

## 4 IMPLEMENTATION PROGRAM

The following Implementation Program represents the overall strategy through which the Greater Lowndes community will achieve its vision and address each of its issues and opportunities.

### 1.1 Goals and Policies

The following Goals and Policies were developed to address the previously mentioned Issues and Opportunities and should be used by community leaders in everyday and long term decision making. Adherence to these Goals and Policies will help ensure our limited community natural and cultural resources are used most efficiently while providing a high quality of life to our growing population. ~~Implementation of these objectives will help provide a high quality of life to our growing population while utilizing our natural and cultural resources in a wise and conscious manner.~~

The development of the Greater Lowndes 2030 Goals and Policies took into account the State Planning Goals and Recommended Policies, input from the Greater Lowndes Growth Advisory Committee community, community feedback, previous Goals and Policies, and the community Issues and Opportunities. Overall, the Goals and Policies were developed to ensure our community vision becomes a reality.

**GOAL 1: POPULATION** – To ensure overall community growth and development benefits all segments of the increasingly diverse population.

- **POLICY 1.1** – Greater Lowndes shall be marketed as a viable location for retirees due to its prime location, community and cultural resources, and climate.
- **POLICY 1.2** – The integration of minority populations shall be encouraged through language programs, cultural awareness programs, and community events.
- **POLICY 1.3** - Efforts shall be made to attract and retain young professionals to the Greater Lowndes community to assist in achieving community goals such as providing an adequate workforce and maintaining high wage jobs.

**GOAL 2: ECONOMIC DEVELOPMENT** – To support a growing and balanced economy that bolsters the community's position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy.

- **POLICY 2.1** – The need for additional high-wage jobs shall be addressed through greater collaboration of community resources.
- **POLICY 2.2** - The issue of declining workforce adequacy shall be addressed through greater collaboration among businesses, educational institutions, and local government regarding to improve the knowledge, skills, and abilities possessed by the existing workforce, and those that will be required by future employers.
- **POLICY 2.3** – The continued growth of primary regional economic engines such as Valdosta State University (VSU), South Georgia Medical Center (SGMC), Moody Air Force Base (MAFB), Valdosta Technical College (Val Tech), and Georgia Military College (GMC) shall be actively supported.

- **POLICY 2.4** – The community will target reinvestment in declining neighborhoods to further encourage private sector redevelopment and accommodate future growth.
- **POLICY 2.5** – The community will encourage the development of downtowns as vibrant centers for culture, government, dining, residential, and retail diversity.

**GOAL 3: HOUSING** – To ensure access to adequate and affordable housing options for all residents in all income levels.

- **POLICY 3.1** – The growing need for workforce and affordable housing shall be addressed through public-private partnerships.
- **POLICY 3.2** – The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.
- **POLICY 3.3** – A mixture of housing types in varying income levels shall be encouraged and actively promoted.
- **POLICY 3.4** – New housing developments should be universally designed to provide access to all persons.

**GOAL 4: NATURAL AND CULTURAL RESOURCES** – To provide for the continued protection of our natural and cultural resources for current and future generations.

- **POLICY 4.1** – Areas where natural processes would be endangered by development (i.e. floodplains, wetlands, groundwater recharge areas, etc.) shall be conserved.
- **POLICY 4.2** – Active preservation and utilization of natural greenspaces and parkland shall be encouraged and actively supported.
- **POLICY 4.3** – Enhanced solid waste reduction and recycling initiatives shall be supported.
- **POLICY 4.4** – The continued protection, preservation and utilization of historic resources shall be encouraged and actively supported.
- **POLICY 4.5** – The Community shall develop, maintain and improve ~~the~~ the availability of adequate cultural facilities such as community arenas, performing arts venues, museums, monuments, visual arts galleries and conference/meeting centers space shall be pursued through public-private partnerships.
- **POLICY 4.6** – In response to environmental concerns and rising energy costs, green building principles shall be researched and encouraged in order to conserve natural resources, improve indoor air quality and reduce energy cost.

**GOAL 5: COMMUNITY WELLNESS** –To utilize our community resources to promote healthy and active lifestyles for all population segments.

- **POLICY 5.1** – ~~Promote and encouraged~~ Retrofitting of existing developments and establishment of new ~~D~~ developments that allow for ~~assent to~~ allows for active lifestyles for residents of all age groups shall be promote and encouraged.
- **POLICY 5.2** –Community involvement and programming opportunities for youth shall be maintained and enhanced through public-private partnerships.
- **POLICY 5.3** – Existing non-profit, ~~community~~ resources shall be utilized where possible to address community **wellness** issues and opportunities.

**GOAL 6: COMMUNITY FACILITIES** – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

- **POLICY 6.1** – **Wise p**–Policy decisions shall maximize the efficient use of existing infrastructure as well as future investments in capital improvements, long term operation, and maintenance.
- **POLICY 6.2** –Public facilities and services shall be coordinated with land use planning to promote more compact urban development, preservation of natural resources, and development of activity centers.
- **POLICY 6.3** – The effects of new development **shall should** be anticipated so as to maintain or improve appropriate levels of service.

**GOAL 7: LAND USE** – To ensure the community’s anticipated growth occurs in a well-integrated **and** organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

- **POLICY 7.1** – The Urban Service Area, based on existing and planned infrastructure improvements, shall serve as a guide for future development.
- **POLICY 7.2** – The Rural Service Area shall be protected from incompatible, dense development.
- **POLICY 7.3** –Mixed use developments in appropriate areas shall be encouraged to promote the connection of employment and residential activity centers.
- **POLICY 7.4** – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.
- **POLICY 7.5** – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

- **POLICY 7.6** – A recognizable transition from the urban to the rural areas of the community shall be developed.
- **POLICY 7.7** – Commercial development of varying sizes shall be encouraged at the intersections of major roadways.
- **POLICY 7.8** - Innovative planning concepts shall be employed to achieve desirable and well-designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance our community’s overall quality of life.
- **POLICY 7.9** –Major institutions such as ~~Moody Air Force Base MAFB~~, VSU, SGMC, GMC, and Valdosta Tech shall continue to be protected from incompatible land uses through appropriate and consistent land development decisions.

**GOAL 8: INTERGOVERNMENTAL COORDINATION** – To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities and state and regional planning agencies.

- **POLICY 8.1** –Cross jurisdictional coordination and collaboration shall be actively pursued to promote positive impacts of growth and development across jurisdictional boundaries, which is vital to a successful economy and a high quality of life.
- **POLICY 8.2** – The Greater Lowndes Planning Commission shall serve as a leader in promoting quality growth and development through appropriate planning and land use decisions.
- **POLICY 8.3** – ~~The value of j~~ Joint comprehensive planning efforts and resulting documentation shall be ~~appreciated~~ **employed** as a vital tool for addressing community issues and opportunities.
- **POLICY 8.4** – Public entities within each community shall utilize shared services and information to ensure consistent planning efforts.

**GOAL 9: TRANSPORTATION** – To encourage coordination of land use planning and transportation planning to support sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing.

- **POLICY 9.1** – A well-maintained system of rails lines shall facilitate safe and efficient movement of goods to serve the economic needs of the community and region.
- **POLICY 9.2** – ~~Encourage Ddevelopment of E~~ efficient air ~~and rail~~ service ~~shall to~~ promote economic development by connecting the community with major regional centers **shall be encouraged.**
- **POLICY 9.3** – Walking, biking, and accessible public transit shall be considered viable and sustainable forms of transportation supported through appropriate land use and infrastructure decisions.

- **POLICY 9.4** –It is recognized that design and construction of residential and non-residential streets contributes to the overall character and development pattern of the community and thus shall be considered one of the community’s most important components.
- **POLICY 9.5** – The traffic carrying capacity of existing and planned roadways shall be preserved through coordinated land use and transportation planning decisions.

**GOAL 10: TECHNOLOGY** – To promote the use of existing and future technology infrastructure for community-wide economic development, education, and marketing.

- **POLICY 10.1**– Community-wide technology infrastructure shall be considered a basic community facility and as such will be adequately planned for.
- **POLICY 10.2** – ~~Efforts will be made to ensure all citizens have a~~ Access to basic technology infrastructure shall be made available to all citizens.

#### **2.2.4 Existing Land Use**

Prior to development of the Future Development Map, a comprehensive land use inventory was completed. Through this inventory clear trends in the development of residential, commercial, and other various land use categories could be observed. Understanding the influence of the market on future growth and development, these existing land use trends were also taken into consideration. The complete Existing Land Use map can be found in the *Community Assessment* portion of the *Comprehensive Plan*.

#### **2.2.5 Existing Zoning**

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

### ***2.3 Future Development Maps***

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

#### **2.3.1 Urban Service Area (USA)**

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

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

The USA boundaries delineated in following Future Development Maps should not be considered a projection to the year 2030. Currently, the USA boundaries are based on a 1-mile buffer from existing (2006) water and sewer infrastructure and/or plans for immediate extensions. It is the intent of this Comprehensive Plan to ensure that the USA boundaries do not conflict with the Service Areas agreed to by the Greater Lowndes governing bodies, within the Service Delivery Strategy. With that in mind, the USA should be updated on a regular basis to reflect the growth of each community’s utility systems in addition to any time the Service Areas for each local government are amended.