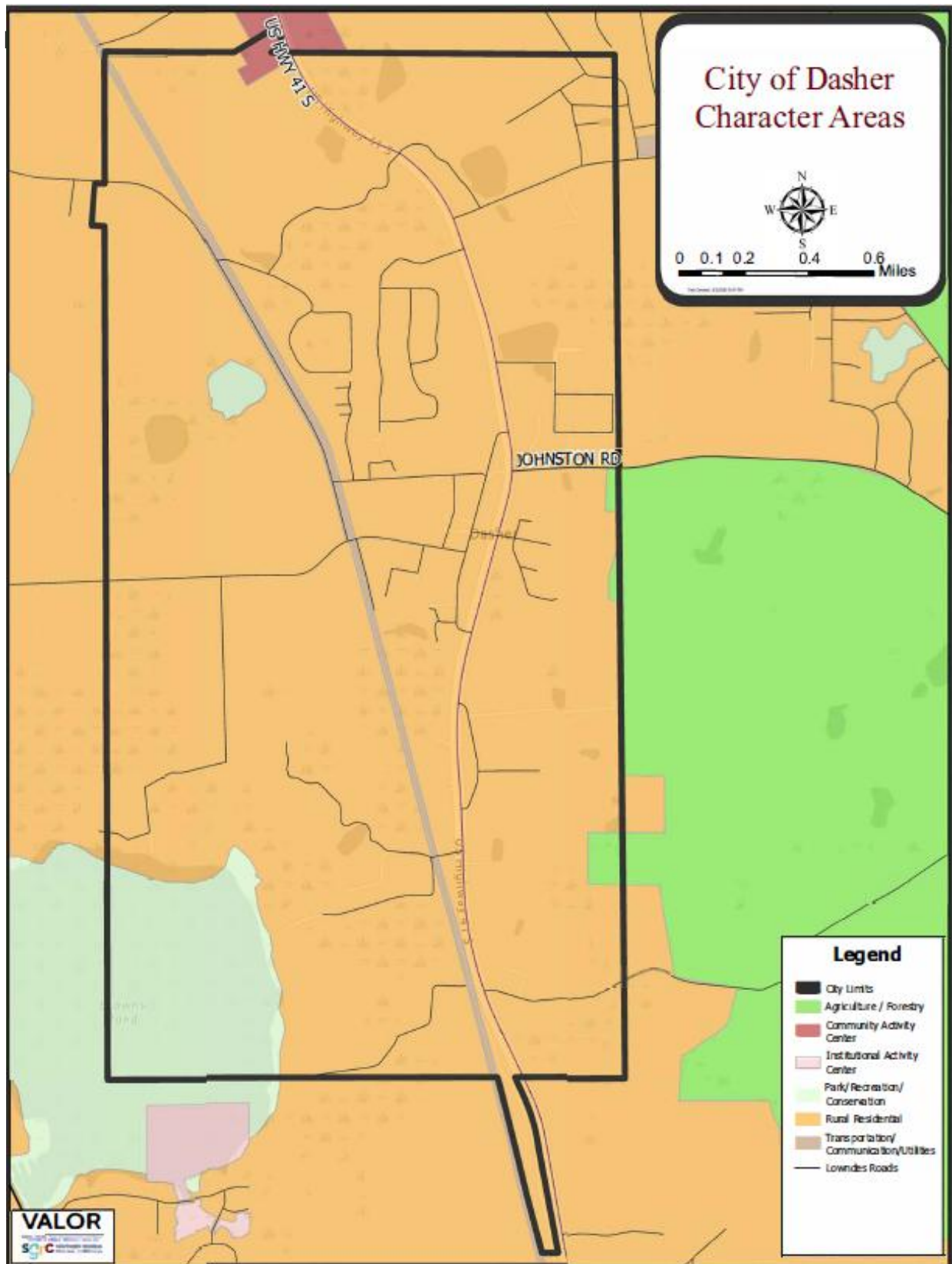
Character areas were defined by looking at the size and type of lots, site design features, and availability of infrastructure, density and intensity of development, type of development, environmental features and vision for future development. Some character areas are more generic and cover several geographic areas which show similar characteristics, issues and goals for their future. Other character areas are more specific and defined as such in their name, and act more as an overlay zone than a future land development designation.

The Character Area descriptions define a specific vision for each Character Area, and the maps outline the boundaries on a local scale. Each Character Area is defined with its own description and implementation measures. In addition, the policies associated with each Character Area describe which land uses, zoning, and development patterns should be present within that area. Also included are Quality Community Objectives to be pursued and identification of implementation measures to achieve the desired development patterns. The development strategy developed for each character area should serve as a guide for all development and redevelopment taking place in that character area. Adherence to these development strategies will ensure consistent and complementary development, which promotes a greater sense of place and overall improved quality of life.

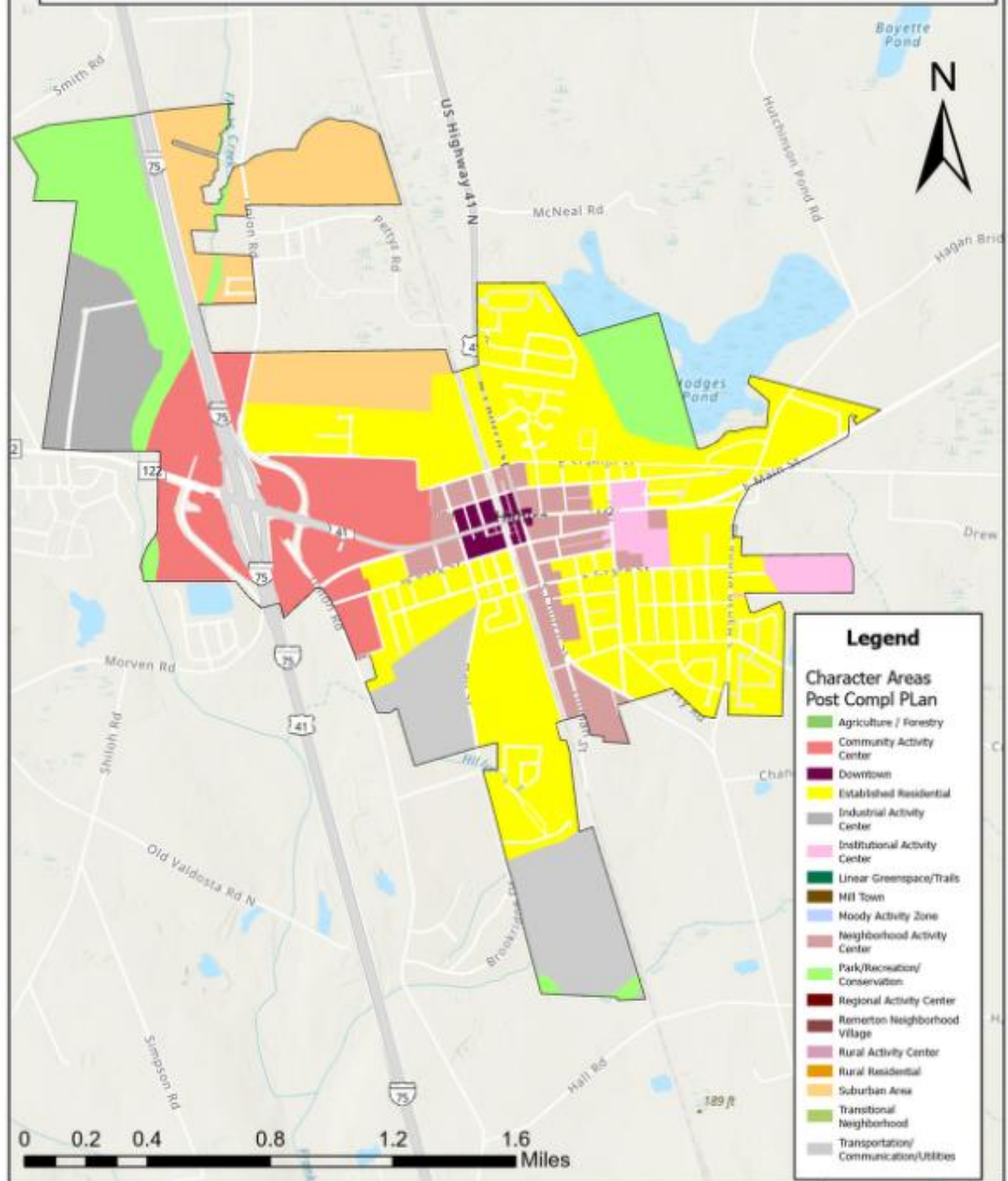
The Urban Service Area is included for planning purposes and does not require the same descriptions as other character areas.

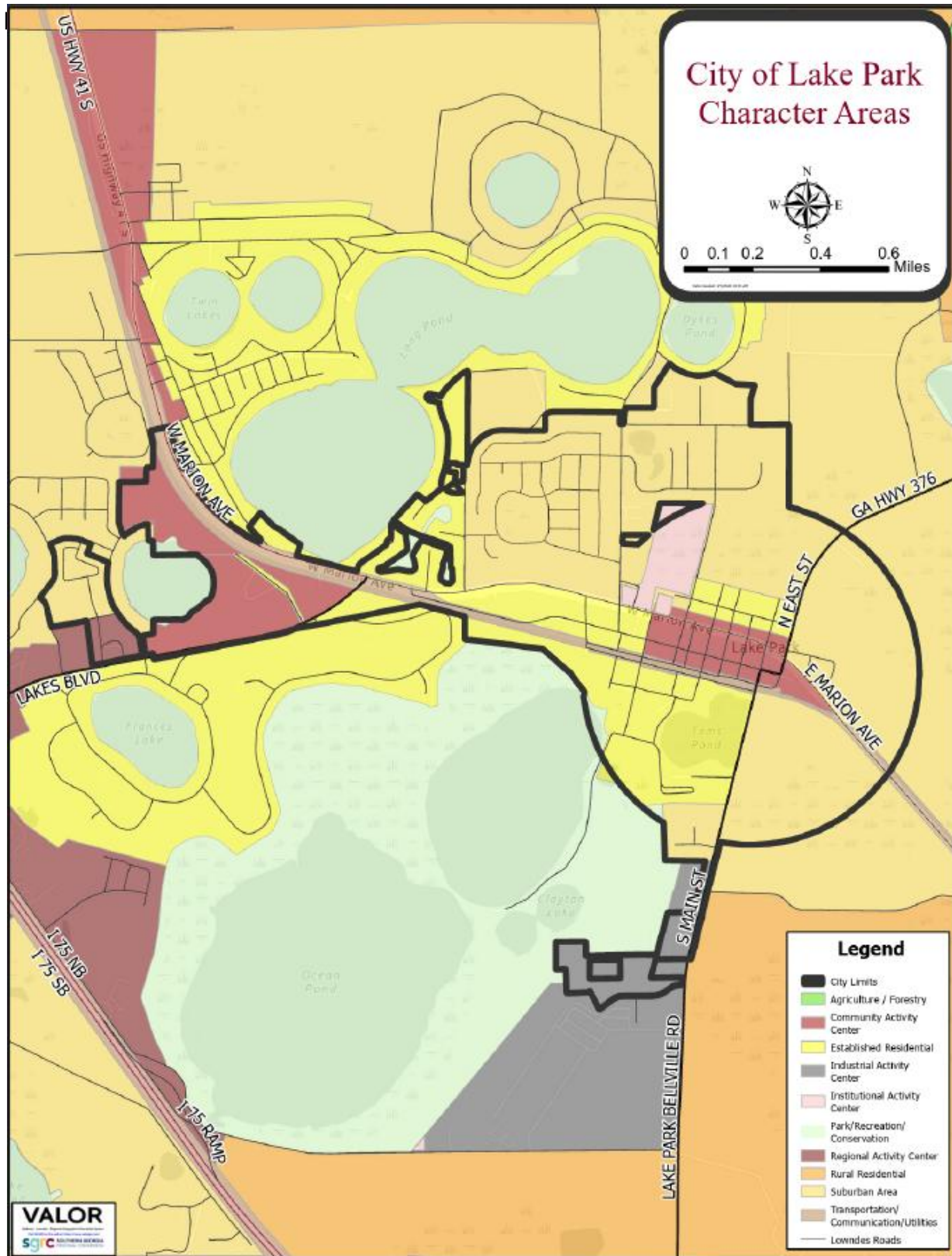
Lowndes County Character Areas

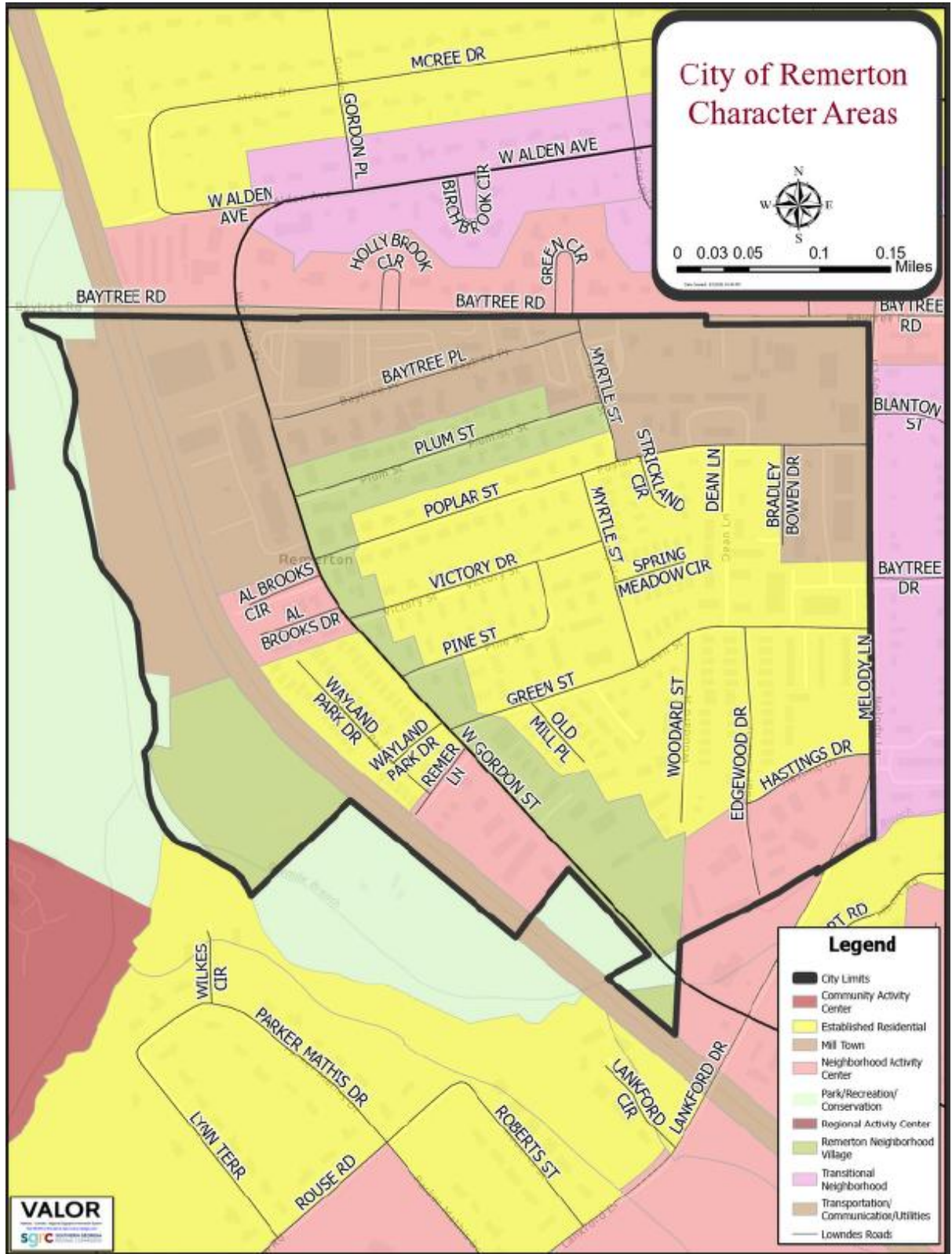




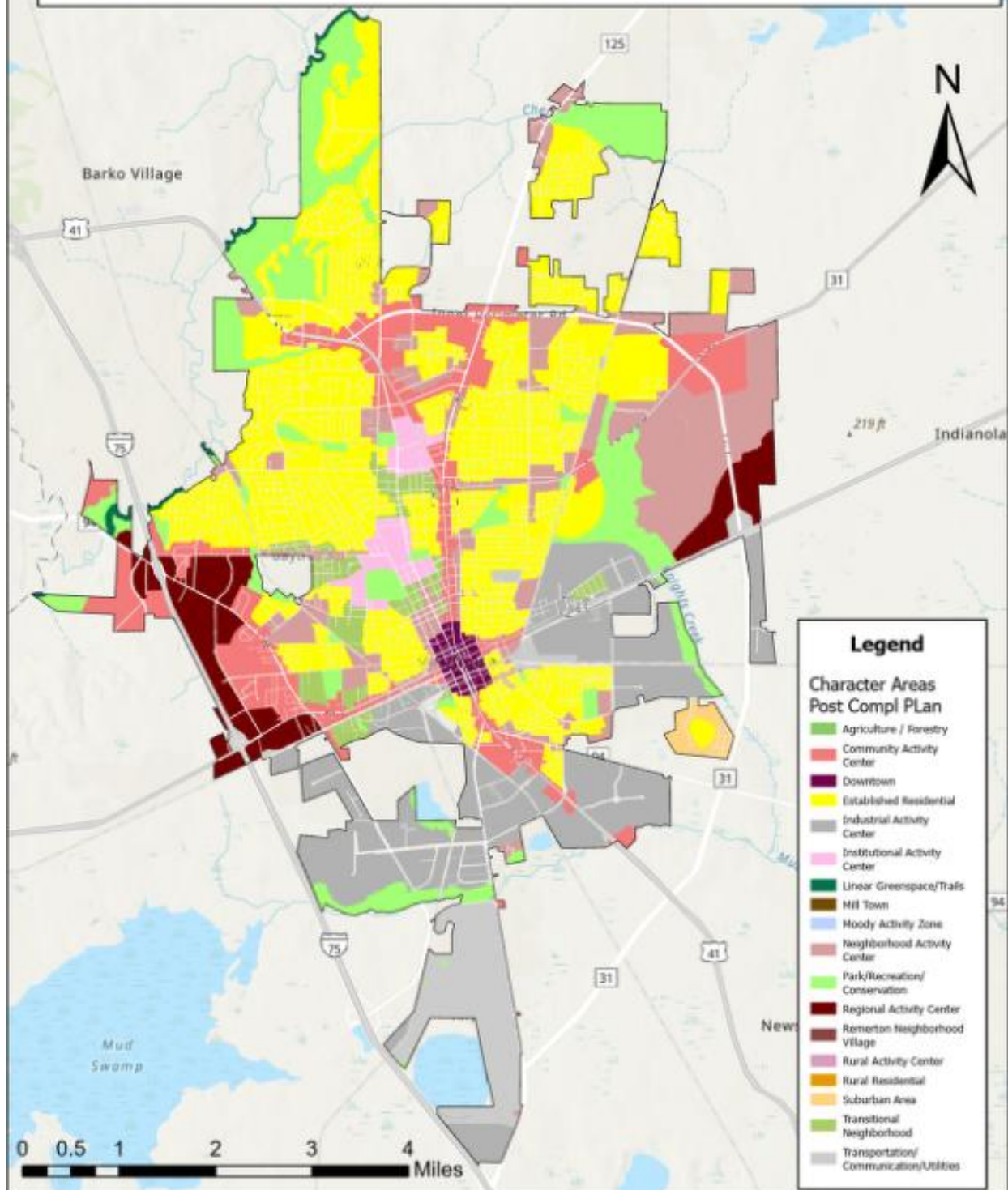
City of Hahira Character Areas







City of Valdosta Character Areas



Districts In Downtown Valdosta

Downtown Valdosta has five unique districts that exist as their own **unofficial** character areas.

Entertainment District	Arts District	Historic District
Stroll, shop, and enjoy downtown Valdosta's open-container entertainment area 	Celebrates creativity through public art, culture, and placemaking 	Preserves Valdosta's architectural heritage and historic identity 
CVDA Central Valdosta Development Authority		DDA Downtown Development Authority
Guides downtown's economic, cultural, and community development.		Supports broader redevelopment and growth throughout downtown.

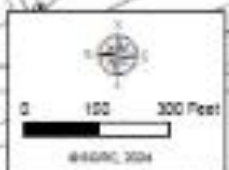


Downtown Valdosta Entertainment District (DVED)

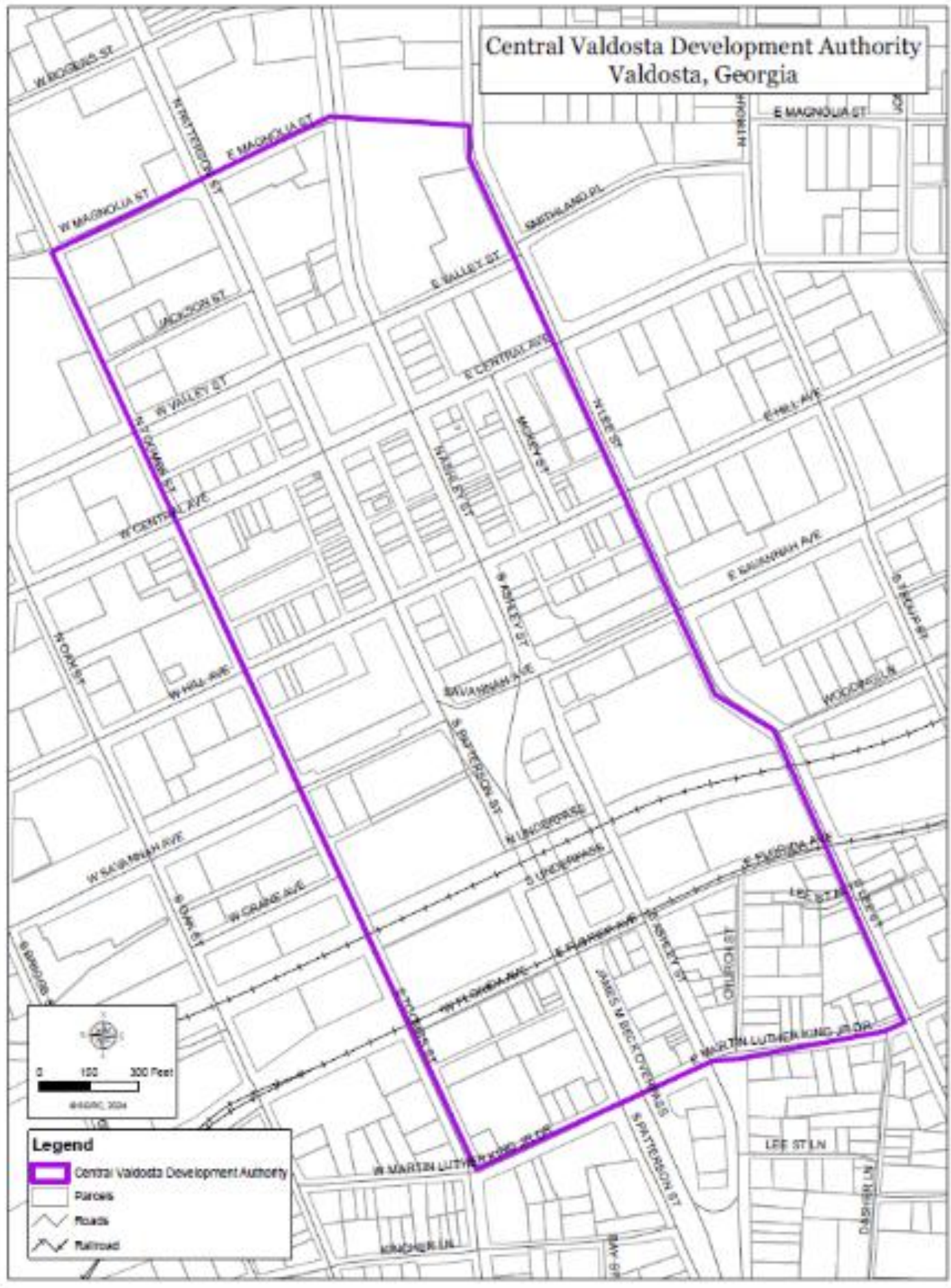


Arts District
Valdosta, Georgia

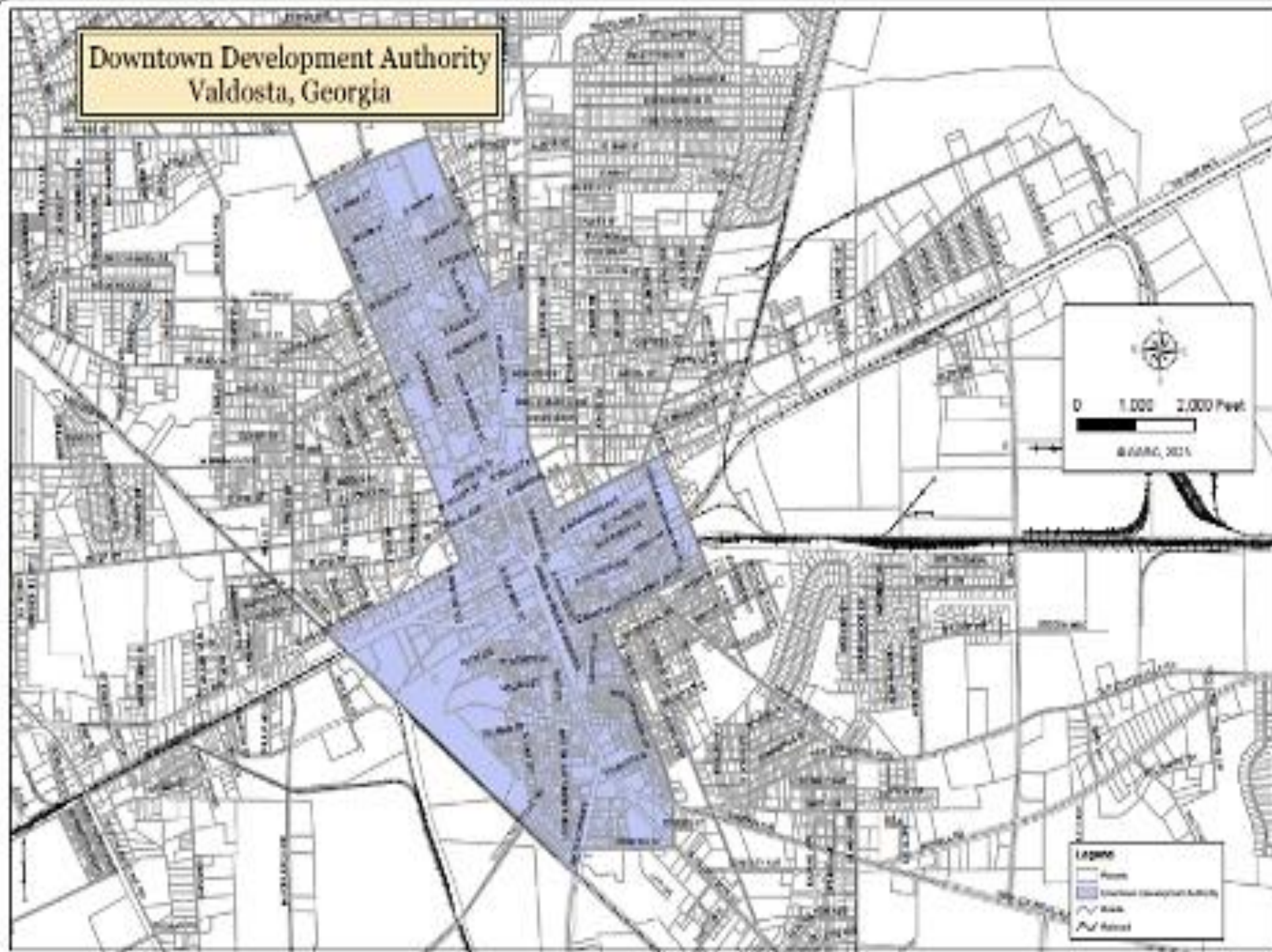
Central Valdosta Development Authority
Valdosta, Georgia



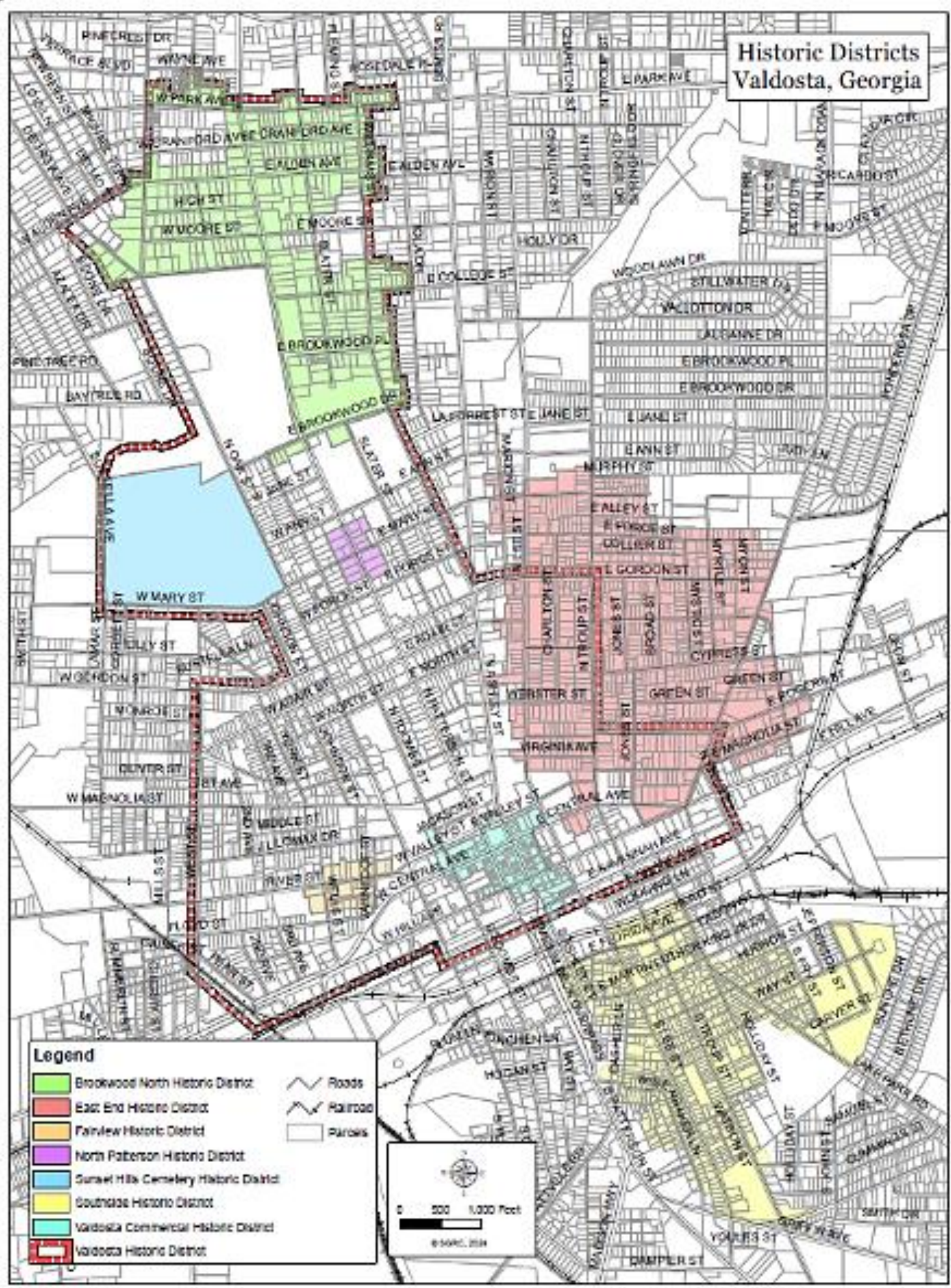
- Legend**
- Central Valdosta Development Authority
 - Parcels
 - Roads
 - Railroad



Downtown Development Authority
Valdosta, Georgia



Historic Districts Valdosta, Georgia



Character Areas

AGRICULTURE AND FORESTRY CHARACTER AREA

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, and Valdosta)

Description

Lands in open or cultivated state or sparsely settled, including woodlands and farmlands. Also includes natural lands and environmentally sensitive areas not suitable for development, i.e. scenic views, steep slopes, wetlands, watersheds, wildlife management areas, and other environmentally sensitive areas.

Predominant Land Uses

Forestry, with some farmland as well as conservation areas, wetlands, and wildlife management areas.

Permitted Zoning

Conservation (CON)
Residential Agriculture (R-A)

Estate-Agricultural (E-A)
Crossroads-Commercial (C-C)

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.

Quality Community Objectives

- Resource Management
- Economic Prosperity
- Efficient Land Use

COMMUNITY ACTIVITY CENTER CHARACTER AREA

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta)

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.

Predominant Land Uses

Developed or developing commercial uses including retail, office, and services.

Permitted Zoning

Environmental Resource (E-R) Single-family
Residential (R-6) Multi-family Residential (R-M)
Single-Family (R-6S)
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)
Highway Commercial (C-H)
Planned Development (P-D)

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.

Quality Community Objectives

- Local Preparedness
- Economic Prosperity
- Efficient Land Use
- Sense of Place

DOWNTOWN ACTIVITY CENTER CHARACTER AREA

(Cities of Hahira and Valdosta)

Description

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

Predominant Land Uses

Commercial, Residential, Offices, and Services.

Permitted Zoning

Environmental Resource (E-R)
Single-family Residential (R-6)
Multi-family Residential (R-M)
Residential-Professional (R-P)
Office-Professional (O-P)

Neighborhood Commercial (C-N)
Community Commercial (C-C)
Single-Family (R-6S)
Downtown Commercial (C-D)
Central Business District (C-B-D)

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.

Quality Community Objectives

- Sense of Place
- Economic Prosperity
- Efficient Land Use
- Local Preparedness

ESTABLISHED RESIDENTIAL CHARACTER AREA

(Lowndes County and the Cities of Hahira, Lake Park, Remerton, and Valdosta)

Description

This character area generally refers to 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.

Predominant Land Uses

Residential with limited neighborhood amenities such as schools, churches, and limited neighborhood serving commercial uses.

Permitted Zoning

Environmental Resource (E-R)
Estate Residential (R-E)
Single-family Residential (R-25, R-15, R-10, R-6)
Multi-family Residential (R-M)

Medium Density Residential (R-21 and R-15)
Suburban Density Residential (R-10)
Single-Family Residential (R-6S)
Planned Development (P-D)

Low Density Residential (R-1)

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.

Quality Community Objectives

- Housing Options
- Efficient Land Use
- Sense of Place



INDUSTRIAL ACTIVITY CENTER CHARACTER AREA

(Lowndes County and the Cities of Hahira, Lake Park, and Valdosta)

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.

Predominant Land Uses

Industrial and commercial uses including light and heavy manufacturing and warehousing.

Permitted Zoning

Environmental Resource (E-R)
Community Commercial (C-C)
Highway Commercial (C-H)
Adult Commercial (C-A)

Light Manufacturing (M-1)
Heavy Manufacturing (M-2)
High Intensity Industrial (M-3)
Intensive Services District (I-S)

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.



Quality Community Objectives

- Economic Prosperity
- Local Preparedness

INSTITUTIONAL ACTIVITY CHARACTER AREA

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta)

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.



Predominant Land Uses

Public health facilities and institutions of higher learning.

Permitted Zoning

Environmental Resource (E-R)
Single-family Residential (R-10, R-6)
Office-Professional (O-P)
Office Institutional (O-I)

Multi-family Residential (R-M)
Residential Professional (R-P)
Neighborhood-Commercial (C-N)
Community Commercial (C-C)

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.



Quality Community Objectives

- Local Preparedness

LINEAR GREENSPACE AND TRAILS CHARACTER AREA

(Lowndes County and the City of Valdosta)

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.

Predominant Land Uses

Protected open spaces with passive and active recreation uses.

Permitted Zoning

Environmental Resource (E-R)

Estate Residential (R-E)

Single-family Residential (R-25, R-15, R-10, R-6)

Multi-family Residential (R-M)

Conservation (CON)

Estate-Agricultural (E-A)

Any zoning if public access easements are utilized for connectivity

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.

Quality Community Objectives

- Resource Management
- Transportation Options

MOODY ACTIVITY ZONE (MAZ) CHARACTER AREA

(Lowndes County and the City of Valdosta)

Description

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.



Predominant Land Uses

Department of Defense military installations and adjacent lands.

Permitted Zoning

- MAZ-1
- MAZ-2
- MAZ-3



Development Strategy

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.

Quality Community Objectives

- Local Preparedness
- Economic Prosperity

NEIGHBORHOOD ACTIVITY CENTER CHARACTER AREA

(Lowndes County and the Cities of Hahira, Remerton, and Valdosta)

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.

Predominant Land Uses

Commercial, Residential, Offices, and Services.

Permitted Zoning

Environmental Resource (E-R)
Single-family Residential (R-6)
Multi-family Residential (R-M)
Residential Professional (R-P)
Office-Professional (O-P)
Neighborhood Commercial (C-N)
Single-Family Residential (R-6S)

Community Commercial (C-C) / General
Commercial (C-G) (When property located
along a Collector or Arterial roadway)
Planned Development (P-D)

City of Remerton Permitted Zonings:

Office/Retail
Multi-Family Residential (R-6)
Office Institutional (O-I)

Multi-Family Residential
Light Industrial

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.

Quality Community Objectives

- Sense of Place
- Economic Prosperity
- Local Preparedness

PARK/RECREATION/CONSERVATION CHARACTER AREA

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta)

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.



Predominant Land Uses

Parks and Recreation uses along with minimal neighborhood serving commercial uses and residential.

Permitted Zoning

Environmental Resource (E-R)
Estate Residential (R-E)
Single-family Residential (R-25, R-15, R-10, R-6)
Multi-family Residential (R-M)

Residential Professional (R-P)
Neighborhood Commercial (C-N)
Estate-Agricultural (E-A)
Conservation (CON)

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.

Quality Community Objectives

- Resource Management



REGIONAL ACTIVITY CENTER CHARACTER AREA

(Lowndes County and the Cities of Lake Park, Remerton, and Valdosta)

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.

Predominant Land Uses

Commercial, Residential, Offices, and Services.

Permitted Zoning

Environmental Resource (E-R)
Multi-family Residential (R-M)
Residential Professional (R-P)
Office Professional (O-P)
Office Institutional (O-I)
Community Commercial (C-C)

General Commercial (C-G)
Highway Commercial (C-H)
Planned Development (P-D)
Adult Commercial (C-A)
Wholesale / Light Industrial (M-1)

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.

Quality Community Objectives

- Economic Prosperity
- Local Preparedness

REMERTON MILL TOWN CHARACTER AREA

(City of Remerton ONLY)

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.

Predominant Land Uses

A mixture of uses including community serving commercial, light industrial, offices, and multi-family residential.

Permitted Zoning (City of Remerton)

- Community Commercial
- Light Industrial
- Multi-Family Residential
- Office-Retail

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.

Quality Community Objectives

- Economic Prosperity
- Local Preparedness

- Sense of Place
- Efficient Land Use

Implementation Measures

- **Traffic Calming** - Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.
- **Heat Island Mitigation** - Reducing heat in developed areas by planting shade trees, preserving open space, using cool roofing and porous paving materials.

REMERTON NEIGHBORHOOD VILLAGE CHARACTER AREA

(City of Remerton ONLY)

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.

Predominant Land Uses

A mixture of uses including community serving commercial, professional offices, and higher density residential.

Permitted Zoning: (City of Remerton)

- Light Industrial
- Multi-Family Residential
- Office-Retail

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.

Quality Community Objectives

- Sense of Place
- Housing Options
- Transportation Options

Implementation Measures

- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Heat Island Mitigation** - Reducing heat in developed areas by planting shade trees, preserving open space, using cool roofing and porous paving materials.
- **Traffic Calming** - Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways.

RURAL RESIDENTIAL CHARACTER AREA

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, and Valdosta)

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.

Predominant Land Uses

Lower density residential with limited commercial.

Permitted Zoning

Estate-Agricultural (E-A)	Residential Agriculture (R-A)
Low Density Residential (R-1)	Crossroads-Commercial (C-C)

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.

Quality Community Objectives

- Resource Management
- Sense of Place
- Housing Options

RURAL ACTIVITY CENTER CHARACTER AREA

(Lowndes County and the City of Valdosta)

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.

Predominant Land Uses

Commercial uses supportive of travelers.

Permitted Zoning

Conservation (CON)
Country Crossroads (C-C)
General Commercial (C-G)
Agriculture (R-A) Rural Planned Development (PD-R)

Single-Family Residential (R-1)
Estate-Agricultural (E-A)
Residential

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 tourism and recreational purposes.

Quality Community Objectives

- Local Preparedness
- Economic Prosperity

SUBURBAN CHARACTER AREA

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, and Valdosta)

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.

Predominant Land Uses

Small scale commercial, suburban residential, offices, and services.

Permitted Zoning

Environmental Resource (E-R) Estate Residential (R-E)	Medium Density Residential (R-21) and (R-15) Suburban Density Residential (R-10)
Single-family Residential (R-25, R-15, R-10, R-6)	Single-Family Residential (R-6S) and Multi-Family Residential (R-6)
Multi-family Residential (R-M)	Office Institutional (O-I)
Residential Professional (R-P)	General Commercial (C-G) (When property located along a Collector or Arterial roadway)
Office-Professional (O-P)	Planned Development (P-D)
Neighborhood Commercial (C-N)	Residential Agricultural (R-A)
Community Commercial (C-C)	
Low Density Residential (R-1)	

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.

Quality Community Objectives

- Sense of Place
- Housing Options
- Local Preparedness

TRANSITIONAL NEIGHBORHOOD CHARACTER AREA

(Lowndes County and the Cities of Remerton and Valdosta)

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.

Predominant Land Uses

Small scale commercial, single and multi-family residential, offices, and services.

Permitted Zoning

Environmental Resource (E-R)
Single-family Residential (R-25, R-15, R-10, R-6)
Multi-family Residential (R-M)
Residential Professional (R-P) Office
Professional (O-P) Neighborhood
Commercial (C-N)

Medium Density Residential (R-21 and R-15)
Suburban Density Residential (R-10)
Single-Family Residential (R-6S)
Multi-Family Residential (R-6)
Office Institutional (O-I)
Planned Development (P-D)

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.

Quality Community Objectives

- Sense of Place
- Housing Options

- Local Preparedness

TRANSPORTATION, COMMUNICATION, AND UTILITIES CHARACTER AREA (Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta)

Description

Areas used in providing public transportation, communication, or utility services. Also includes areas supporting some type of industrial uses but not the principal 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.

Predominant Land Uses

Communications and Utilities uses.

Permitted Zoning

Environmental Resource (E-R)
Community Commercial (C-C)
Highway Commercial (C-H)
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

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.

Quality Community Objectives

- Transportation Options
- Local Preparedness

URBAN SERVICE AREA (USA)

(Lowndes County)

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 the 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 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.

III. APPENDIX

- Environmental Recommendations and Concerns
- Other Plans and Documents Consulted
- Community Websites and social media
- SWOT Survey Flyer
- SWOT Questions
- SWOT Summary
- Community Vision Survey Flyer
- Community Vision Survey Questions
- Community Vision Survey Responses
- Public Hearing Notices
- Transmittal Letters
- Sign In Sheets
- Adoption Resolutions

Environmental Recommendations and Concerns

The SGRC shall refer to the WWALS Watershed Coalition's Cat Creek Nine Element Plan for environmental concerns and recommendations. The SGRC suggests that interested parties read the Cat Creek Nine Element Plan for more details.

Cat Creek and its feeder creeks seem plagued by fecal contamination based on Withlacoochee River testing by WWALS Watershed Coalition, City of Valdosta, and Lowndes County. The source of the pollution remains unknown; however, the possible sources are: nearby wastewater plants, agricultural and stormwater runoff, livestock, wildlife, and/or nearby septic systems. Not only did multiple organizations detect contamination in Cat Creek, WWALS Watershed Coalition detected PFAS – also known as “forever chemicals” – in the Withlacoochee in 2022.

The Nine Element Plan exists as a result of EPA requirements for grant applications under the Clean Water Act Section 319 Non-point Source Program. Georgia Environmental Protection Division (GA-EPD) imposes similar requirements. Their guidelines require that the following be done for Cat Creek:

- a) Identify causes and sources of pollution*
- b) Estimate pollutant loading into the watershed and the expected load reductions*
- c) Develop management measures to achieve goal*
- d) Identify technical and financial assistance needed to implement plan*
- e) Develop an information/education component*
- f) Develop a project schedule*
- g) Describe the interim, measurable milestones*
- h) Identify indicators to measure progress*
- i) Develop a monitoring component*

The report indicates that Cat Creek has been in GA-EPD total maximum daily loads (TMDL) lists for dissolved oxygen (DO) since 2001. The presence of unknown contaminants also pose as a concern requiring accurate identification of the causes and sources of the pollution (a) to properly mitigate; however, since the exact cause remains unclear, relevant stakeholders must first evaluate the tests to determine potential sources of pollution. Table 3 of the Nine Element Plan on page 8 outlines possible sources of contamination and who to best educate on reducing it (e). Potential sources of coliform bacteria include: human, livestock, pet, wildlife, and agricultural practices. Plus, despite Cat Creek's small size, it

includes rural, suburban, and urban land uses which diversifies the source of pollution(b). Fortunately, Lowndes County possesses many resources that can be use to achieve the goal (c, d). This includes ordinances and partners to assist with testing, analysis, and reporting. Tables 4 and 5 in the Nine Element Plan show existing management measures (pages 9-10) and additional management measures needed for implementation of the plan (11-13). According to the plan, “potential evaluation methods for the above measures include:

- Physical water quality monitoring
- Chemical water quality monitoring
- Biological life measurements
- Photographic or visual evidence, before and after photos
- Documentation of site BMPs installed
- Pollutant loading measurements
- Stakeholder surveys, evaluate knowledge or change in behavior
- Focus groups, to determine effectiveness of project activities (13).”

The writers of the plan aspire to begin working towards their goals in calendar year 2026 Table 6 (pages 13-17) outlines the implementation schedule which highlights annual activities as well as activities beginning in 2026, and continuing through 2027, 2028, and 2029 (f, g).

WWALS Watershed Coalition, Lowndes County, and the City of Valdosta collaborated to develop this plan in order to mitigate DO levels, E. coli levels, and gain funding to accurately determine the DNA being found at Cat Creek (h). While the plan lists a myriad of recommendations, the monitoring strategies serve as the most actionable (i):

1. Weekly water testing at locations mentioned (includes monitoring after big rain events)
2. Periodic DNA and PFAS sampling, especially after big rain events.



Plans and Documents Consulted

City of Valdosta

2025-2029 Consolidated Plan

Georgia Department of Transportation

2021 Statewide Strategic Transportation Plan: 2050 Statewide Transportation Plan

2023-2026 Disadvantaged Business Enterprise Program Plan

Georgia Department of Natural Resources

Georgia 2022 Outdoor Recreation Plan

Lowndes County & the Cities of Dasher, Hahira, Lake Park, Remerton, & Valdosta

2021 Joint Comprehensive Plan Update for Lowndes County & the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta

Lowndes County Emergency Management Agency (EMA)

Lowndes County 2022 Multi-Jurisdictional Hazard Mitigation Plan

Lowndes County Schools

Lowndes County School System 2023-2028 Strategic Plan

One Valdosta Lowndes

Synergy 2030: Case for Investment 2025-2029

Housing Needs Assessment Phase Two

South Georgia Medical Center

Community Health Needs Assessment

Southern Georgia Regional Commission

2022-2026 Comprehensive Economic Development Strategy (CEDS)

Moody Air Force Base 2012 Joint Land Use Study

Suwannee-Satilla Regional Water Planning Council

2023 Suwannee-Satilla Regional Water Plan

Valdosta City Schools

Strategic Improvement Planning Report: 2026 Vision

Valdosta-Lowndes Chamber of Commerce

2025-2029 Consolidated Plan

Valdosta-Lowndes Metropolitan Planning Organization (VLMPO)

Valdosta-Lowndes MPO 2050 Metropolitan Transportation Plan

Valdosta State University

Valdosta State University 2015 Master Plan

Young Gamechangers

Valdosta/Lowndes County 2024 Final Recommendations

Community Websites and Social Media Engagement



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2026 Comprehensive Plan Update

A Comprehensive Plan is a document that contains the vision for future growth and development of the county and its incorporated cities. Comprehensive Plans are the backbone of all of the planning efforts for any community. They outline challenges, identify solutions, and provide guidance to elected and appointed officials on planning-related decisions. The best comprehensive plans are those that have the support of the public within the broader community.

◦ [2021 Greater Lowndes Comprehensive Plan \(PDF\)](#)

Your Voice Matters, Lowndes County!
We're shaping the future of our community — and we want to hear from YOU!
SWOT Survey:
Share your thoughts about the strengths, weaknesses, opportunities, and threats in your community.
Take the survey here
Community Vision Survey:
Tell us what it's like to live, work, and connect in Lowndes County and our cities. Your feedback helps guide future improvements and community goals.
Take the survey here
Both surveys only take a few minutes and make a real impact on the Comprehensive Plan that shapes where we're headed next!

Have questions?
Reach out to the Southern Georgia Regional Commission team:
jhorton@sgrc.us | mbrown@sgrc.us
229-333-5277



City of Lake Park, Georgia

Georgia's Southern Gateway City

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Valdosta, A City Without Limits

November 10, 2025 · 🌐

Your input = our community's future!

The Southern Georgia Regional Commission is updating the Joint Comprehensive Plan — and your voice helps shape what's next. Take the SWOT Survey today and help build a stronger, brighter South Georgia!

👉 <https://survey123.arcgis.com/.../a457192c496e41a4b35805ec...>

#ACityWithoutLimits #SouthGeorgiaStrong See less

8

1 10 

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Author

Valdosta, A City Without Limits

@topfans @followers

32w

City of Lake Park Announcement(s)



Monday, Tuesday, Wednesday & Friday:

Open: 8:00 AM – 5:00 PM

Closed for Lunch: 1:00 PM – 2:00 PM

Thursdays:

Open: 8:00 AM – 12:00 PM

Closed for the Afternoon

Thank you for your understanding, and we look forward to serving you during our new hours!

2026 Comprehensive Plan Update

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jhorton@sgrc.us | mbrown@sgrc.us

229-333-5277

SWOT Survey Flyer

Comprehensive Planning requires conducting a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis to determine needs and opportunities. In an effort to increase engagement, SGRC Planning and GIS departments collaborated to develop an anonymous survey accessible outside of business hours. Below is a general flyer created by SGRC Planning Staff that can be used for all communities in the region. The questions are the same; however, once a respondent selects their county and respective city, the data populates for the selected county and/or city.



SWOT Questions

3. What County do you live in?
4. What City do you live in?
5. What are some issues or needs you have noticed within your community relating to Natural Resources?
6. Expand on Natural Resource Needs
7. Opportunities for Natural Resource Improvement
8. What are some issues or needs you have noticed within your community relating to Cultural Resources?
9. Expand on Cultural Resource Needs
10. Opportunities for Cultural Resource Improvement
11. What are some issues or needs you have noticed within your community relating to Economic Development?
12. Expand on Economic Development Needs
13. Opportunities for Economic Development Improvement
14. What are some issues or needs you have noticed within your community relating to Housing?
15. Expand on Housing Needs
16. Opportunities for Housing Improvement
17. What are some issues or needs you have noticed within your community relating to Transportation?
18. Expand on Transportation Needs
19. Opportunities for Transportation Improvement
20. What are some issues or needs you have noticed within your community relating to Land Use?
21. Expand on Land Use Needs
22. Opportunities for Land Use Improvement

23. What are some issues or needs you have noticed within your community relating to Community Facilities?
24. Expand on Community Facility Needs
25. Opportunities for Community Facility Improvement
26. What are some issues or needs you have noticed within your community relating to Intergovernmental Coordination?
27. Expand on Intergovernmental Coordination Needs
28. Opportunities for Intergovernmental Coordination Improvement
29. What are some issues or needs you have noticed within your community relating to Broadband?
30. Expand on Broadband Needs
31. Opportunities for Broadband Improvement
32. Strengths
33. Threats

SWOT Summary

Strengths	Weaknesses
Lowndes County and the Cities have a strong culture and sense of community. Respondents highlight the growing downtowns, active NGOs, and community unity during crises like Idalia and Helene. Not only that, citizens praise the infrastructure, environment, public safety, and other institutions. According to survey respondents, broadband access in some rural areas is strong as well as some schools in municipalities. <i>It is worth noting that while some respondents labelled cultural resources, for example, as a strength, others consider it a weakness in some respects.</i>	Despite all the great things about all six communities, natural resource investment and infrastructure is poor. Citizens note poor water quality, lack of greenspace, and limited renewable energy options. Moreover, economic development, housing, land use, intergovernmental coordination, and broadband are major areas in need of improvement according to respondents. People feel there are no middle-skilled or high-skilled job opportunities, housing is unaffordable, and multi-modal transportation is lacking. To add, outdated zoning limits the legality of things citizens want, such as ADUs, greenspace, mixed use districts, while government silos result in reduplication of services. <i>It is worth noting that while some respondents labelled cultural resources, for example, as a weakness, others consider it a strength in some respects.</i>
Opportunities	Threats
There are many things that can be done to address the weaknesses. For example, citizens suggested that water treatment, rivers, and trails be improved, and called for an expansion of renewable energy and recycling. Other opportunities, based on the SWOT Survey include: • Historic preservation • More events, more third spaces • Grants for small business development • Downtown revitalization	The rising cost of living, flooding and natural disasters, drugs, and politics serve as the most vicious threats to Lowndes County and the Cities. These threats manifest in the loss of recent graduates, widespread homelessness, and the overreliance on exploitative industries for development and growth.

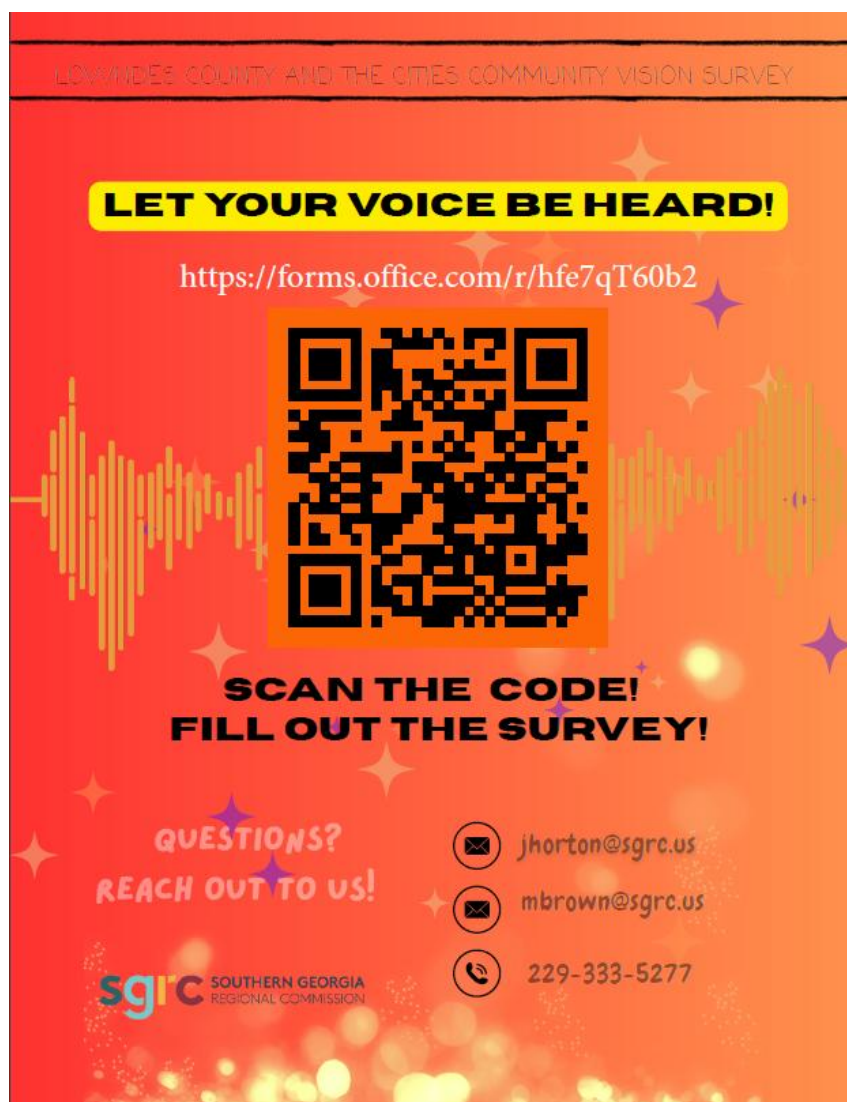
• Zoning updates to match current housing needs (tiny homes, ADUs, mixed use etc....) • Sidewalk and bike lane expansion • Requiring developers to add greenspace to subdivisions • Expand fire coverage • Strengthen partnerships between governments and nonprofits	
---	--

Community Vision Survey Flyer

This is a survey specifically developed to collect responses from citizens of Lowndes County and the Cities as well as those that work there. The set of questions respondents answered depended on their answer to the first question.

The Survey was open from August 2025 until December 2025 allowing months of opportunity for citizens and officials to participate.

This survey garnered twenty (20) responses. This is likely due to the fact that the SWOT survey is required to be done during the comprehensive planning process, and this one was optional.



Community Vision Survey Questions

Lowndes County and the Cities 2025 Comprehensive Plan Update Vision Survey.

Thank you for taking the time to complete the survey! 🙏 This survey will take approximately 15 minutes to finish.

INTRODUCTION: Lowndes County and the Southern Georgia Regional Commission (SGRC) have partnered to launch a survey to gather information on land use and development issues for the 2025 Comprehensive Plan Update. This plan will address various components, including economic development, land use, natural resource preservation, infrastructure, housing, and other aspects of community development. It contains implementation strategies in the form of goals and objectives to achieve the collaborative vision of the county's future. It serves as a guide for development decisions over the next twenty years. **OBJECTIVES:** This Comprehensive Plan update begins with a civic engagement process in which all community members -- Citizens, Landowners, Boards of Education, and Agencies -- are encouraged to participate in developing a shared vision of the county's future. The survey seeks input from community members on key environmental, land use, business development, and transportation issues facing the county.

* Required

1. Do you live and work in Lowndes County? *

- ☐ Yes, I live and work in Lowndes
- ☐ No, I just live in Lowndes
- ☐ No, I just work in Lowndes

2. How do you get to and around Lowndes County for work? *

- ☐ Personal Vehicle
- ☐ Walk
- ☐ Bus or Transit System
- ☐ Rideshare Services
- ☐ Bicycle
- ☐ Other

3. Which sector would you say you contribute to here in Lowndes? *

- ☐ Agricultural
- ☐ Commercial
- ☐ Public, including government and social sectors
- ☐ Retail and Hospitality
- ☐ Industrial
- ☐ Health
- ☐ Technology
- ☐ Education
- ☐ Other

4. Do you travel to Lowndes County for any goods and services as well?

- ☐ Yes
- ☐ No

5. If so, what services do you come here to receive?

6. What services would you say need the most attention in Lowndes County, as someone that works here? *

- ☐ Conditions of the Roads
- ☐ Education
- ☐ Parks and Natural Resources like wetlands & rivers
- ☐ Health Care
- ☐ Drinking Water
- ☐ Fire Safety
- ☐ Other

7. What would Lowndes County need more of to convince you to work **and** live here? *

- ☐ Affordable Housing
- ☐ Preservation of Historic Houses and Other Structures
- ☐ Green Space/Open Space
- ☐ Trees/Shade/Landscaping
- ☐ Parks & Recreation Centes
- ☐ Other Community Facilities (libraries, sports, places of worship)
- ☐ School/College/University
- ☐ Affordable Public Transportation
- ☐ Multi-modal Transportation Infrastructure (bike lanes, pathways for pedestrians, crosswalks/sidewalks, benches etc.)
- ☐ Small businesses
- ☐ Paved roads
- ☐ All of the above
- ☐ None of the above
- ☐ Other

8. Please indicate your familiarity with the following attractions in Lowndes County and Cities *

	Never Heard of it/Never Been 😊	Sounds Familiar 😊	Heard of it/I have been! 😊
Unity Park Amphitheater	☐	☐	☐
Withlacoochee and Little River Water Trails	☐	☐	☐
Wild Adventures	☐	☐	☐
Dasher Park	☐	☐	☐
Hahira Independence Day Celebration	☐	☐	☐
Dasher Museum	☐	☐	☐
Merry MainStreet Christmas Festival (Hahira)	☐	☐	☐
Hahira Main Street Markets	☐	☐	☐
First Fridays Downtown	☐	☐	☐
Quail Branch Lodge	☐	☐	☐

9. What other attractions exist in Lowndes County and the Cities that were not mentioned?

10. What best describes your primary place of residence in Lowndes County?

- ☐ Owner-occupied Non-Farm Residence
- ☐ Owner-occupied Farm Resident
- ☐ Rental Property
- ☐ Own land in Lowndes County but primary residence is elsewhere
- ☐ Other

11. Which critical services do you have in/near your residence? *

- ☐ City Hall/County Commission
- ☐ Police
- ☐ Fire
- ☐ Hospital/EMS
- ☐ Nursing Home/Elder Care Facility
- ☐ School/College/University
- ☐ Municipal Water Services only

12. Do you have to leave your community for any services, essential or non-essential? *

- ☐ Yes
- ☐ No

13. Which services do you travel to receive? *

14. How do you get around your community? *

- ☐ Personal Vehicle
- ☐ Bicycle
- ☐ Walking
- ☐ Public/Regional Transportation
- ☐ Private Rideshare Services (Uber, Lyft, Taxi)

15. Please indicate your confidence in your critical services *

	Strongly Disagree	Disagree	No Opinion/Does Not Apply	Agree	Strongly Agree
My city hall/county commission is accessible	☐	☐	☐	☐	☐
My community is safe	☐	☐	☐	☐	☐
Our firefighters work in a timely manner	☐	☐	☐	☐	☐
Our law enforcement officers have a quick response time	☐	☐	☐	☐	☐
Our health department provides timely services	☐	☐	☐	☐	☐
EMS respond quickly to calls and handle patient with care	☐	☐	☐	☐	☐

16. Do you have a fire extinguisher in your home? *

- ☐ Yes
- ☐ No
- ☐ Don't Know

17. What services need the most attention to improve or maintain the quality of life in Lowndes County? *

- ☐ Conditions of the Roads
- ☐ Education
- ☐ Parks and Natural Resources like wetlands & rivers
- ☐ Health Care
- ☐ Drinking Water
- ☐ Fire Safety

18. What would you like to see more of in your community? *

- ☐ Affordable Housing
- ☐ Preservation of Historic Houses and Other Structures
- ☐ Green Space/Open Space
- ☐ Trees/Shade/Landscaping
- ☐ Parks & Recreation Centers
- ☐ Other Community Facilities (libraries, sports, places of worship)
- ☐ School/College/University
- ☐ Affordable Public Transportation
- ☐ Multi-modal Transportation Infrastructure (bike lanes, pathways for pedestrians, crosswalks/sidewalks, benches etc.)
- ☐ Small businesses
- ☐ Paved roads
- ☐ All of the above
- ☐ None of the above
- ☐ Other

19. Please indicate how important the following are to you *

	Not Important	Somewhat Important	Very Important	No Opinion
Preserving agricultural land	☐	☐	☐	☐
Local food production	☐	☐	☐	☐
Maintaining community character and feel	☐	☐	☐	☐
Supporting local businesses	☐	☐	☐	☐
Cultural Resources including community centers, churches, and/or festivals	☐	☐	☐	☐

20. What kind of services/development would you like to see in Lowndes County? *

- ☐ Housing
- ☐ Agricultural/Rural development
- ☐ A Place for Agritourism
- ☐ Parks and recreation/ walking trails
- ☐ Commercial Services like restaurants
- ☐ Medical Services
- ☐ Other

21. How satisfied are you overall with community events? *



22. If your community could add another event to the calendar, what would it be? *

23. Please indicate your familiarity with the following attractions in/near your community *

	Never Heard of it/Never Been 🙄	Sounds Familiar 😊	Heard of it/I have been! 😄
Unity Park Amphitheater	☐	☐	☐
Withlacoochee and Little River Water Trails	☐	☐	☐
Wild Adventures	☐	☐	☐
Dasher Park	☐	☐	☐
Hahira independence Day Celebration	☐	☐	☐
Dasher Museum	☐	☐	☐
Merry MainStreet Christmas Festival (Hahira)	☐	☐	☐
Hahira Main Street Markets	☐	☐	☐
First Fridays Downtown	☐	☐	☐
Quail Branch Lodge	☐	☐	☐

24. What other attractions exist in/near your community that were not mentioned?

25. What is the best thing about your community? What are you known for? *

26. What are your thoughts on the relationship between your community's government and others (in the county, at state level, federal level)? *

27. How important is increasing alternative modes of transportation (such as bus, biking, walking, public transit) to the future of Lowndes County and the Cities? *

- ☐ Very Important
- ☐ Somewhat important
- ☐ Not important

28. If you are on well and septic, would you like to change to community water and sewer if available?

- ☐ Yes
- ☐ Yes, just water.
- ☐ Yes, just sewer
- ☐ No, not interested at all
- ☐ N/A

29. How satisfied are you with the community water system?

- ☐ Very satisfied
- ☐ Somewhat satisfied
- ☐ Neither satisfied nor dissatisfied
- ☐ Somewhat dissatisfied
- ☐ Very dissatisfied

30. How could water systems be improved?

31. Is there anything you would like to add?

This content is neither created nor endorsed by Microsoft. The data you submit will be sent to the form owner.

Microsoft Forms

Community Vision Survey Responses



20 responses submitted

Which sector would you say you contribute to here in Lowndes?

100%

Public, including government and social sectors

20 responses submitted

Do you travel to Lowndes County for any goods and services as well?

100%

Yes

20 responses submitted

If so, what services do you come here to receive?

Shopping



Medical/Doctors

20 responses submitted

What services would you say need the most attention in Lowndes County, as someone that works here?

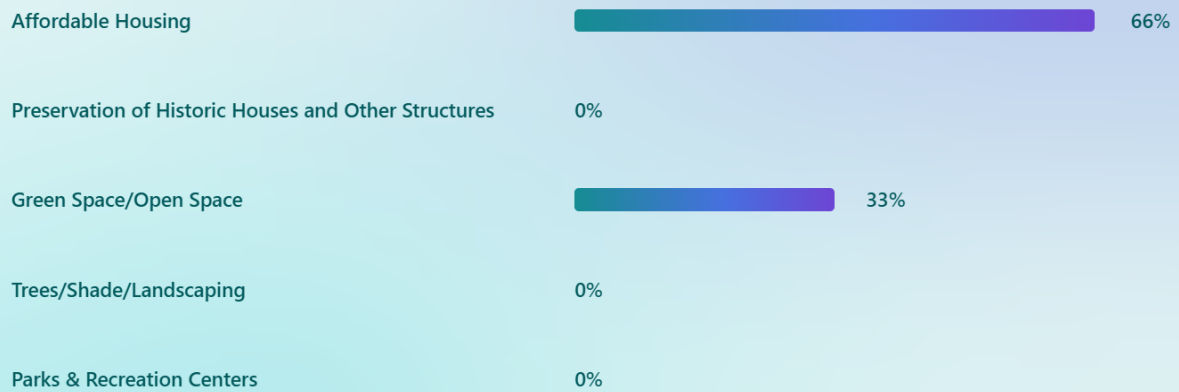
50%

Parks and Natural Resources like
wetlands & rivers

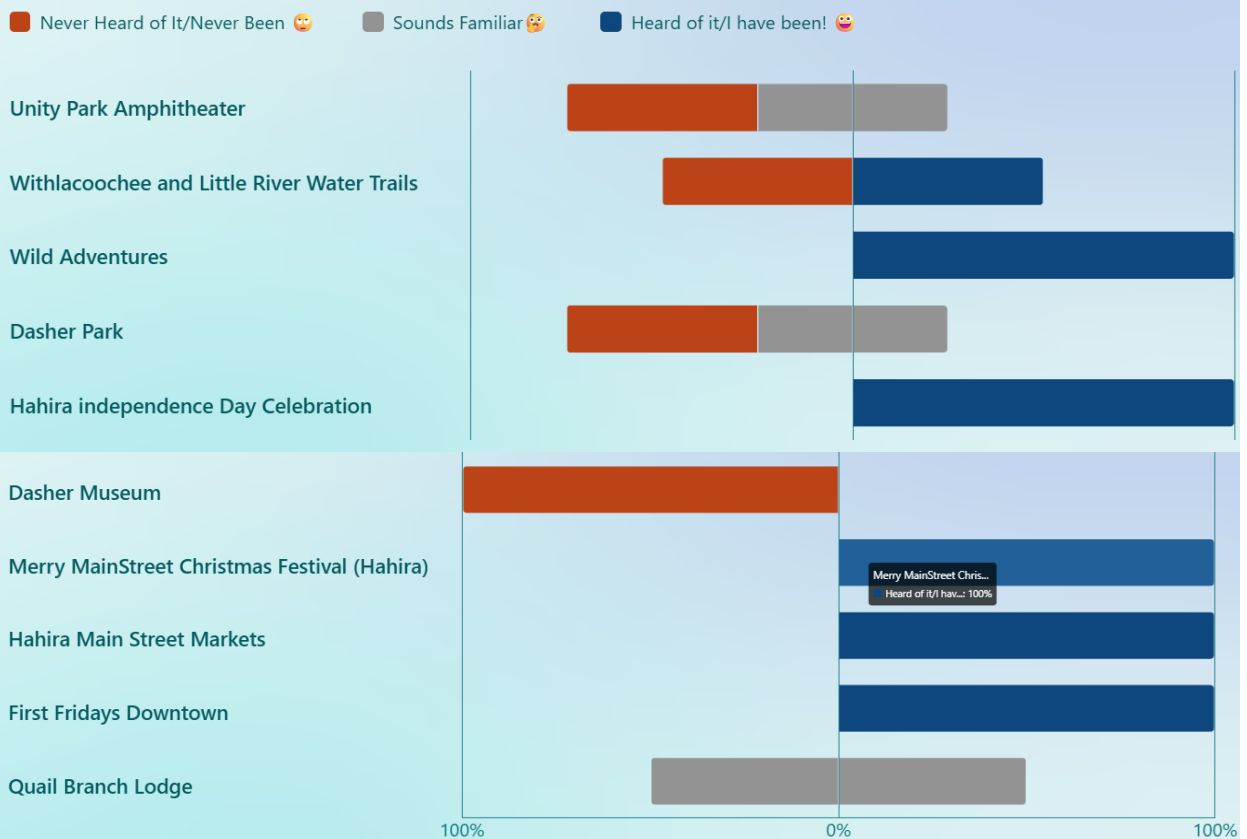
50%

Drinking Water

What would Lowndes County need more of to convince you to work and live here?



Please indicate your familiarity with the following attractions in Lowndes County and Cities



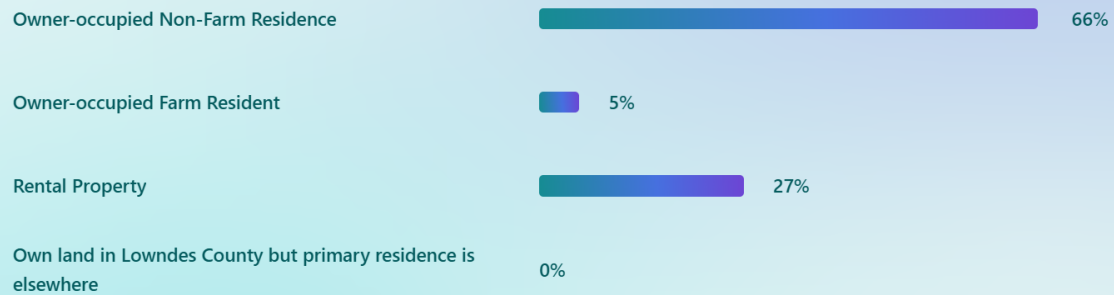
20 responses submitted

What other attractions exist in Lowndes County and the Cities that were not mentioned?

VSU Planetarium

20 responses submitted

What best describes your primary place of residence in Lowndes County?





20 responses submitted

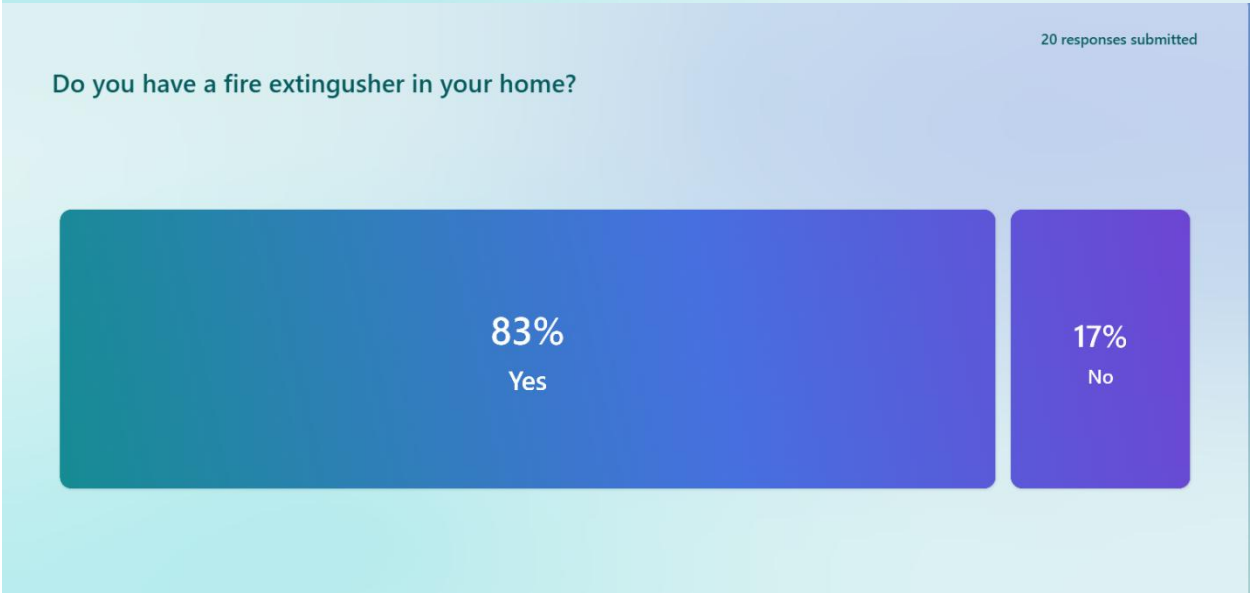
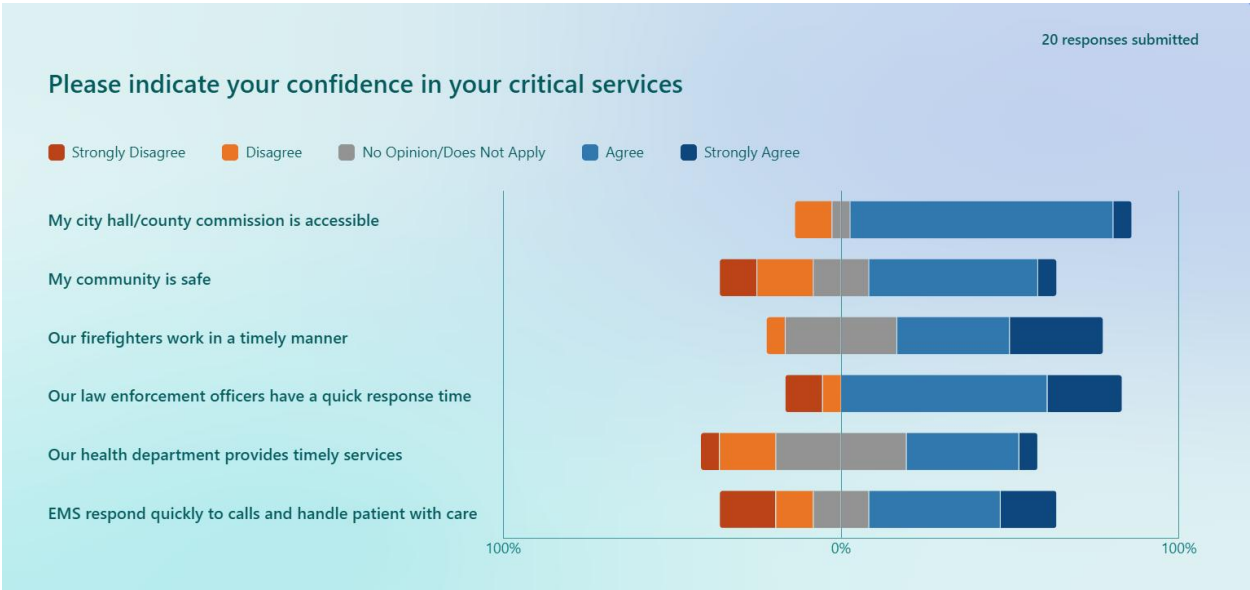
Which services do you travel to receive?

Food mall shopping basketball court
mall basketball care - specialists Health
fun activites **Medical Care** activites/quality
Healthcare quality of life

20 responses submitted

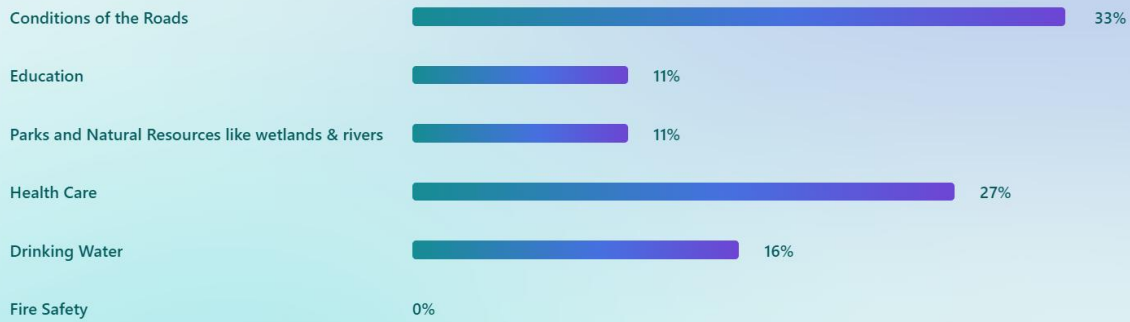
How do you get around your community?

100%
Personal Vehicle



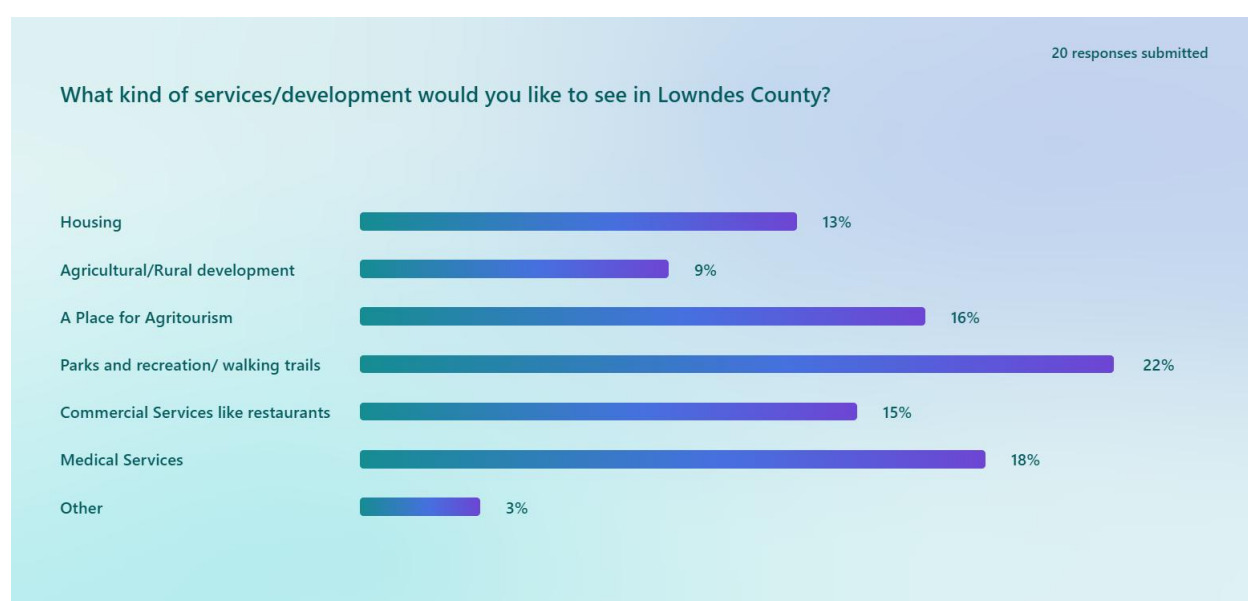
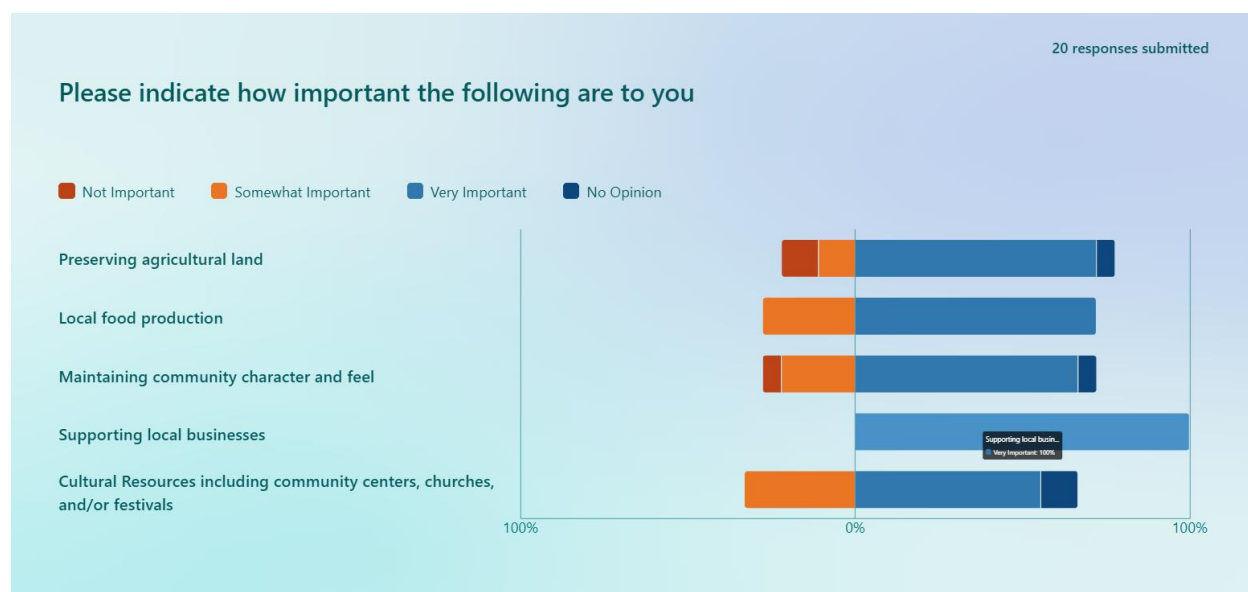
20 responses submitted

What services need the most attention to improve or maintain the quality of life in Lowndes County?



What would you like to see more of in your community?





How satisfied are you overall with community events?

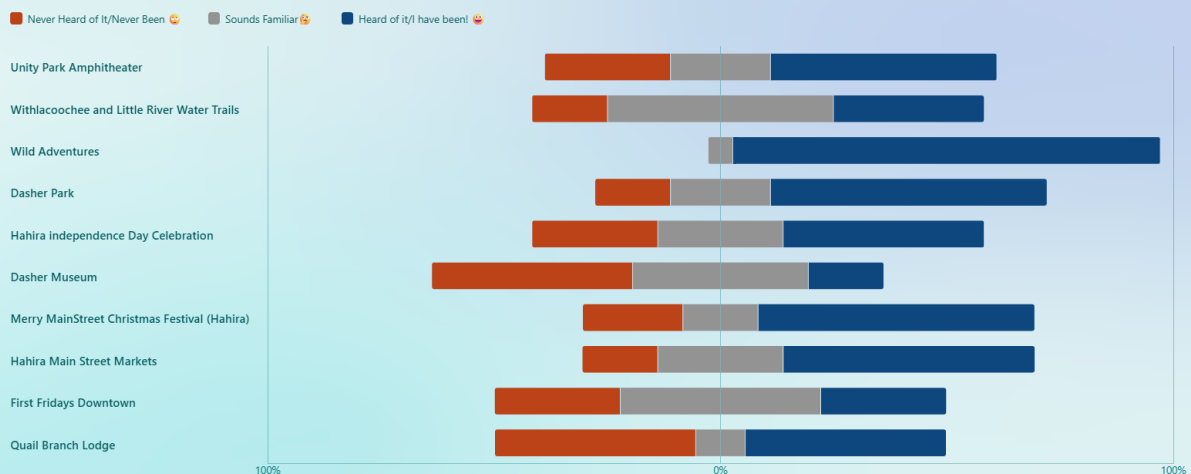
20 responses submitted

3.39



Please indicate your familiarity with the following attractions in/near your community

20 responses submitted



What other attractions exist in/near your community that were not mentioned?

20 responses submitted

County Courthouse Park Festival Day of Prayer
 National Day Lowndes County historic Lowndes
 Quiet Pines Day Farms Pines Golf
 Dasher Day
 Camp Rock Fifth Day Lake Park
 Historic Courthouse
 Park festivals Golf Course Compound Valdosta
 Christmas in the Park

What is the best thing about your community? What are you known for?

"Twin Lakes"

"Events"

"We are small and safe. We have everything that we need, some things that we want, and Valdosta proper is just a piece up the road. "

"The Lakes"

"Schools"

"The balance of green and developed spaces."

"N/A"

"We are known for the economic output that Moody brings, and I do not think that areas off/not around base do enough to fully leverage that."

"HS football"

"Events"

"VSU, Wild Adventures"

"Small town feel"

"Our people and the friendliness of Lowndes County. "

"Peaceful. And friendly."

"Our people! "

"I don't think we have a very strong identity. "

"Our people! They are amazing and always show up!"

"Dasher Park and GCS, we have a beautiful little city."

What other attractions exist in/near your community that were not mentioned?

20 responses submitted

County Courthouse Park Festival Day of Prayer
 National Day Lowndes County historic Lowndes
 Quiet Pines Day Farms Pines Golf
 Dasher Day
 Camp Rock Fifth Day Lake Park
 Historic Courthouse
 Park festivals Golf Course Compound Valdosta
 Christmas in the Park

If you are on well and septic, would you like to change to community water and sewer if available?

20 responses submitted



What are your thoughts on the relationship between your community's government and others (in the county, at state level, federal level)?

"Could improve "

"Idk"

"Again, I would like to see the Lake Park area get some support from Lowndes County. The roads, the dilapidated buildings, etc. "

"Need for transparency "

"The relationships seem to be good."

"It would serve our community better if the city and county would collaborate more."

"N/A"

"I do not know the inner workings of either, but I do know that Lowndes/Valdosta worked closely with GEMA and FEMA following disasters."

"average"

"Na"

"Isolated"

"I think they work well together "

"There does not seem like its great! It appears we are all trying to accomplish the same thing but not working together and see who can get the award first. "

"New to the area, so not sure.."

"Not good! It seems the local governments are trying to see who can be the first, win the prize and get the the podium first for the awards! "

"Seems city and county govt is very competitive rather than working together through collaboration. Everyone wants a trophy mentality. "

"Ok"

"It doesn't appear Lowndes County has any involvement with the cities. There is no growth towards Dasher and Lake Park such as industrial or Commerical. "

20 responses submitted

How important is increasing alternative modes of transportation (such as bus, biking, walking, public transit) to the future of Lowndes County and the Cities?

50%
Very Important

50%
Somewhat important

How satisfied are you with the community water system?

20 responses submitted



How could water systems be improved?

20 responses submitted

"Cleaner less hard water "

"Idk"

"The number of sewage spills is absolutely embarrassing. We need safe water in Lowndes county."

"Lower bill"

"We are on a community well, and lost water while electricity was out after the hurricanes. Our well manager did not offer a generator claiming they needed a much larger generator than should be required."

"More effective treatment of harsh water"

"I am on well water and have little to no experience with municipal water systems."

"Proactive prevention of sewage backup and overflow during storms."

"Taste bad."

"City of Valdosta improve infrastructure. "

"N/a "

Is there anything you would like to add?

20 responses submitted

"Lower water bill"

"No"

"I would love to see Lowndes take more pride in the infrastructure and property in our area. We pay extremely high property taxes to not have property owners held accountable for maintaining the values of our properties, drawing new business, etc. "

"Need more businesses. "

"Walking and biking trails that are through safer areas in town would be nice."

"N/A"

"Improve parking downtown. There are plenty of empty/aging government buildings just a few short blocks from all the businesses."

"It is not prudent to engage in major, long-term construction of multiple mainstream roads within the same area at the same time!"

"We need better hospital, SGMC is unorganized and I do not feel I got good care. Improvement is needed."

"Why is there no recycling in this city"

"Our property taxes would be a priority in my opinion. Lowndes County has increased over the past few years consistently while they know the economy and payrate has not increased!"

Public Hearing Notices

Local News

The Valdosta Daily Times
Your News, Your Voice • Your Times

Volume 120, No. 64
Established 1889

The Valdosta Daily Times (USPS 055-100) is published Tuesday, Wednesday, Friday and Sunday at 201 N. Dwyer Street, Valdosta, GA 31601. Periodical postage paid at Valdosta, GA. Postmaster: Send address changes to The Valdosta Daily Times, P.O. Box 568, Valdosta, GA 31601.

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100% A
McDonald's
1277 N. St. Augustine Rd., July 18
100% A
Planet Smoothie
2212 W. 103 St., July 18
100% A

Historic Photo of the Week



Joseph Edward Vallotton (1875-1937) and his wife, Mattie Reese (1884-1961) began operating their dairy in Valdosta in 1910 with one cow. His business expanded to approximately 300 Holstein, Guernsey, and Jersey milk cows, ranging on 400 acres along Bonita Road. His sons, Hugh and Reese, began working with their father and adopting modernization methods by the 1930s, including the construction of a new facility in the 1940s. Vallotton offered home delivery and supplied many of the schools in Valdosta. Information and photos courtesy of the Valdosta Daily Times and the Lowndes County Historical Society & Museum. The museum is open free to the public 11 a.m. to 4 p.m. Tuesday-Thursday.

'Amazing Chemistry Show' coming to Valdosta

to the, science means. The show, which is a free, open house, will be held 8 a.m. to 4 p.m. at the show's new location. The Amazing Chemistry Show is a powerful, educational, and entertaining experience designed to make science fun and meaningful for students of all ages. The show is a free, open house, which is a powerful, educational, and entertaining experience designed to make science fun and meaningful for students of all ages. The show is a free, open house, which is a powerful, educational, and entertaining experience designed to make science fun and meaningful for students of all ages.

940341
06/25/07/02/2026

Transmittal Hearing Notice for the 2026 Comprehensive Plan Update

Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta

Lowndes County Board of Commissioners
327 N. Ashley St., 2nd Floor,
Valdosta, GA 31601

A public hearing will be held at 5:30 PM on Tuesday, July 28, 2026, in the Lowndes County Board of Commissioners Chambers, located at 327 N. Ashley St., 2nd Floor, Valdosta, GA 31601. The main purposes of the public hearing will be to announce the transmittal of the 2026 Comprehensive Plan Update for Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta and to provide an opportunity to review and comment on the update.

Everyone is welcome to attend the public hearing. If you would like more information, please contact JD Dillard, Lowndes County Planner, at (229) 671-2430 or Mykaela Brown, Southern Georgia Regional Commission Planner, at (229) 333-5277 or by email at mbrown@sgrc.us

Individuals with special needs relating to disability access or foreign languages should contact the Lowndes County Clerk's Office at (229) 671-2400. Individuals with hearing disabilities are encouraged to use the Georgia Relay Service at 1-800-255-0135.

940347
07/02/09,23/2026

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Lowndes County and The Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta 2026 Joint Comprehensive Plan Update

Sign In Sheets

Southern Georgia Regional Commission
2025-26 JOINT COMPREHENSIVE PLAN FOR
LOWNDES COUNTY AND THE CITIES OF DASHER, HAHIRA, LAKE PARK, REMERTON, AND VALDOSTA
Kick Off Public Hearing
Date: August 12, 2025

NAME	ORGANIZATION	PHONE	E-MAIL
Bill Slaughter	Lowndes Co.	229-580-1435	bill.slaughter1@gmail.com
Belinda C. Loun	Lowndes Co.	229-671-2440	belinda@lowndescounty.com
Scott Orenstein	Lowndes Co.	229-300-3133	sorenstein@lowndescounty.com
Mark Wisenbaker	"	229-460-1626	mark.wisenbaker@bellsouth.net
Demarcus Marshall	"	229-630-3866	dmarshall@lowndescounty.com
Michael Smith	"	229-630-3838	Michael.Smith@lowndescounty.com
Robin Cummins	"	229-548-0085	rcummins@lowndescounty.com
Chad McLeod	"	229-671-2428	cmclead@lowndescounty.com
Steve Stalvey	"	229-671-2506	sstalvey@lowndescounty.com
Aaron Kosiyu	"	229-671-2450	akosiyu@lowndescounty.com
Ferlisha Rountree	"	229-740-0540	ferountree@lowndescounty.com
Mindy Bates	"	229-671-3070	mbates@lowndescounty.com
Tonya Davis	"	229-245-5246	tdavis@lowndescounty.com
Billy Young	"	229-375-6341	billy.young@lowndescounty.com
Kevin L. Beach	Lowndes County	229-671-2411	kbeach@lowndescounty.com
Amey Martin	City of Valdosta	229-300-4122	amartin@valdostacity.com

Southern Georgia Regional Commission
2025 JOINT COMPREHENSIVE PLAN FOR
LOWNDES COUNTY AND THE CITIES OF DASHER, HAHIRA, LAKE PARK, REMERTON, AND VALDOSTA
Workshop 1
Date: October 20, 2025

NAME	ORGANIZATION	PHONE	E-MAIL
Alexandra Arzayus	SGRC	229-333-5277	aarzayus@sgrc.us
Bill Slaughter	LOWNDES CO.	229-540-1455	
Scott Sorenstein	Lowndes County	229-300-3133	Sorenstein@lowndescounty.com
Michael Smith	Lowndes County	229-630-3838	mike.smith@lowndescounty.com
✓ Clinton Beeland	OK DVL	229-251-3324	cbeeland@clbindustries.com
Frank Richards	Second Harvest SGA	229-563-3965	frichards@feedingssa.org
PATRICK PEARSON	CITY OF VALDOSTA	229-561-4993	PPEARSON@VALDOSTACITY.COM
Christie Moore	Valdosta Chamber	706-265-0075	cmoore@valdostachamber.com
Nelli Ogletree	VLCDA	229-415-6772	nogletree@buildlanned.com
✓ Rick Jones	LCBDC	229-792-4142	rljones@lowndescounty.com
✓ George Foreman	GIPC	229-548-9082	gforeman@gmail.com
✓ JAMES MILLER	VLCDA	229-593-5175	LIVE.REGISTER@GMAIL.COM
John S. Quarles	WNAAS	229-242-0102	WnaasWashed@gmail.com
Samantha Mathews	Turner Center for Arts	229-247-2787/229-563-7713	Smathews@turnercenter.org
Amy Martin	City of Valdosta	229-300-4000	amartin@valdostacity.com
Matt Martin	" "	229-259-3579	mattmartin@ " " "

SIGN IN SHEET

Comprehensive Plan Workshop #2

COUNTY/CITIES: Lowndes County & Cities

DATE: 11/17/2025

TIME: 6 PM

NAME	ORGANIZATION	TITLE	EMAIL
MOLLY STEVENSON	LCBOC	PLANNING ANALYST	mstevenson@lowndescounty.com
JD Dillard	LCBOC	Planny	
Ron Bytkus	GLPC	Planning Comm.	
Steve Miller	GLPC	chair	steve@solidbystemiller.com
	GLPC	Lowndes	
Tommy Willis	GLPC	Lowndes	wtwillis2020@yahoo.com
George Foreman	GLPC	(Valdosta) Planning comm	g4foremans@gmail.com



SOUTHERN GEORGIA
REGIONAL COMMISSION

REGIONAL SERVICES • COMMUNITY FOCUSED

SIGN IN SHEET

Comprehensive Plan Workshop #2

COUNTY/CITIES: Lowndes County & Cities

DATE: 11/17/2025

TIME: 6 PM

NAME	ORGANIZATION	TITLE	EMAIL
Jeri Allery	City of Dasher	Council post 2	
Kenny Hiltz	City of Dasher	Council post 3	
Mary Beth Brownlee	Valdosta - Lowndes	Director	mbbrownlee@valdostachamber.com
Opita Amato	City of Dasher	Post 4	
Clinton Beckwith	on	Chair	
John S. Quam	WNAHS	Shwannee Bluehead	WNAHS watershed@gmail.com
Semantha Matthews	Turner Center for the Arts	E.D.	smathews@turnercenter.org
Christie Moore	Valdosta - Lowndes Chamber of Commerce	Pres. / CEO	cmoores@valdostachamber.com



SOUTHERN GEORGIA
REGIONAL COMMISSION

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TIME: 6 PM



NAME	ORGANIZATION	TITLE	EMAIL
Britney Copeland	Dasher	Clerk	cityofdasher@gmail.com
Bill Hatfield	DASHER	MAYOR	ZBILL.HATFIELD@GMAIL.COM
John Waters	Valdosta Lande Dev. Auth.	Project Manager	Jwaters@buildlowndes.com
Frank Richards	Secord Harvest	CEO	frichards@feedingsga.org
Alaine Cox	citizen		alaine@valdostamail.com
Garry Dodard	Moody AFB	CIO	garry.dodard@af.mil
Karen Yawn	The Haven	Deaf Program Lead	kyawn@valdostahaven.org
Jeff Williams	Dasher	Council	jtwilliams@jtwilliams.org



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NAME	ORGANIZATION	TITLE	EMAIL
<i>Tag Jones</i>	<i>LCBoc</i>	<i>County member</i>	
<i>Marcus McLeod</i>	<i>SGRC</i>		<i>mmcLeod@sgrc.us</i>
<i>DeAnna Clements</i>	<i>WC-TC</i>	<i>President</i>	<i>deanna.clements@wc-tc.com</i>
<i>Lisa Johnson</i>	<i>Lake Park</i>	<i>City Clerk</i>	<i>ljohnson@citylakaparkga.com</i>
<i>Matt Martin</i>	<i>COV</i>	<i>Planning Director</i>	
<i>Amy Martin</i>	<i>COV</i>	<i>Planning</i>	
<i>Alexandra Arzayus</i>	<i>SGRC</i>	<i>Planner</i>	

2026 Comprehensive Plan Public Hearing

Lowndes County City of Valdosta City of Dasher City of Hahira City of Lake Park City of Remerton

Meeting Sign-In Sheet	
March 2, 2026	5:30 p.m.
327 N Ashley St	
Name	Organization
Kristen Varney	Moody AFB Comm. Planner
Amy Martin	City of Valdosta
Techini Amior	Lowndes County
William S. Brager	Lowndes County
Bill Kent	INNOVATE ENGINEERING
Cara Lea West	Knightcat Properties, LLC
John Waters	Valdosta-Lowndes Co. Development Authority
Mikaela Brown	SGRC
James Horton	SGRC
Will Fielding	Dore Miller
Jack Langdale	Dore Miller
Niki Ogletree	VLDA
Amy Cragg	Resident
A.C. Cray	CITY of VALDOSTA
Jan Slaughter	CITIZEN
Jan Slaughter	GLPC
Scott Orenstein	Lowndes County

2026 Comprehensive Plan Public Hearing

Lowndes County City of Valdosta City of Dasher City of Hahira City of Lake Park City of Remerton

Meeting Sign-In Sheet

March 2, 2026

5:30 p.m.

327 N Ashley St

Name	Organization
Elisa Ray	Resident
Michael Smith	Lowndes County
Kimberly Hobbs	SGRC
Gretchen Quastman	Hahira
Grant Herring	Resident
Remer Croft	Resident
Garry Dodard	Moody AFB
James Warren	SWIA
STEVE MILLER	GLPC
Bill Slaughter	Lowndes Co.
Ben O'Don	COV
Meia Little	Resident
Zacchoeus Kier	Resident
Christi Moore	Comptroller

2026 Comprehensive Plan Public Hearing

Lowndes County City of Valdosta City of Dasher City of Hahira City of Lake Park City of Remerton

Meeting Sign-In Sheet

March 2, 2026

5:30 p.m.

327 N Ashley St

Name	Organization
James Ray	Resident
DeDee Marshall	Resident
Patricia Jones	UCBC
Joan McLean	McLean's
Jode Hewitt	Yellow Pillar Designs
Janet Schiavo	Resident
Samantha Matthews	Turner Center for the Arts
Diane Ramey	Moody AFB

2026 Comprehensive Plan Public Hearing

Lowndes County City of Valdosta City of Dasher City of Hahira City of Lake Park City of Remerton

Meeting Sign-In Sheet

March 2, 2026

5:30 p.m.

327 N Ashley St

[illegible]

Transmittal Public Hearing

Transmittal Letters
Lowndes County



CITY OF DASHER, GEORGIA

3686 U.S. Hwy. 41 South
Dasher, Georgia 31601

July 6, 2026

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Dasher has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Britney Copeland, City Clerk, at (229) 559-3146 or cityofdasher@gmail.com.

Sincerely,

Bill Hatfield, Mayor
City of Dasher

City Of Hahira

102 South Church Street
Hahira, Georgia 31632



Phone: (229) 794- 2330
Fax : (229) 794- 9310
Email: info@hahiraga.gov

Mayor: Terry Davis
Council Members: Mayor Pro Tem Klay Luke, Louise White, David Lindsey, Cindy Becton
City Manager: Jonathan Sumner

July 2, 2026

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Hahira has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Jonathan Sumner, City Manager, at (229) 794-2330 or jsumner@hahairaga.gov.

Sincerely,

A handwritten signature in cursive script that reads "Terry Davis".

Terry Davis, Mayor
City of Hahira



City Of Lake Park

120 N Essa Street
Lake Park, GA. 31636
229-559-7470

July 7, 2026

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Lake Park has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Lisa Johnson, City Clerk, at (229) 559-7470 or ljohnson@cityoflakeparkga.com.

Sincerely,

Jena Sandlin, Mayor
City of Lake Park

Jena Sandlin
Mayor

Busby Courson
Mayor Pro-Tem

Zach Fletcher
Council Member

Arthur Keckley
Council Member

Blake McMillan
Council Member

City of Remerton

1757 Poplar Street
Remerton, Ga 31601

Phone (229) 247-2320 • Fax (229) 244-8624

Founded
1899

Incorporated
1951

July 13, 2026

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Remerton has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

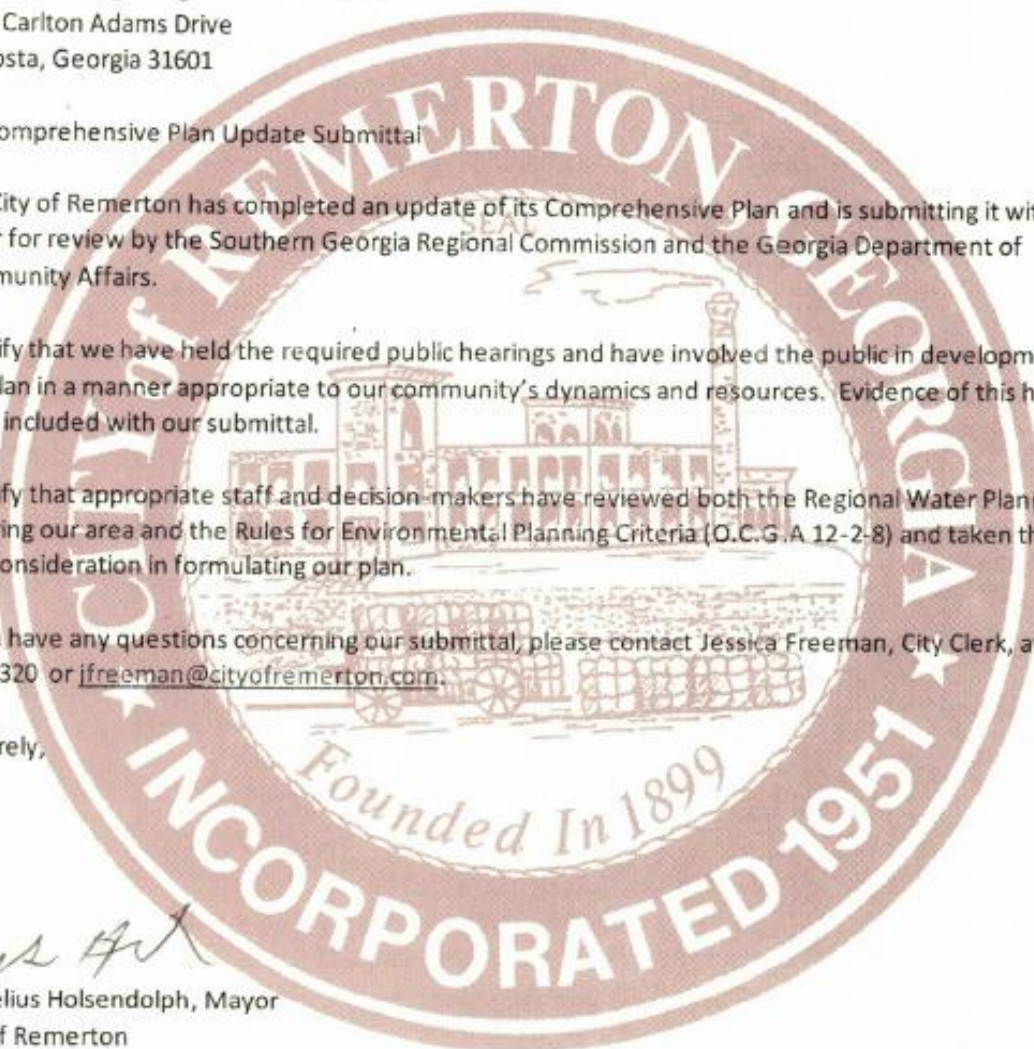
I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Jessica Freeman, City Clerk, at (229) 247-2320 or jfreeman@cityofremerton.com.

Sincerely,



Cornelius Holsendolph, Mayor
City of Remerton



Valdosta

Adoption Resolutions

Lowndes County

Dasher

Hahira

Lake Park

Remerton

Valdosta

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Resurfacing Batch 1 P.I. # 0020532 — Local Project Delivery
Application Transportation Investment Act (TIA)

DATE OF MEETING: July 28, 2026

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- ☐ Annual
- ☐ Capital
- ☒ N/A
- ☐ SPLOST
- ☐ TSPLOST

COUNTY ACTION REQUESTED ON: TIA Local Delivery Application — Resurfacing Batch 1

HISTORY, FACTS AND ISSUES: Resurfacing Batch 1 is on the TIA II approved list. The Local Delivery Application starts the process by allowing Lowndes County to manage the project at the local government level. If approved, the Georgia Department of Transportation (GDOT) will send an approval letter and agreement to be approved by the Lowndes County Board of Commissioners. The project will include resurfacing 36 county roads which are in your packet, with a budget of \$13,134,000.00. Staff will let the project in three (3) phases between 2026 and 2029.

OPTIONS: 1. Approve the application and authorize the Chairman to sign the application.
2. Redirect.

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



Transportation Investment Act (TIA) Local Project Delivery Application

Section I – Local Government Applicant Information		
Applicant		Main Contact
Contact Title	Phone Number	
Local Government Email address		
Contact Address		
Address Line 2		
City	State	Zip Code

Section II – Project Information			
County	City	Congressional District	GDOT District
Regional Commission		MPO Region (if applicable)	
Regional Commission ID Number/ PI Number/ and Project Name			
☐ Local Government is LAP Certified			

Please check all phases of delivery in which the Local Government desires to have responsibility (PE, ROW, UTL, CST)

Preliminary Engineering (PE)

Right of Way (ROW)

Utilities (UTL)

Construction (CST)

Section III–Method of Delivery

The Local Government’s plan for delivering the selected phase(s) of the Project. Include in this plan the types of resources needed, both inhouse and consultants, and your procedures for managing project quality, scope, schedule, and budget:

--

Please list the Local Government’s previous experience with Project Delivery. List two projects of similar scope and cost.

Project Name:

--

Project Description:

--

Construction Let Date:

--

Construction Completion Date:

--

Initial Cost Estimate:

--

Final Completed Cost:

--

Project Name:

Project Description:

Construction Let Date:

Construction Completion Date:

Initial Cost Estimate:

Final Completed Cost:

Is the Project on the State Route System or does it tie to a State Route?

Procedures in place or that will be in place for regular reporting to GDOT of Project scope, schedule, and budgets.

The Local Government's procedures in place for contract payment validation.

The Local Government's conflict of interest policy.

Complete the information below and submit to:

Kenneth Franks, State TIA Administrator
Georgia Department of Transportation
600 West Peachtree Street, NW
Atlanta, Georgia 30308

I hereby certify that I am a principle and duly authorized representative of

_____, Georgia, whose address is _____,
_____, GA _____.

LOCAL GOVERNMENT:

_____ (Signature)

_____ (Title)

_____ (Date)

LOWNDES COUNTY RESURFACING PROJECTS

NAME OF ROAD	DOT	TERMINALS		WIDTH	LENGTH
		BEGIN	END		
Band 1 2026-2029					
Arrowhead Drive	1106	283	1057	23.00	0.15
Oak Hill Drive	50	SR 376	SR 376	19.00	0.62
Worthington Street	335	335	379	21.00	0.05
Worthington Triangle		335	335	12.00	0.18
Antilla Street	347	343	346	21.00	0.10
Casa Loma Street	346	343	323	16.00	0.23
San Sebastian Street	373	343	Dead End	20.00	0.06
Valencia Street	329	343	323	12.00	0.46
Clydetta Drive	345	323	343	21.00	0.39
Danieli Drive South	327	SR 7	323	21.00	0.08
Granada Street	326	345	329	18.00	0.26
San Carlos Drive	578	343	Dead End	19.00	0.07
Pinta Street	372	343	329	19.00	0.08
Nina Street	371	343	329	14.00	0.08
Santa Maria Street	345	343	329	12.00	0.09
Milano Street	369	343	329	13.00	0.08
Winona Circle	330	379	577	14.00	0.09
Jacqueline Avenue	355	317	SR 7	21.00	0.16
Jeannie Street	317	SR 7	318	21.00	0.29
Jennifer Street	354	317	SR 7	19.00	0.22
Judie Ann Road	353	SR 7	318	25.00	0.38
Lineberger Drive	292	SR 31	292	15.00	0.13
Grove Street	293	292	292	15.00	0.12
Highland Drive	292	292	SR 31	20.00	0.16
Natcon Drive	292	SR 31	292	18.00	0.10
Hershel Drive	704	703	703	21.00	0.25
Manor Court	1260	201	SR 125	16.00	0.11
Roberts Road	203	204	Dead End	21.00	0.45
Eulie Woods Road	261	46	Dead End	21.00	0.63
Union Road	1448	SR 122	Cook Co.	25.00	2.02
Howell Road	779	SR 94	Echols Co.	22.50	10.35
Old Quitman Highway	136	SR 38	Brooks Co.	20.00	3.86
Rocky Ford Road	778	SR 38	780	21.50	9.37
Ousley Road	46	SR 38	785	21.50	10.86
Studstill Road	146	SR 125	18	21.00	3.56
Knights Academy Road	18	SR 31	SR 125	21.00	6.41
					52.50

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Hickory Grove Road Widening P.I. 0020527 and Skipper
Bridge Road Widening P.I. 0020528 - Transportation Investment Act
(TIA)

DATE OF MEETING: July 28, 2026

Work
Session/Regular
Session

BUDGET IMPACT: \$5,039,798.50

FUNDING SOURCE:

- ☐ Annual
- ☐ Capital
- ☐ N/A
- ☐ SPLOST
- ☒ TSPLOST

COUNTY ACTION REQUESTED ON: Hickory Grove Road Widening P.I. 0020527 and Skipper
Bridge Road Widening P.I. 0020528 Bids

HISTORY, FACTS AND ISSUES: Hickory Grove Road widening and Skipper Bridge Road widening are TIA 2 approved projects. The project mainly consists of adding 2' of pavement widening to each side of the existing road width, overlaying with OGI, resurfacing the entire new width with 12.5 MM super paving, rebuilding the shoulders, and temporary & permanent striping. Hickory Grove Road begins at State Route 7 (US 41) and ends at the Echols County line, which is 7.8 miles. Skipper Bridge Road begins at the end of the curb and gutter section north of the bridge at the Valdosta City Limits line and ends at the Cook County line, which is 8.8 miles. The contract time is 180 calendar days. Bids were opened on June 25, 2026, and two (2) bids were received. If approved, the contractor anticipates starting the project in mid to late August.

- The Scruggs Company = \$5,039,798.50
- Reames and Son Construction = \$5,248,172.38

OPTIONS: 1. Approve The Scruggs Company as the low bidder and authorize the Chairman to sign the contract.
2. Redirect.

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

TIA-13: Hickory Grove Road & Skipper Bridge Road Widening and Shoulder Paving

Bid Opening

June 25, 2026

Tabulations

Bidder	Bid Bond	Bid Amount
Reames and Son Construction	✓	\$ 5,248,172.38
The Scruggs Company	✓	\$ 5,039,798.50