

# GREATER LOWNDES 2030 COMPREHENSIVE PLAN Update 2009

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



# GREATER LOWNDES 2030 COMPREHENSIVE PLAN

## 2009 UPDATE

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**GREATER LOWNDES 2030 COMPREHENSIVE PLAN**

**2009 UPDATE**

**Section A:**

**ISSUES  
AND  
OPPORTUNITIES**

## 3 COMMUNITY ISSUES AND OPPORTUNITIES

In addition to focusing on land use and development, **the** *Greater Lowndes 2030 Comprehensive Plan* takes a holistic approach at planning our community's future. One of the greatest milestones occurring during the Greater Lowndes 2030 planning process was the development of the following list of Issues and Opportunities. This list is the product of true collaboration as citizens and community leaders alike were involved in its development. Through a series of public meetings, each of the issues and opportunities were thoroughly discussed and ultimately agreed upon. While the original list developed during the Community Assessment process was much longer, this final list represents a concise depiction of our community's strengths and weaknesses. As with other parts of the Comprehensive Plan, this list ~~should be~~ **has been** amended and fine tuned ~~on a regular basis~~ **by the** **Greater Lowndes Growth Advisory Committee and staff** to ensure it remains a viable representation of the issues and opportunities facing the Greater Lowndes community. Each of the issues and opportunities mentioned here are addressed either within the Goals, Policies, and Objectives or within the Short Term Work Program.

### ***3.1 Population***

**3.1.1 Increasing Number of Senior Citizens** – Due to many positive attributes such as location and climate, Greater Lowndes is becoming increasingly attractive to active, amenity-seeking retirees. Development of Active Adult Retirement Communities, continued efforts of the Triple Crown Hometown, and a greater focus on accessibility will encourage continuation of this trend.

**3.1.2 Increasing Percentage of Minority Population** – There continues to be a steady rise in the percentage of minority populations, particularly Hispanic and Asian segments. Existing programs at the South Georgia Regional Library, Valdosta State University, and Valdosta Technical College should help address the resulting language barriers.

**3.1.3 Rising Number of Technical College and University Graduates**—Due to Valdosta State University and Valdosta Technical College, the community has a growing number of college and university graduates. Efforts should be made to retain those graduates in the Greater Lowndes community by ensuring available job and housing opportunities as well as a high quality of life attractive to young professionals.

### ***3.2 Economic Development***

**3.2.1 Need for Additional High-wage Jobs** –A large portion of Greater Lowndes employment opportunities are low-wage retail and service oriented jobs due to the community's large retail and tourism sectors. While this results in a low unemployment rate, many people are underemployed and may be forced to seek secondary employment. Additionally, a number of high school graduates and young professionals are choosing to leave the area in search of greater career opportunities. Continued collaboration, incentive programs, and marketing of potential business clusters could encourage higher-paying employers to locate in our community.

**3.2.2 Declining Workforce Adequacy** – As young professionals leave the area in search of greater employment opportunities, our community suffers from the resulting "brain drain". Additionally, we must

address the remaining workforce and the existing disconnect between the knowledge, skills, and abilities they possess and that which future employers are expecting. This issue and the need for higher-wage jobs must be addressed simultaneously to strengthen our community's economic development opportunities. Implementation techniques should include continued collaboration between potential employers and educational institutions.

**3.2.3 Support of Regional Economic Engines** – South Georgia Medical Center, Valdosta State University, Valdosta Technical College and Moody Air Force all contribute to the economic development of the Greater Lowndes community. Continued collaboration to allow for the growth of these institutions with respect to the surrounding environment is vital. This support will only strengthen Greater Lowndes' position in the developing research triangle within south, central Georgia.

### ***3.3 Housing***

**3.3.1 Lack of Workforce and Affordable Housing** – Throughout each of the communities, the increasing cost of land has resulted in an observable lack of housing for both low and moderate income individuals and families. The feasibility of incentive programs should be investigated to encourage developers to provide housing for a mixture of income levels. Additionally, development regulations should be reviewed for impediments to workforce and affordable housing.

**3.3.2 Abundance of Rental Properties** – In some areas of the community there is an abundance of rental properties resulting in concentrations of absentee landlords and degradation of established residential neighborhoods. This issue could be partially addressed through increased homeownership.

**3.3.3 Lack of Housing Mixture** – Throughout the community, there is a lack of housing types for the various segments of our population. Greater density and implementation of innovative techniques could encourage a greater amount of home ownership. Again incentive programs should be considered and existing development regulations should be reviewed for flexibility.

### ***3.4 Natural and Cultural Resources***

**3.4.1 Greenspace Preservation** – Current growth trends will eventually lead to degradation of natural greenspaces. Reestablishment of a greenspace program to establish a connected network of greenspaces and parkland, through programs such as Rails to Trails, would help preserve natural areas for future generations. Implementation techniques should include promotion of conservation easement opportunities and greater collaboration with the Tax Assessors office to provide incentives for land owners to participate in greenspace protection.

**3.4.2 Increased Protection of Countywide Historic Resources** – Although many have been removed, there are still a substantial amount of historic resources within Greater Lowndes. Those located outside of a designated historic district have virtually no protection from degradation or demolition. Greater protection efforts should occur to build on these valuable resources and incorporate them into the

community's tourism efforts. Implementation techniques should include nominations to the federal register where appropriate.

### ***3.5 Community Wellness***

**3.5.1 Increased Efforts for Overall Community Wellness** – The community has the opportunity to strengthen and improve its overall environmental and physical wellness. Increased pedestrian/bicycle facilities and proximity to recreational facilities will help encourage healthier, active lifestyles. Greater promotion of environmental clean-up, through programs such as Keep Lowndes Valdosta Beautiful, Adopt-a-Highway, and the school systems, will address litter and pollution challenges. Collaboration between educational systems, non-profits, and local governments will ensure a comprehensive approach to improving community wellness, while reducing such items as health care costs, infant mortality rates, obesity rates, and childhood diabetes rates.

**3.5.2 Programs and Opportunities for Youth** – To ensure Greater Lowndes remains a “family oriented” community, opportunities for youth engagement should be enhanced through both school and recreational programs. Developments should include pedestrian/bicycle facilities and occur in such a fashion that allows youth access without strict automobile dependence. Future growth should encourage development of public and private recreational and entertainment facilities in close proximity to neighborhood centers.

**3.5.3 Greater Utilization of Non-Profit Resources** – The Greater Lowndes community has a rich diversity of non-profit resources, which could be utilized to address a number of the community's challenges. Greater organization of these resources and professionalization of the individual agencies would increase their overall efficiency and strengthen their impact on the community.

### ***3.6 Community Facilities***

**3.6.1 Lack of Sewer Availability (Cities of Lake Park and Dasher)** – In the future, the lack of sewer availability will directly impact the economic development opportunities of the Cities of Lake Park and Dasher. Additionally, both communities are located in a groundwater recharge area where extensive use of septic systems should be discouraged. *The cities of Lake Park and Dasher along with the Lowndes County Board of Commissioners will* **should** investigate all possibilities for future service.

**3.6.2 Lack of Sewer Capacity (City of Hahira)** – The *continued maintenance and expansion* of sewer capacity in the City of Hahira has a direct impact on its economic development and residential growth opportunities. The community should **continue to** examine long-term solutions to the system's limited capacity, in addition to short-term resolutions.

**3.6.3 Available Water and Sewer Capacity** – Both Lowndes County and the City of Valdosta **should continue to provide** available water and sewer capacity in their existing utility systems to support

additional development. The extension of this capacity should occur in such a fashion as to promote the development of appropriate land uses.

### ***3.7 Land Use***

**3.7.1 Designated Urban Service/Rural Service Areas** – Depiction of these areas provides guidance for development decisions to ensure greater protection of our rural character and more efficient expansion of services. Development of an Urban Fringe Area will provide a transition area allowing for clearer communication of preferred land development patterns.

**3.7.2 Low Mixture of Uses** – The continued separation of housing centers and activity centers will only cause increased commuting times, traffic congestion, and service delivery costs. Specifically, commercial activity centers and schools should be located within a close proximity to existing or planned residential areas to allow for greater utilization of alternative modes of transportation. Mixed use developments should be encouraged in appropriate areas.

**3.7.3 Development of Design Standards** – To ensure compatible, aesthetically pleasing development that is in line with our community’s character, each community should establish design standards. These standards would ensure future development supports the community’s overall vision.

**3.7.4 Opportunities for Infill, Greyfield, and Brownfield Development** – Throughout the community, especially the City of Valdosta, there are previously developed or vacant properties served by existing infrastructure that should be redeveloped. Increased public-private partnerships would aid in returning these properties to income producing developments. A comprehensive inventory of such projects should be developed.

**3.7.5 Continued Protection of Moody Air Force Base** – As a major economic and social engine, Moody Air Force Base will be protected from incompatible encroachment through utilizing Moody Zoning districts. Implementation of the recently completed Joint Land Use Study (JLUS) will ensure continued protection of Moody AFB from incompatible encroachment.

### ***3.8 Intergovernmental Coordination***

**3.8.1 Continuation of Greater Lowndes Growth Advisory Committee** – Established as an advisory committee for the Comprehensive Plan update, continuation of this committee will ensure successful communication by all major institutions and stakeholders as Greater Lowndes continues to grow. This communication is vital to ensure one institution’s growth and development does not negatively impact another’s or the surrounding community. Membership on the committee should include various institutional positions and coordination should occur through a third party such as the Southern Georgia Regional Commission/Greater Lowndes Planning Commission.

**3.8.2 Duplication of School Services/Facilities** – Currently, the two existing school systems do not accurately reflect the demographics of the Greater Lowndes population. Perceived differences in the quality of education have direct impacts on the community’s economic development, residential growth

patterns, and overall quality of life. A comprehensive study should *continue to* thoroughly evaluate the impacts of school consolidation *for a final review to allow for a possible referendum.*

### ***3.9 Transportation***

**3.9.1 Need for Expanded Air Service** – Following the completion of an Air Service Study, the community should investigate possible implementation and funding strategies for expanded air service; thus increasing the community’s economic development potential.

**3.9.2 *Implementation of Public Transit System*** - *Implement an accessible, coordinated urban public transit system.* The community should continue to pursue the implementation of an accessible, coordinated urban public transit system. Such a system would benefit not only the low income population but also the rising senior population while providing a viable alternative to vehicle travel.

**3.9.3 Expansion of Alternative Modes of Transportation** – Primarily, traffic planning has focused solely on the automobile resulting in a lack of accessible public transit or adequate bicycle/pedestrian facilities. The community should actively *Implement the Bicycle/Pedestrian Master Plan* in addition to the existing Regional Bicycle/Pedestrian Master Plan, which includes the retrofitting of existing pedestrian facilities and construction of new facilities.

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

### ***3.10 Technology***

**3.10.1 *Technology improvements and expansions for resulting in a better connected community should continue to be explored and expanded through public and private resources.***

**GREATER LOWNDES 2030 COMPREHENSIVE PLAN**

**2009 UPDATE**

**Section B:**

**GOALS  
AND  
POLICIES**

## 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-P**olicy 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 ~~rail~~ 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.

**GREATER LOWNDES 2030 COMPREHENSIVE PLAN**

**2009 UPDATE**

**Section C:**

**REPORT OF ACCOMPLISHMENTS  
FY 2009**

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>Goal 1: POPULATION - To ensure overall community growth and development benefits all segments of the increasingly diverse population.</b>									
<b>1.1 - Retiree Marketing</b>									
Greater Lowndes shall be marketed as a viable location for retirees due to its prime location, community resources, and climate.	1.1.1- Support collaboration between Triple Crown Hometown and the local development community to identify appropriate locations for future Active Adult Retirement Communities.		X				City of Valdosta	Varies	Varies
							Lowndes County	\$15,000	General Fund
	1.1.2 - Continued Support of Valdosta-Lowndes County Chamber of Commerce (Val-Low Chamber) Programs		X				Val-Low Chamber	Varies	Varies
	1.1.3 - Ensure supporting services such as healthcare, transportation, and commercial resources are developed to attract retirees. For example: Feed the Elderly Program– Senior Citizens Nutrition Center.		X				Lowndes County	\$17,000	General Fund
<b>1.2 - Integrate Minority Population</b>									
The integration of minority populations shall be encouraged through language programs, cultural awareness programs, and community events.	1.2.1 – Continued support of language and cultural programs such as those at South Georgia Regional Library, Valdosta Technical College (Val-Tech), Valdosta State University (VSU) and the Arts Commission.		X				Lowndes County	Varies	General Fund
							City of Valdosta	Varies	Varies
<b>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.</b>									
<b>2.1 - Secure High-Wage Jobs</b>									
The need for additional high-wage jobs shall be addressed through greater collaboration of community resources.	2.1.1 - Continue marketing the fields of environmental technology, information technology, and medical services by continuing support of the Val-Low Chamber and the Valdosta-Lowndes County Industrial Authority (V-LCIA).		X				City of Valdosta	Varies	Varies
							Lowndes County	\$432,000	General Fund Hotel Motel Fund
	2.1.2 - Continuation of Targeted Business Expansion Committee.		X				Val-Low Chamber	Varies	Varies
	2.1.3 - Encourage entrepreneurial and small-business development through the development of business incubator sites and large -scale Office Parks by resources such as theV-LCIA, the Chambers of Commerce, VSU's Small Business Development Center, and the Val-Low Chamber Sowing Entrepreneurial Economic Development Success (S.E.E.D.S.) Center.		X				City of Valdosta	Varies	Varies
							Lowndes County	\$432,000	General Fund Hotel Motel Fund
							V-LCIA	Staff time	Varies
	2.1.4 -Promote development of entrepreneurial small businesses.		X				City of Remerton / SBCD	\$50,000	Various
	2.1.5 -Encourage entrepreneurial and small-business development by continuation of S.E.E.D.S. Center.		X				Val-Low Chamber	Varies	Varies
2.1.6 Develop a community-wide workable business plan geared towards marketing the community to regional, national, and global high-wage employers.	X					V-LCIA	Varies	Varies	

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>2.2 - Address Workforce Adequacy</b>									
The issue of declining workforce adequacy shall be addressed through greater collaboration among businesses, educational institutions, and local government regarding the knowledge, skills, and abilities possessed by the existing workforce and those that will be required by future employers.	2.2.1 - Continue to support adult literacy programs through educational institutions and libraries to increase the community's average literacy rates to meet or exceed state averages.		X				City of Valdosta - Lowndes County	Varies	Varies
	2.2.2 - Advertise services available through and promote continued utilization of skills centers through the Workforce Investment Program and the Labor Department.		X				Workforce Investment Act (WIA) / Val Tech Labor Department	Varies	Varies
	2.2.3 - Increase standards of performance including high school graduation rates and CRTC scores to meet or exceed state averages by implementing strategies of the Lowndes County School System Continuous Improvement Plan		X				Lowndes County School	Varies	Varies
	2.2.4 - Increase standards of performance including high school graduation rates and Criterion-Referenced Competency Tests (CRTC) scores to meet or exceed state averages by implementing strategies of the Valdosta Schools Comprehensive LEA Improvement Plan, the early College Academy and the International Baccalaureate Programme at Valdosta High School (VHS).		X				Valdosta City Schools	Varies	Varies
	2.2.5 - Support programs which promote positive workforce ethics, life skills, and professionalism such as the Haven, Southside Recreation/ QUOLA, and Boys & Girls Club.		X				Lowndes County	Varies	General Fund and Victim Witness Fund
	2.2.6 - Funding and support for Metro One.		X				Val-Low Chamber	Varies	Varies
<b>2.3 - Support Regional Economic Engine</b>									
The continued growth of primary regional economic engines such as Valdosta State University (VSU), South Georgia Medical Center (SGMC), Moody Air Force Base (Moody AFB), Valdosta Technical College (Val-Tech), and Georgia Military College (GMC) shall be actively supported.	2.3.1 - Promote collaboration among the various business, education, and local government organizations through Partnership for Regional Development.		X				Val-Low Chamber	Varies	Varies
	2.3.2 - Promote collaboration among the various business, education, and local government organizations through the Greater Lowndes Growth Advisory Committee (GLGAC) quarterly meetings.		X				Southren Georgia Regional Commission (SGRC)	Staff Time	General Fund
	2.3.3 - Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments by continued support of the Greater Lowndes Planning Commission (GLPC).		X				Lowndes County City of Valdosta	Varies	General Fund
	2.3.4 - Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments by implementation of the Joint Land Use Study (JLUS) with Moody AFB and neighboring Counties.		X				SGRC	\$175,000	Office of Economic Adjustment (OEA) / Department of Defense (DOD)
	2.3.5 - Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments for example: supporting agriculture as a primary economic engine through the Georgia Grown Georgia Made Program.		X				Lowndes County	Staff Time	General Fund

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>2.4 - Target Reinvestment</b>									
The community will target reinvestment in declining neighborhoods to further encourage private sector redevelopment and accommodate future growth.	2.4.1 - Promote infill development, especially within Valdosta's designated revitalization areas by implementing residential infill zoning district.	X					City of Valdosta	Varies	General Fund
	2.4.2 Develop and implement incentive and recognition programs, such as density bonuses through the Land Development Regulations (LDR), for businesses willing to redevelop existing properties.		X				City of Valdosta	Staff Time	General Fund
<b>2.5 - Downtown Development</b>									
The community will encourage the development of downtowns as vibrant centers for culture, government, dining, residential, and retail diversity.	2.5.1 - Continue to support Remerton's newly created Downtown Development Authority (DDA).		X				City of Remerton SBCD	\$20,000	General Fund
	2.5.2 - Continue to support Remerton's DDA by hiring a BetterHometown Coordinator.			X		On-HOLD Due to lack of funding.	City of Remerton	\$10,000	General Fund
	2.5.3 - Continue investment in the Central Valdosta Development Authority (CVDA) by managing the Main Street Program which partners with the community by organizing and promoting events downtown.		X				City of Valdosta	Staff Time	General Fund
	2.5.4 - Main Street Organization and Promotions Committee continue coordinating a variety of events such as First Fridays After Dark, Jingle Bell Festival, Brown Bag Concert Series, Jazz Festival, and more.		X				City of Valdosta /CVDA	\$61,000	Various
	2.5.5 - Develop and Implement a Billboard Program to promote downtown Valdosta events.		X				City of Valdosta /CVDA	\$14,400	Millage Tax
	2.5.6 - Main Street Design Committee educates building and business owners in appropriate design, implement Building Marker Program, provide brochure racks and maintain greenspaces downtown.		X				City of Valdosta /CVDA	\$3,000	Various
	2.5.7 - Promote and coordinate citizen involvement in Martin Luther King Jr. (MLK) Streetscape Project and year-round farmers market in Olympic Park.		X				City of Valdosta /CVDA	Various	Various
	2.5.8 - Reestablish and support Hahira's Downtown Development Authority.		X				City of Hahira	Staff Time	General Fund
	2.5.9 - Appointment of DDA Board Members & Bylaws.		X				City of Hahira	Staff Time	General Fund
	2.5.10 - Ensure LDR encourage mixed use and dense developments in downtown areas by reviewing regulations and amending if necessary.		X				Cities of Hahira and Remerton / CVDA	Staff Time	General Fund

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>2.5 - Downtown Development Cont.</b>									
The community will encourage the development of downtowns as vibrant centers for culture, government, dining, residential, and retail diversity. Cont.	2.5.11 - Provide educational opportunities regarding programs, financial assistance, etc., to promote adaptive reuse and infill development.		X				Cities of Hahira and Remerton / CVDA	Staff Time	General Fund
	2.5.12 - Provide financial assistance to existing and new business for redevelopment opportunities.		X				Cities of Hahira and Remerton / CVDA	Varies	State/ Federal / General Funds
	2.5.13 - Coordinate with Industrial Authority to continue marketing Hahira Business Park.		X				City of Hahira / V-LCIA	Varies	Varies
	2.5.14 - Promote infill development in established industrial parks.		X				V-LCIA	Varies	Varies
	2.5.15 - Coordinate with Industrial Authority in making plans and preparations for development of new or expanded industrial parks as existing parks become full.		X				Lowndes County / City of Valdosta / V-LCIA	N/A	N/A
	2.5.16 - Pursue production of community highlight video for use in economic development and community marketing efforts		X				Tourism. Authority/ Film Com.	Varies	Varies
<b>Goal 3: HOUSING - To ensure access to adequate and affordable housing options for all residents in all income levels.</b>									
<b>3.1 - Provide Workforce &amp; Affordable Housing</b>									
The growing need for workforce and affordable housing shall be addressed through public-private partnerships.	3.1.1 - Review existing land development regulations for impediments to development of workforce/affordable housing.	X					City of Valdosta	Varies	General Fund
				X		Pending further research.	Lowndes County	Varies	General Fund
	3.1.2 - Investigate the development of incentive programs for developers who provide workforce/affordable housing in addition to market-rate housing.		X				City of Valdosta	Varies	General Fund
				X		Pending further research.	Lowndes County	Varies	General Fund
	3.1.3 - Implement programs and strategies identified by Consolidated Plan and Neighborhood Revitalization Plans.		X				City of Valdosta	Varies	General Fund/ Community Development Block Grant (CDBG)
	3.1.4 - Promote the appropriate use of infill and redevelopment in established residential neighborhoods.		X				City of Valdosta	Varies	Varies
	3.1.5 - Implement residential infill zoning district.	X					City of Valdosta	Varies	Varies
3.1.6 - Provide quarterly training on innovative development concepts.	X					SGRC	Varies	Varies	
<b>3.2 - Maintain Existing Housing Stock</b>									
The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.	3.2.1 - Continued support and training of Code Enforcement staff to ensure progressive code-enforcement and encourage property maintenance.		X				City of Valdosta	Varies	Varies
	3.2.2 - Implement and utilize Community Home Investment Program (CHIP) grants, Low-Interest Loans, and Community Services to assist low income home-owners with housing maintenance.		X				City of Valdosta Lowndes County	Varies	Varies

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary. <i>Cont'</i>	3.2.3 - Implement programs and strategies identified by Consolidated Plan and Neighborhood Revitalization Plans.		X				City of Valdosta	Varies	General Funds CDBG
	3.2.4- Protect well established neighborhoods from incompatible uses by utilizing and supporting residential zoning districts.		X				City of Valdosta Lowndes County	N/A	N/A
<b>3.3- Encourage Housing Mix</b>									
A mixture of housing types in varying income levels shall be encouraged and actively promoted.	3.3.1 - Provide regular educational opportunities to development community on innovative design concepts.	X					SGRC	Varies	Varies
	3.3.2 - Implement Mixed-use Development District (MXD) & Traditional Neighborhood District (TND) listed in the LDR.	X					City of Valdosta	Staff Time	General Funds
	3.3.3 - Evaluate the use of incentive programs and other innovative programs to promoted mixed housing options.		X				Lowndes County City of Valdosta	Staff Time	General Funds
<b>3.4- Universally Designed Housing</b>									
New housing developments should be universally designed to provide access to all persons.	3.4.1 –Continuation of the Mayor’s Council for Persons with Disabilities to promote accessibility.		X				City of Valdosta	N/A	N/A
	3.4.2 – Education regarding methods of providing universal access and completion of community accessibility inventory.		X				Mayor’s Council for Persons with Disabilities	N/A	N/A
	3.4.3 - Update Consolidated Housing Plan including Annual Action Plans.	X					City of Valdosta	Staff Time	General Funds CDBG
	3.4.4 - Complete remaining 10 Neighborhood Revitalization Plans based on federal standards.		X				City of Valdosta	Staff Time	General Funds CDBG
	3.4.5 - Implement CHIP.		X				Lowndes County	Staff Time	General Funds
<b>Goal 4: NATURAL AND CULTURAL RESOURCES – To provide for the continued protection of our natural and cultural resources for current and future generations.</b>									
<b>4.1 - Conserve Sensitive Areas</b>									
Areas where natural processes would be endangered by development (i.e. floodplains, wetlands, groundwater recharge areas, etc.) shall be conserved.	4.1.1 - Direct growth away from natural areas unsuitable for development by utilizing Environmental Resource and Conservation Zoning districts.		X				Lowndes County City of Valdosta	N/A	N/A
	4.1.2 - Provide education on importance of Groundwater Recharge Areas and Wetlands.		X				Lowndes County City of Valdosta	Staff Time	General Funds
	4.1.3 - Conserve Sensitive areas through the use of conservation zoning and/or buffers in the development review or rezoning process.		X				Lowndes County City of Valdosta	N/A	N/A
	4.1.4 - Continue active enforcement of ordinances such as the Water Resource Protection District Ordinance (WRPDO).		X				Lowndes County City of Valdosta	N/A	N/A
	4.1.5 - Support and enforce Storm-Water, Land-Disturbance, and WRPDO Programs.		X				Lowndes County City of Valdosta	N/A	N/A

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
Areas where natural processes would be endangered by development (i.e. floodplains, wetlands, groundwater recharge areas, etc.) shall be conserved. <i>Cont'</i>	4.1.6 - Utilize public sewer systems in areas not suitable for on-site absorption systems.		X				Lowndes County City of Valdosta	N/A	N/A
	4.1.7 - Promote E-One Service Extensions.		X				Lowndes County	N/A	N/A
	4.1.8 - Utilize innovative site design through Low Impact Development and to promote on-site Best Management Practices (BMP) to reduce stormwater runoff.		X				Lowndes County City of Valdosta	Staff Time	General Funds
	4.1.9 - Continued education of BMP regarding stormwater runoff and innovative design concepts through Low Impact Development.		X				Lowndes County City of Valdosta	Staff Time	General Funds
	4.1.10 - Develop an effective Stormwater Management Program.		X				Cities of Hahira, Remerton, Lake Park, Dasher	Varies	General Funds
<b>4.2 - Preserve and Utilize Natural Greenspace and Parkland</b>									
Active preservation and utilization of natural greenspaces and parkland shall be encouraged and actively supported.	4.2.1 - Complete update to existing County Greenspace Plan to include a comprehensive mapping of the community's green-infrastructure, designation of future Linear Greenspace areas, and identification of potential funding sources for acquisition of such areas.		X				Parks & Recreation Authority	Varies	Varies
	4.2.2 - Continue preparation and implementation of the Withlacoochee River Greenway Plan.		X				Parks & Recreation Authority	Varies	Varies
	4.2.3 - Adopt, implement, and update provisions of the Greenspace Initiative Plan to include land acquisition and resource enhancement / protection.		X				Parks & Recreation Authority	\$500,000	Special-Purpose Local-Option Sales Tax (SPLOST) and General Fund
	4.2.4 - Identify funding sources and pursue acquisition of appropriate greenspace areas.		X				Parks & Recreation Authority	Varies	General Fund / SPLOST / Grants & Loans
	4.2.5 - Provide regular educational opportunities regarding benefits of greenspace conservation and mechanisms.		X				Parks & Recreation Authority / SGRC	Staff Time	General Funds
	4.2.6 - Pursue grants for the upgrade of park facilities.		X				Parks & Recreation Authority	Staff Time	SPLOST Funds
	4.2.7 - Upgrade public park facilities to include more lights, shelters, pathways, etc. where applicable.		X				Parks & Recreation Authority	Varies	SPLOST Funds
	4.2.8 - Continue to develop alternative-use trails within public parks.		X				Parks & Recreation Authority	Varies	SPLOST Funds
	4.2.9 - Continue new construction and implementation of the Freedom Park Master Plan.		X				Parks & Recreation Authority	Varies	SPLOST Funds
	4.2.10 - Investigate ways to further promote the preservation and/or creation of urban forests.		X				City of Hahira	Staff Time	General Funds

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE	
<b>4.3 – Solid Waste Reduction &amp; Recycling</b>										
Enhanced solid waste reduction and recycling initiatives shall be supported.	4.3.1 –Maintain involvement and membership on Deep South Solid Waste Authority (SWA).		X				Lowndes County City of Valdosta	N/A	N/A	
	4.3.2 - Maintain 5 year updates to Solid Waste Management Plan (SWMP).		X				Lowndes County City of Valdosta SGRC	Staff Time	User Fees / General Funds	
	4.3.3 Encourage education regarding local recycling efforts and investigate ways to increase the recycling program in both volume and number of users.		X				Lowndes County City of Valdosta	Varies	User Fees / General Funds	
	4.3.4 - Implementation of grant program to promote local recycling and litter control efforts.		X				Deep South SWA	Varies	Deep South SWA / General Funds	
<b>4.4 - Protect and Utilize Historic Resource</b>										
The continued protection and utilization of historic resources shall be encouraged and actively supported.	4.4.1 - Publicize information contained in most recent historic resources survey.		X				City of Valdosta	Varies	Varies	
	4.4.2 - Continue updating and publicizing Historic Resources Inventory.	X					City of Valdosta	Varies	Varies	
	4.4.3 - Promote heritage tourism opportunities including historic driving tours.		X				City of Valdosta	Staff Time	General Funds	
	4.4.4 - Create historic preservation education program for dissemination of local preservation program benefits and regulations.		X				City of Valdosta	Staff Time	General Funds	
	4.4.5 - Advertise Historic Driving Routes		X				VLCCCTA	Varies	Varies	
	4.4.6 - Support the Valdosta-Lowndes County Conference Center & Tourism Authority (VLCCCTA).			X				City of Valdosta	Varies	Varies
				X				Lowndes County	Staff Time	Hotel/Motel Fund
	4.4.7- Investigate and promote Agritourism .		X				Lowndes County	Staff Time	General Fund	
	4.4.8- Investigate and Promote Eco-Tourism.		X				VLCCCTA	Varies	Varies	
	4.4.9 - Promote use of National Register Nominations for qualified sites and structures.							City of Valdosta	Staff Time	General Funds
	4.4.10- Support Historic Preservation Society.			X				City of Valdosta	Varies	Varies
				X				Lowndes County	\$10,000 - 15,000	General Funds
4.4.11 - Reevaluate existing boundaries and nature of locally designated historic districts.	X						City of Valdosta Valdosta HPC	Staff Time	General Funds	
4.4.12 - Seek professional training and guidance for members of the Historic Preservation Commission (HPC) with regard to official responsibilities.			X				City of Valdosta	Varies	Varies	

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>4.5 – Ensure Cultural and Community Facility Availability</b>									
The availability of adequate cultural facilities such as community arenas, performing arts venues, and conference/meeting center space shall be pursued through public-private partnerships.	4.5.1 - Investigate the establishment of a Countywide Performing Arts Center and/or Civic Center.		X				Lowndes County City of Valdosta VLCCCTA	Varies	Varies
	4.5.2 - Continue developing Strategies to Promote Destination Oriented Tourist Attractions.		X				VLCCCTA	\$1,020,000	General Fund & Hotel /Motel Fund
	4.5.3 - Pursue development of a general purpose community center.		X				City of Remerton / State	\$1-2,000,000	Varies
	4.5.4 - Pursue development of City park (Passive recreation, skateboard park, dog park).		X				City of Remerton Valdosta-Lowndes Recreation	\$250,000	Varies
	4.5.5 - Pursue development of City park around newly refurbished Tom's Pond area.		X				City of Lake Park	Varies	Varies
	4.5.6 - Implement Commercial Tourism District.		X				Tourism Authority	Varies	Varies
	4.5.7 - Update the Parks and Recreation Master Plan to include creation of parks within walking distance of all neighborhoods.		X				Parks & Recreation Authority	Varies	Varies
<b>Goal 5: COMMUNITY WELLNESS –To utilize our community resources to promote healthy and active lifestyles for all population segments.</b>									
<b>5.1 – Promote Development that encourages Active Living</b>									
Development that allows for active lifestyles for residents of all age groups shall be promote and encouraged.	5.1.1 - Direct growth towards designated activity centers through appropriate expansion of infrastructure and incentive programs.		X				Lowndes County City of Valdosta	Varies	Varies
	5.1.2 - Concentrate infrastructure improvements in existing or planned Activity Centers.		X				Lowndes County City of Valdosta	Varies	Varies
	5.1.3 - Investigate incentive programs for growth in activity centers.		X				City of Valdosta	Staff Time	General Funds
	5.1.4 - Include non-profits in growth and development discussions.		X				City of Valdosta	Staff Time	General Funds
	5.1.5 - Support public-private partnerships and collaboration with community organizations including the Wellness Council of Lowndes County.		X				GLGAC	N/A	N/A
	5.1.6 - Complete the development of the Azalea City Multipurpose Trail.		X				Parks & Recreation Authority	\$2,075,000	SPLOST Grants
	5.1.7 - Update the Parks and Recreation Master Plan to include creation of parks within walking distance of all neighborhoods.		X				Parks & Recreation Authority	Varies	Varies

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>5.2 – Youth Involvement in the Community</b>									
Community involvement and programming opportunities for youth shall be maintained and enhanced through public-private partnerships.	5.2.1 - Market recreational facilities for community programs and functions.		X				VLCCCTA Parks & Recreation Authority	Varies	Varies
	5.2.2 - Support Park and Recreation Youth Programs.		X				Parks & Recreation Authority	Varies	Varies
	5.2.3 - Continue Support of the Boys & Girls Club.	X					Jonathan Sumner, Hahira City Manager 794-2330	N/A	N/A
<b>5.3 - Utilize Existing Community Resources</b>									
Existing non-profit, community resources shall be utilized where possible to address community issues and opportunities.	5.3.1 - Promote greater collaboration and partnership among local governments and non-profit resources.		X				City of Valdosta	Varies	Varies
	5.3.2 -Support Habitat for Humanity Program, Valdosta Block Club, YMCA, Boys & Girls Club, and Lowndes Advocacy Resource Center (LARC).		X				City of Valdosta	Varies	Varies
<b>Goal 6: COMMUNITY FACILITIES – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.</b>									
<b>6.1 - Maximize Efficient Use of Existing and Future Infrastructure Investment</b>									
Wise policy decisions shall maximize the efficient use of existing infrastructure as well as future investments in capital improvements, long term operation, and maintenance.	6.1.1-Construct County Judicial / Administrative Buildings.	X					Lowndes County	\$14,000,000	Bonds
	6.1.2 -Construct Jail Upgrades Phases I, II, and III.	X					Lowndes County	\$6,000,000	Bonds
	6.1.3 -Construct a New Emergency Operations Facility.		X				Lowndes County	\$500,000	General Fund and SPLOST
	6.1.4 - Investigate Future Facility for District Health Office.		X				Lowndes County	Staff Time	General Funds
	6.1.5 -Develop and Permit Additional Inert Landfills and Borrow Pits.	X					Lowndes County	Varies	Varies
	6.1.6 -Implement Updates to the Water and Sewer Master Plan (For Project List Please See Utility Master Plan).		X				Lowndes County	Varies	Varies
	6.1.7 -Build New S.L. Mason Elementary School to improve infrastructure.	X					Valdosta City Schools	Varies	Varies
	6.1.8 -Build New W.G. Nunn Elementary School to improve infrastructure.	X					Valdosta City Schools	Varies	Varies
	6.1.9 - Implement roads, water, sewer, and drainage master plans and review for revisions/additions.		X				City of Valdosta	Varies	SPLOST Bonds Loans
	6.1.10 - Investigate implementation strategies for gray water (treated wastewater) utility, including possible re-use for industrial and recreational facilities.		X				City of Valdosta	Varies	Grants

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>6.1 - Maximize Efficient Use of Existing and Future Infrastructure Investment Cont.</b>									
Wise policy decisions shall maximize the efficient use of existing infrastructure as well as future investments in capital improvements, long term operation, and maintenance. Cont	6.1.11 - Expand well field and water storage capacity.		X				City of Valdosta	Varies	SPLOST Bonds Loans
	6.1.12 - Upgrade water and sewer metering technology.		X				City of Valdosta	\$500,000	SPLOST Bonds Loans
	6.1.13 -Implement Drainage Master Plan provisions for regional retention areas.		X				City of Valdosta	Varies	SPLOST Bonds Loans
	6.1.14- Expand the existing water service area and transmission system.		X				City of Valdosta	Varies	SPLOST Bonds Loans
	6.1.15 - Construct a new wastewater treatment facility in the Cherry Creek Basin area.		X				City of Valdosta	Varies	SPLOST Bonds Loans
	6.1.16 - Purchase of building and land for the expansion of City Hall and Police Department Offices.		X				City of Remerton	\$880,000	SPLOST
	6.1.17- Begin implementing findings of the previous inflow and infiltration study.		X				City of Remerton	\$250,000	SPLOST
	6.1.18 - Continue to address "Looping" of City water distribution lines.		X				City of Remerton	\$180,000	SPLOST
	6.1.19 - Purchase water from City of Valdosta.		X				City of Remerton	\$500,000	Georgia Environmental Facilities Authority (GEFA)
	6.1.20 - Investigate feasibility of public sewer system.		X				City of Lake Park	Staff Time	General Fund
	6.1.21 - Modify and enhance existing water and wastewater treatment facilities through major capital expenditure.		X				State / Federal / City of Hahira	\$2-3,000,000	SLOST/ State / Federal
	6.1.22 - Promote infill development by directing industrial growth in existing or planned industrial parks where appropriate infrastructure is available.	X					V-LCIA	Varies	Varies
	6.1.23 - Coordinate with V-LCIA in making plans and preparations for development of new or expanded industrial parks as existing parks become full.		X				Lowndes County City of Valdosta V-LCIA	Staff Time	General Fund
6.1.24 - Educate agencies on the comprehensive plan and future development maps.		X				Lowndes County	N/A	N/A	
6.1.25 - Locate facilities such as parks, schools, and community centers in appropriately planned activity centers according to adopted future development plans.		X				Lowndes County	N/A	N/A	
<b>6.2 – Coordinate Planning and Facilities with Land Use Plans</b>									
Public facilities and services shall be coordinated with land use planning to promote more compact urban development, preservation of natural resources, and development of activity centers.	6.2.1 – Encourage future development to expand in areas contiguous to existing developed areas by implementing sequential and phased utility master plans.		X				Lowndes County City of Valdosta	Varies	Varies
	6.2.2 - Market Maps Highlighting Urban Service Area.		X				Lowndes County	Staff Time	General Fund

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
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. <i>Cont'</i>	6.2.3 - Reduce development pressures on agricultural land through conservation tools and increased density of new residential development.	X					City of Valdosta	Staff Time	General Fund
				X		Pending further research.	Lowndes County	Staff Time	General Fund
	6.2.4 - Facilitate meetings for collaboration among local governments, agencies and community organizations for future facilities planning.		X				GLGAC	Staff Time	General Fund
<b>6.3 – Anticipate Service Impacts of Growth</b>									
The effects of new development shall be anticipated so as to maintain or improve appropriate levels of service.	6.3.1 - Coordinate development review processes to ensure appropriate public facility capacity is available and appropriate expansions are planned and implemented as necessary.		X				Lowndes County City of Valdosta	Staff Time	General Fund
	6.3.2 - Annually Update Capital Improvement Element.			X		Postponed due to recently completed economic studies.	Lowndes County	Staff Time	General Fund
	6.3.3 - Investigate feasibility of Impact Fees Pursuant to the Georgia Development Impact Fees Act.			X		Postponed due to recently completed economic studies.	Lowndes County	\$10,000	General Fund
	6.3.4 - Upgrade / Renovate Public Safety Communications and Replace Equipment with Newer Technology (MESH Network and Software Upgrades).		X				Lowndes County	Varies	Varies
	6.3.5 - Review and Revise / Update the Speed Zone Ordinance.		X				Lowndes County	Staff Time	General Fund
	6.3.6 - Reduce the County ISO Fire Rating Through the Implementation of Fire Master Plan (For Specific Project List Please See Master Plan).		X				Lowndes County	Varies	General Fund SPLOST
	6.3.7 - Finalize plan for training facility.		X				Lowndes County	Varies	General Fund SPLOST
	6.3.8 - Build new Clyattville Fire Station.	X					Lowndes County	Varies	General Fund SPLOST
	6.3.9 - Construct and Implement Public Safety Radio System (800MHZ)	X				Danny Weeks	Lowndes County	Varies	Varies
	6.3.10 - Investigate Video Security Options for Judicial Building.	X					Lowndes County	Varies	Varies
	6.3.11 - Update Fiscal Impact Analysis.		X				Lowndes County	Staff Time	General Fund
	6.3.12 - Conduct study for the development of multi-jurisdictional public safety training facility.		X				City of Valdosta	Varies	Grants / SPLOST
	6.3.13 - Expand street lighting network to illuminate high crime areas.		X				City of Valdosta	Varies	Varies
	6.3.14 - Upgrade traffic signals to incorporate preemption devices for emergency vehicles.		X				City of Valdosta	Varies	Varies

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>Goal 7: LAND USE – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.</b>									
<b>7.1 - Urban Service Area to guide development</b>									
The Urban Service Area, based on existing and planned infrastructure improvements, shall serve as a guide for future development.	7.1.1 - Update the Urban Service Area on an annual basis to reflect advancement in utility services, infrastructure improvements, public safety facilities, etc.		X				City of Hahira City of Valdosta Lowndes County SGRC	Staff Time	General Fund
	7.1.2 - Direct new development within the Urban Service Area.		X				Lowndes County	N/A	N/A
<b>7.2 – Protect Rural Service Area</b>									
The Rural Service Area shall be protected from incompatible, dense development.	7.2.1 - Encourage use of conservation techniques to maintain rural landscapes and market Conservation Subdivision Regulations within the Unified Land Development Code (ULDC).		X				Lowndes County	N/A	N/A
	7.2.2 - Educate public on Conservation Use Valuation Program.		X				Local Governments / Tax Assessor	Staff Time	General Fund
	7.2.3 - Update Fiscal Impact Analysis.		X				Lowndes County	Staff Time	General Fund
	7.2.4 - Investigate use of or formation of local Land Trust.	X					SGRC	Staff Time	General Fund
<b>7.3 - Promote Appropriate Mixed-Use Development</b>									
Mixed use developments in appropriate areas shall be encouraged to promote the connection of employment and residential activity centers.	7.3.1 - Provide regular education opportunities and publications of innovative mixed-use development techniques within the development community.	X					SGRC	Staff Time	General Fund
	7.3.2 - Annually review and update land development regulations to ensure land development regulations do not hinder mixed use developments.		X				Lowndes County City of Valdosta	Staff Time	General Fund
<b>7.4 – Promote High Standard of Development</b>									
Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.	7.4.1 - Develop and implement appropriate design guidelines / standards for specific areas of the community depending on existing and anticipated growth.		X				Lowndes County City of Valdosta	Staff Time	General Fund
	7.4.2 - Annually Update the ULDC.		X				Lowndes County	Staff Time	General Fund
	7.4.3 - Implement Gateway Study.		X				City of Valdosta	Varies	Varies
	7.4.4 - Establishment of City Market on Martin Luther King, Jr. (MLK) Corridor.		X				City of Valdosta	Varies	Varies
	7.4.5 - Establish a recognition program for those developments which meet or exceed community adopted design standards.	X					SGRDC	Staff Time	General Fund
<b>7.5 – Use Land Efficiently and Focus on Redevelopment</b>									
Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.	7.5.1 - Promote educational opportunities regarding innovative infill and redevelopment techniques.	X					SGRC	Staff Time	General Fund
	7.5.2 - Maintain, Update, and Market Existing Land Use Database		X				Lowndes County City of Valdosta GLGAC / Valdosta-Lowndes Regional GIS (VALOR)	Staff Time	General Fund
	7.5.3 - Support and administer Signature Communities, a public-private partnerships for marketing and redevelopment of unique infill, greyfield, and brownfield opportunities including available financing options.		X				City of Valdosta	Staff Time	Varies

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>7.6 – Recognizable transition from Urban to Rural Area</b>									
A recognizable transition from the urban to the rural areas of the community shall be developed.	7.6.1 - Discourage leapfrog development across undeveloped areas and encourage future development to expand in areas contiguous to existing developed areas by maintaining, updating, and publicizing Urban Service Area, Zoning, and Existing Land Use Maps.		X				Lowndes County City of Valdosta / VALOR	Staff Time	General Fund
<b>7.7 - Encourage Commercial Development at Intersections</b>									
Commercial development of varying sizes shall be encouraged at the intersections of major roadways.	7.7.1 - Ensure land development regulations promote clustering of development at major roadways.		X				City of Valdosta	Staff Time	General Fund
				X		Pending further research.	Lowndes County	Staff Time	General Fund
	7.7.2 - Facilitate interconnected developments and shared parking to lessen traffic congestion and improve circulation.		X				Lowndes County City of Valdosta	Staff Time	General Fund
	7.7.3 - Promote use of nodal development in unincorporated county to protect natural resources and increase traffic management.			X		Pending further research.	Lowndes County	Staff Time	General Fund
<b>7.8 - Innovative Planning Concepts</b>									
Innovative planning concepts shall be employed to achieve desirable and well-designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance our community's overall quality of life.	7.8.1 -Through organizations such as the GLGAC and the GLPC, provide regular educational opportunities to the development community and citizens regarding up-to-date planning concepts.		X				SGRC	Staff Time	General Fund
<b>7.9 – Protect Regional Economic Engines</b>									
Major institutions such as Moody Air Force Base, VSU, SGM, and Valdosta Tech shall continue to be protected from incompatible land uses through appropriate and consistent land development decisions.	7.9.1 – Distribute regular data updates and statistical summaries to local governments, educational institutions and school systems to utilize similar data projections in preparing future plans.	X					SGRC	Staff Time	General Fund
	7.9.2 - Coordinate regular meetings to facilitate data sharing		X				SGRC / GLGAC	Staff Time	General Fund
	7.9.3 - Encourage data sharing at GLGAC, GLPC, Technical Review Committee (TRC) and First Step Development meetings to ensure new facilities are properly designed and located to meet future population growth and community needs.			X			SGRC / GLGAC City of Valdosta Lowndes County Valdosta Schools Lowndes County Schools	Staff Time	General Fund
<b>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.</b>									
<b>8.1 - Pursue Cross-Jurisdictional Collaboration and Coordination</b>									
Cross jurisdictional coordination and collaboration shall be actively pursued to promote positive impacts of growth and development across jurisdictional boundaries, which is vital to a successful economy and a high quality of life.	8.1.1 - Promote the use of joint development authorities and local and regional planning and economic development efforts such as the Targeted Business Expansion Committee, Triple Crown Hometown, and the SEEDS Center.		X				Local Governments	Staff Time	General Fund
	8.1.2 - Investigate activation of countywide Water/Sewer Authority.		X				Local Governments	Staff Time	General Fund

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
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. <i>Cont'</i>	8.1.3 - Continue participation on the Deep South Regional Solid Waste Management Authority.		X				Local Governments	N/A	N/A
	8.1.4 - Continued Support of Chamber of Commerce and Industrial Authority, Tourism Authority		X				Local Governments	Varies	Varies
<b>8.2 - Greater Lowndes Planning Commission to promote Quality Growth</b>									
The Greater Lowndes Planning Commission shall serve as a leader in promoting quality growth and development through appropriate planning and land use decisions.	8.2.-1 - Actively publish information pertaining to quality growth and development and appropriate planning and land use.	X					SGRC	Staff Time	General Fund
	8.2.2 - Participate in progressive education efforts regarding the importance of quality planning and innovative land use techniques.	X					SGRC	Staff Time	General Fund
<b>8.3 - Recognize value of Joint-Comprehensive Planning</b>									
The value of joint comprehensive planning efforts and resulting documentation shall be appreciated as a vital tool for addressing community issues and opportunities.	8.3.1 -GLGAC facilitate Comp Plan Updates (every 5 Years).		X				Local Governments SGRC /GLGAC	Staff Time	General Fund
	8.3.2 - Coordinate regular meetings to review implementation of Comp Plan.		X				SGRC	Staff Time	General Fund
	8.3.3 - SGRDC shall facilitate the annual update of the Short Term Work Program (STWP).		X				Local Governments SGRC /GLGAC	Staff Time	General Fund
	8.3.4 - Review & update-quantifiable measures for Goals and Policies annually.		X				SGRC	Staff Time	General Fund
<b>8.4 - Utilize Shared Services and information</b>									
Public entities within each community shall utilize shared services and information to ensure consistent planning efforts.	8.4.1 - Central organizations such as the Chamber, Labor Department, Health Department, and South Georgia Regional Development Center should maintain up-to-date data regarding community growth and development.		X				SGRC	Staff Time	General Fund
<b>Goal 9: TRANSPORTATION – To encourage coordination of land use planning and transportation planning to support sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing.</b>									
<b>9.1 – Well- Maintained System of Rail Lines</b>									
A well-maintained system of rails lines shall facilitate safe and efficient movement of goods to serve the economic needs of the community and region.	9.1.1 - Investigate innovative traffic management techniques to eliminate traffic tie-ups and emergency vehicle delays, while improving vehicular and pedestrian safety and enhancing the community's overall quality of life.		X				City of Remerton	Staff Time	Various
	9.1.2 - Investigate possibility of railroad crossing at Remer Lane.			X		ON-HOLD not a priority at this time.	City of Remerton	Staff Time	Various
	9.1.3 - Maintain awareness of feasibility for future high-speed rail services.		X				Metro Planning Organization (MPO)	N/A	N/A

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
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. <i>Cont'</i>	9.1.4 - Implement Intelligent Transportation Systems Planning to aid in providing information and improve transportation opportunities to travelers		X				City of Valdosta Lowndes County / MPO	Staff Time	Varies
	9.1.5 - Identify existing abandoned corridors and evaluate the potential reuse of abandoned rail rights-of-way.				X	Has not been a priority project this year.	MPO	Staff Time	MPO
	9.1.6 - Investigate opportunities for noise abatement along railroad corridors, particularly those within residential neighborhoods and discuss options with Valdosta-Lowndes MPO (VLMPO) Technical Committee.					X	On-Hold Not a priority project this year.	City of Valdosta Lowndes County / MPO City of Remerton	Staff Time
<b>9.2 - Efficient Air Service</b>									
Efficient air service shall promote economic development by connecting the community with major regional centers.	9.2.1 - Protect airport approach zones through land use regulations to avoid unnecessary land use conflicts and accurately map and enforce Airport Overlay.		X				Lowndes County VALOR	Staff Time	General Fund
	9.2.3 - Identify economic development opportunities relying on quality air service and implement recommendations made in the Airport Master Plan.		X				Valdosta-Lowndes County Airport Authority (VLCAA)	\$250,000	Hotel and Motel Fund
	9.2.4 - Assist the business community in the recruitment of additional airline service and/or connection to non-Atlanta airports.		X				Local Governments VLCAA	Staff Time	General Fund
	9.2.5 - Conduct an air service study to investigate feasibility of an additional air line.		X				Local Governments VLCAA	Staff Time	General Fund
<b>9.3 - Support the viability of walking, biking, and public transit</b>									
Walking, biking, and accessible public transit shall be considered viable and sustainable forms of transportation supported through appropriate land use and infrastructure decisions.	9.3.1 - Locate high density land uses in major activity centers to increase efficiency of future public transportation plans and market maps highlighting Urban Service Area.			X		Pending further research.	Lowndes County VALOR	Staff Time	General Fund
	9.3.2 - Implement bike and pedestrian master plans to include provision of accessible facilities along identified transportation corridors to connect major activity centers.		X				City of Valdosta	N/A	N/A
	9.3.3-Maintain activation of the sidewalk committee to seek community input into development of a Sidewalk Master Plan.		X				City of Valdosta	N/A	N/A
	9.3.4 - Continue sidewalks inventory to identify potential expansion and improvement areas.		X				City of Valdosta VALOR	Staff Time	General Fund
	9.3.5 -Install sidewalk between Plum and Poplar Streets.		X				City of Remerton	\$5,000	Varies
	9.3.6 - Implement South Georgia Regional Bicycle and Pedestrian Plan, Valdosta Lowndes Bicycle and Pedestrian Master Plan and Valdosta Transportation Master Plan Bicycle and Pedestrian Projects.		X				Citys of Remerton, Valdosta, Hahira, Lake Park Lowndes County /MPO	\$13,000,000	State / Federal / Local
	9.3.7 - Market Existing County Bus Service		X				Lowndes County	N/A	N/A
	9.3.8 - Pursue transit possibilities within Valdosta Urbanized Areas.		X				Citys of Remerton & Valdosta Lowndes County /MPO	\$4,000,000	Federal Transit Administration (FTA), Georgia Department of Transportation (GDOT), Local

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>9.4 - Recognize Importance of Roadway Design and Construction</b>									
It is recognized that design and construction of residential and non-residential streets contributes to the overall character and development pattern of the community and thus shall be considered one of the community's most important components.	9.4.1 - Update Lowndes County Thoroughfare Plan and incorporate provisions into the Comprehensive Plan to protect established residential neighborhoods from the adverse affects of vehicular traffic through appropriate road way design to include such items as sidewalks, landscaping, and pedestrian crossings.		X				Lowndes County	Staff Time	General Fund
	9.4.2 - Implement (Transportation Enhancement) TE Grant funding to complete West Gordon streetscape improvements.		X				City of Remerton / State	\$460,000	Varies
	9.4.3 - Update and Maintain County Bridge and Road Pavement Conditions Assessment.		X				Lowndes County	Varies	Varies
	9.4.4 – Newly constructed, reconfigured, or retrofitted roadways shall reflect community standards of aesthetics, environmental stewardship, and urban design.		X				Lowndes County	Varies	Varies
	9.4.5 – Newly constructed, reconfigured, or retrofitted roadways shall fully accommodate multiple functions, including pedestrian movements, accessible parking, alternate modes of transportation and local vehicular circulation.		X				Lowndes County	Varies	Varies
	9.4.6 - Incorporate Bike and Pedestrian Master Plan and Thoroughfare Plan.	X					Lowndes County	Varies	Varies
	9.4.7 - Coordinated and Comprehensive Short and Long-Term Transportation Investments.		X				MPO	Staff Time	MPO
	9.4.8 - Update of Metropolitan Transportation Plan to 2035.		X				MPO	Staff Time	MPO
	9.4.9 - Implement and maintain the VLMO Transportation Improvement Program.		X				GDOT / MPO Local Governments	Staff Time	MPO
	9.4.10 - Implement Transportation Master Plan.		X				City of Valdosta	Varies	Varies
	9.4.11 - Coordinate road and underground utilities improvements with GDOT regarding I-75 widening and interchange improvements projects.		X				Lowndes County City of Hahira	Varies	Varies
<b>9.5 - Preserve Traffic Carrying Capacity Through Land Use Planning</b>									
The traffic carrying capacity of existing and planned roadways shall be preserved through coordinated land use and transportation planning decisions.	9.5.1 - Construct frontage roads to avoid proliferation of entrances to high volume arterials and highways to encourage interconnected access between new developments.		X				Lowndes County	Staff Time	General Fund
	9.5.2 -Update Zoning Ordinance and Subdivision Regulations. Encourage, and in some areas require, cross access easements and shared parking areas to improve on site traffic circulation and reduce congestion.	X					City of Valdosta	Staff Time	General Fund
			X					Lowndes County	Staff Time

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
Goal 10: TECHNOLOGY – To promote the use of existing and future technology infrastructure for community-wide economic development, education, and marketing.									
10.1 – Planning for Community Wide Technology									
Community-wide technology infrastructure shall be considered a basic community facility and as such will be adequately planned for.	10.1.1 - Upgrade Computer (3-year Life Cycle) and Telephony (5-year Life Cycle) Systems in All County Facilities.		X				Lowndes County	Varies	Varies
	10.1.2 - Upgrade Internet Services to Include On-line Bill Paying, E-commerce, etc.		X				Lowndes County	Varies	Varies
	10.1.3 - Implement SCADA Utilities Monitoring System.	X					Lowndes County	\$500,000	Water and Sewer Fund
	10.1.4 - Implement Remote Monitoring Systems (Utilities and Engineering).		X				Lowndes County	\$7,000	Water and Sewer Fund
	10.1.5 - Implement EDEN and GBA Billing Software.		X				Lowndes County	Varies	General Fund and SPLOST
	10.1.6 - Upgrade County Network Capabilities to In-building Wireless for all County Facilities.		X				Lowndes County	\$50,000	General Fund
	10.1.7 – Pursue innovative technology funding sources and implementation programs to further extend the community-wide network.		X				Lowndes County	\$50,000	General Fund
	10.1.8 - Investigate Video Conferencing Technology.	X					Lowndes County	Varies	Varies
	10.1.9 - Implement Probate Court/Jail Video Conferencing Technology.			X		Pending funding availability.	Lowndes County	Varies	Varies
	10.1.10- Complete County VOIP Telephony Upgrade.		X				Lowndes County	\$40,000	General Fund
	10.1.11 - Implement results of TechSmart Road Map.		X				Val Low Chamber Local Governments	Varies	Varies
	10.1.12 - Implement Georgia Tech WebFit Program.		X				Lowndes County	Staff Time	General Fund
	10.1.13 - Create and Populate Intranet Website.	X					Lowndes County	Varies	Varies
	10.1.14 - Single sign on for network services using AAA Server.	X					Lowndes County	Varies	Varies
	10.1.15 - Secure access to County assets from internet connection.	X					Lowndes County	Varies	Varies
	10.1.16 - Countywide back-up assesment.	X					Lowndes County	Varies	Varies

POLICY	SUPPORTING ACTION	CD	CU	*PD	*NA	*EXPLANATION	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>10.2 – Community-wide citizen access</b>									
Efforts will be made to ensure all citizens have access to basic technology infrastructure.	10.2.1 - Update County Website.		X				Lowndes County	Staff Time	General Fund
	10.2.2 - Update Aerial Tax Assessor Maps.	X					Lowndes County VALOR	Varies	Varies
	10.2.3 - Upgrade Methods of Maintaining Public Records Using Modern Technology and Making Them Available to the Public.		X				Lowndes County	Varies	Varies
<b>General Planning and Administration</b>									
OTHER	Prepare and adopt proactive Zoning Map and revised Zoning Ordinance, based on comprehensive land use inventory and new Future Development Map.	X					Cities of Valdosta, , Lake Park, Dasher, Remerton	Staff Time	General Fund
			X				City of Hahira	Staff Time	General Fund
	Develop- Sign Regulations.		X				City of Remerton SGRC	\$5,000	General Fund
	Review and revise all development regulations, investigate feasibility of document consolidation.	X					Cities of Valdosta	Staff Time	General Fund
			X				City of Hahira	Staff Time	General Fund
	Educate Citizenry on SPLOST VI Projects.		X				Local Governments	Staff Time	General Fund
	Regularly Publish an Electronic Newsletter.			X		Pending funding availability.	Lowndes County	Staff Time	General Fund
Maintain/update existing land use database.		X				Local Governments/ VALOR	Staff Time	General Fund	

**GREATER LOWNDES 2030 COMPREHENSIVE PLAN**

**2009 UPDATE**

**Section D:**

**SHORT TERM WORK PROGRAM**

**GREATER LOWNDES 2030 COMPREHENSIVE PLAN SHORT TERM WORK PROGRAM (STWP) FY 2010 -2014**

POLICY	SUPPORTING ACTION	FY10	FY11	FY12	FY13	FY14	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE	
<b>Goal 1: POPULATION - To ensure overall community growth and development benefits all segments of the increasingly diverse population.</b>										
<b>1.1 - Retiree Marketing</b>										
Greater Lowndes shall be marketed as a viable location for retirees due to its prime location, community resources, and climate.	1.1.1- Support collaboration between Triple Crown Hometown and the local development community to identify appropriate locations for future Active Adult Retirement Communities.	X	X	X	X	X	City of Valdosta	Varies	Varies	
							Lowndes County	\$15,000	General Fund	
	1.1.2 - Continued Support of Valdosta-Lowndes County Chamber of Commerce (Val-Low Chamber) Programs	X	X	X	X	X	Val-Low Chamber	Varies	Varies	
	1.1.3 - Ensure supporting services such as healthcare, transportation, and commercial resources are developed to attract retirees. <i>For example</i> , Feed the Elderly Program- Senior Citizens Nutrition Center.	X	X	X	X	X	Lowndes County	\$17,000	General Fund	
<b>1.2 - Integrate Minority Population</b>										
The integration of minority populations shall be encouraged through language programs, cultural awareness programs, and community events.	1.2.1 – Continued support of language and cultural programs such as those at South Georgia Regional Library, Valdosta Technical College (Val-Tech), Valdosta State University (VSU) and the Arts Commission.	X	X	X	X	X	Lowndes County	Varies	General Fund	
							City of Valdosta	Varies	Varies	
<b>1.3 - Retain Young Professionals</b>										
<u>Efforts shall be made to attract and retain young professionals to the Greater Lowndes community to assist in achieving goals such as providing an adequate workforce and maintaining high wage jobs.</u>	<u>1.3.1 - Funding and support for Metro One Young Professionals .</u>	X	X	X	X	X	Val-Low Chamber	Varies	Varies	
	<u>1.3.2 - Implement results of TechSmart Road Map.</u>	X	X	X	X	X	Val Low Chamber Local Governments	Varies	Varies	
<b>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.</b>										
<b>2.1 - Secure High-Wage Jobs</b>										
The need for additional high-wage jobs shall be addressed through greater collaboration of community resources.	2.1.1 - Continue marketing the fields of environmental technology, information technology, and medical services by continuing support of the Val-Low Chamber and the Valdosta-Lowndes County Industrial Authority (V-LCIA).	X	X	X	X	X	City of Valdosta	Varies	Varies	
							Lowndes County	\$432,000	General Fund Hotel Motel Fund	
		2.1.2 - Continuation of Targeted Business Expansion Committee	X	X	X	X	X	Val-Low Chamber	Varies	Varies
	2.1.3 - Encourage entrepreneurial and small-business development through the development of business incubator sites and large -scale Office Parks by resources such as theV-LCIA, the Chambers of Commerce, VSU's Small Business Development Center, and the Val-Low Chamber Sowing Entrepreneurial Economic Development Success (S.E.E.D.S.) Center.		X	X	X	X	X	City of Valdosta	Varies	Varies
								Lowndes County	\$432,000	General Fund Hotel Motel Fund
								V-LCIA	Staff time	Varies
		2.1.4 -Promote development of entrepreneurial small businesses.	X	X	X	X	X	City of Remerton / SBCD	\$50,000	Various
	2.1.5 -Encourage entrepreneurial and small-business development by continuation of S.E.E.D.S. Center.	X	X	X	X		Val-Low Chamber	Varies	Varies	
	2.1.6 Develop a community-wide workable business plan geared towards marketing the community to regional, national, and global high-wage employers.	X					V-LCIA	Varies	Varies	

**GREATER LOWNDES 2030 COMPREHENSIVE PLAN SHORT TERM WORK PROGRAM (STWP) FY 2010 -2014**

POLICY	SUPPORTING ACTION	FY10	FY11	FY12	FY13	FY14	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>2.2 - Address Workforce Adequacy</b>									
The issue of declining workforce adequacy shall be addressed through greater collaboration among businesses, educational institutions, and local government regarding <u>to improve</u> the knowledge, skills, and abilities possessed by the existing workforce and those that will be required by future employers.	2.2.1 - Continue to support adult literacy programs through educational institutions and libraries to increase the community's average literacy rates to meet or exceed state averages.	X	X	X	X	X	City of Valdosta Lowndes County	Varies	Varies
	2.2.2 - Advertise services available through and promote continued utilization of skills centers through the Workforce Investment Program and the Labor Department.	X	X	X	X	X	Workforce Investment Act (WIA) / Val Tech Labor Department	Varies	Varies
	2.2.3 - Increase standards of performance including high school graduation rates and CRTC scores to meet or exceed state averages by implementing strategies of the Lowndes County School System Continuous Improvement Plan.	X	X	X	X	X	Lowndes County School	Varies	Varies
	2.2.4 - Increase standards of performance including high school graduation rates and Criterion-Referenced Competency Tests (CRTC) scores to meet or exceed state averages by implementing strategies of the Valdosta Schools Comprehensive LEA Improvement Plan, the early College Academy and the International Baccalaureate Programme at Valdosta High School (VHS).	X	X	X	X	X	Valdosta City Schools	Varies	Varies
	2.2.5- Support programs which promote positive workforce ethics, life skills, and professionalism such as the Haven, Southside Recreation/ QUOLA, and Boys & Girls Club.	X	X	X	X	X	Lowndes County	\$128,000	General Fund and Victim Witness Fund
	2.2.6 - Funding and support for Metro One.	X	X	X	X	X	Val-Low Chamber	Varies	Varies
<b>2.3 - Support Regional Economic Engine</b>									
The continued growth of primary regional economic engines such as Valdosta State University ( <u>VSU</u> ), South Georgia Medical Center ( <u>SGMC</u> ), Moody Air Force Base ( <u>Moody AFB</u> ), Valdosta Technical College ( <u>Val Tech</u> ), and Georgia Military College ( <u>GMC</u> ) shall be actively supported.	2.3.1 - Promote collaboration among the various business, education, and local government organizations through Partnership for Regional Development.	X	X	X	X		Val-Low Chamber	Varies	Varies
	2.3.2 - Promote collaboration among the various business, education, and local government organizations through the Greater Lowndes Growth Advisory Committee (GLGAC) quarterly meetings.	X	X	X	X	X	Southren Georgia Regional Commission (SGRC)	Staff Time	General Fund
	2.3.3 - Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments by continued support of the Greater Lowndes Planning Commission (GLPC).	X	X	X	X		Lowndes County City of Valdosta	Varies	General Fund
	2.3.4 - Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments by implementation of the Joint Land Use Study (JLUS) with Moody AFB and neighboring Counties.	X	X	X	X	X	SGRC	\$175,000	Office of Economic Adjustment (OEA) / Department of Defense (DOD)
	2.3.5 - Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments <u>for example supporting agriculture as a primary economic engine through the Georgia Grown Georgia Made Program</u> .	X	X	X	X	X	Lowndes County	Staff Time	General Fund
<b>2.4 - Target Reinvestment</b>									
The community will target reinvestment in declining neighborhoods to further encourage private sector redevelopment and accommodate future growth.	2.4.1 Develop and implement incentive and recognition programs, such as density bonuses through the Land Development Regulations (LDR), for businesses willing to redevelop existing properties.	X	X	X	X		City of Valdosta	Staff Time	General Fund

**GREATER LOWNDES 2030 COMPREHENSIVE PLAN SHORT TERM WORK PROGRAM (STWP) FY 2010 -2014**

POLICY	SUPPORTING ACTION	FY10	FY11	FY12	FY13	FY14	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>2.5 - Downtown Development</b>									
The community will encourage the development of downtowns as vibrant centers for culture, government, dining, residential, and retail diversity.	2.5.1 - Continue to support Remerton's newly created Downtown Development Authority (DDA).	X	X	X	X	X	City of Remerton SBCD	\$20,000	General Fund
	2.5.2 - Continue to support Remerton's DDA by hiring a BetterHometown Coordinator.	X					City of Remerton	\$10,000	General Fund
	2.5.3 - Continue investment in the Central Valdosta Development Authority (CVDA) by managing the Main Street Program which partners with the community by organizing and promoting events downtown.	X	X	X	X	X	City of Valdosta	Staff Time	General Fund
	2.5.4 - Main Street Organization and Promotions Committee continue coordinating a variety of events such as First Fridays After Dark, Jingle Bell Festival, Brown Bag Concert Series, Jazz Festival, and more.	X	X	X	X	X	City of Valdosta /CVDA	\$61,000	Various
	2.5.5 - Develop and Implement a Billboard Program to promote downtown Valdosta events.	X					City of Valdosta /CVDA	\$14,400	Millage Tax
	2.5.6 - Main Street Design Committee educates building and business owners in appropriate design, implement Building Marker Program, provide brochure racks and maintain greenspaces downtown.	X	X	X	X	X	City of Valdosta /CVDA	\$3,000	Various
	2.5.7 - Promote and coordinate citizen involvement in Martin Luther King Jr.(MLK) Streetscape Project and year-round farmers market in Olympic Park.	X	X	X	X		City of Valdosta /CVDA	Various	Various
	2.5.8 - Reestablish and support Hahira's Downtown Development Authority.	X	X				City of Hahira	Staff Time	General Fund
	2.5.9 - Ensure LDR encourage mixed use and dense developments in downtown areas by reviewing regulations and amending if necessary.	X	X	X	X	X	Cities of Hahira and Remerton / CVDA	Staff Time	General Fund
	2.5.10 - Provide educational opportunities regarding programs, financial assistance, etc., to promote adaptive reuse and infill development.	X	X	X	X	X	Cities of Hahira and Remerton / CVDA	Staff Time	General Fund
	2.5.11 - Provide financial assistance to existing and new business for redevelopment opportunities.	X	X	X	X	X	Cities of Hahira and Remerton / CVDA	Varies	State/ Federal / General Funds
	2.5.12 - Coordinate with Industrial Authority to continue marketing Hahira Business Park.	X	X	X	X	X	City of Hahira / V-LCIA	Varies	Varies
	2.5.13- Promote infill development in established industrial parks.	X	X	X	X		V-LCIA	Varies	Varies
	2.5.14 - Coordinate with Industrial Authority in making plans and preparations for development of new or expanded industrial parks as existing parks become full.	X	X	X	X	X	Lowndes County, City of Valdosta, and Industrial Authority	N/A	N/A
<b>Goal 3: HOUSING - To ensure access to adequate and affordable housing options for all residents in all income levels.</b>									
<b>3.1 - Provide Workforce &amp; Affordable Housing</b>									
The growing need for workforce and affordable housing shall be addressed through public-private partnerships.	3.1.1 - Review existing land development regulations for impediments to development of workforce/affordable housing.	X	X	X	X	X	Lowndes County	Varies	General Fund
	3.1.2 - Investigate the development of incentive programs for developers who provide workforce/affordable housing in addition to market-rate housing.	X	X	X	X	X	City of Valdosta	Varies	General Fund
		X	X	X	X	X	Lowndes County	Varies	General Fund

**GREATER LOWNDES 2030 COMPREHENSIVE PLAN SHORT TERM WORK PROGRAM (STWP) FY 2010 -2014**

POLICY	SUPPORTING ACTION	FY10	FY11	FY12	FY13	FY14	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
The growing need for workforce and affordable housing shall be addressed through public-private partnerships. <i>Cont'</i>	3.1.3 - Implement programs and strategies identified by Consolidated Plan and Neighborhood Revitalization Plans.	X	X	X	X	X	City of Valdosta	Varies	General Fund/ Community Development Block Grant (CDBG)
<b>3.2 - Maintain Existing Housing Stock</b>									
The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.	3.2.1 - Continued support and training of Code Enforcement staff to ensure progressive code-enforcement and encourage property maintenance.	X	X	X	X	X	City of Valdosta	Varies	Varies
	3.2.2 - Implement and utilize <u>DCA's Community Home Investment Program</u> (CHIP) grants, Low-Interest Loans, and Community Services to assist low income home-owners with housing maintenance.	X	X	X	X		City of Valdosta	Varies	Varies
	3.2.3 - <u>Implement and utilize CHIP grants to assist low to moderate income households with down payment assistance and closing cost.</u>	X	X	X	X	X	<u>Lowndes County</u>	<u>\$300,000</u>	<u>Department of Community Affairs (DCA)</u>
	3.2.4 - Implement programs and strategies identified by Consolidated Plan and Neighborhood Revitalization Plans.	X	X	X	X	X	City of Valdosta	Varies	General Funds GDBG
	3.2.5- Protect well established neighborhoods from incompatible uses by utilizing and supporting residential zoning districts.	X	X	X	X	X	City of Valdosta Lowndes County	N/A	N/A
<b>3.3- Encourage Housing Mix</b>									
A mixture of housing types in varying income levels shall be encouraged and actively promoted.	3.3.1 - Evaluate the use of incentive programs and other innovative programs to promoted mixed housing options.	X	X	X	X		City of Valdosta Lowndes County	Staff Time	General Funds
<b>3.4- Universally Designed Housing</b>									
New housing developments should be universally designed to provide access to all persons.	3.4.1 -Continuation of the Mayor's Council for Persons with Disabilities to promote accessibility,	X	X	X	X	X	City of Valdosta	N/A	N/A
	3.4.2 - Education regarding methods of providing universal access and completion of community accessibility inventory.	X	X	X	X	X	Mayor's Council for Persons with Disabilities	N/A	N/A
	3.4.3 - Update Consolidated Housing Plan including Annual Action Plans.	X	X	X	X	X	City of Valdosta	Staff Time	General Funds GDBG
	3.4.4 - Complete remaining 10 Neighborhood Revitalization Plans based on federal standards.	X	X	X	X	X	City of Valdosta	Staff Time	General Funds GDBG
	3.4.5 - Implement Community HOME Investment Program <u>CHIP grants to assist low to moderate income households with down payment assistance and closing cost.</u>	X	X	X	X		Lowndes County	<u>\$300,000</u>	<u>DCA</u>
<b>Goal 4: NATURAL AND CULTURAL RESOURCES – To provide for the continued protection of our natural and cultural resources for current and future generations.</b>									
<b>4.1 - Conserve Sensitive Areas</b>									
Areas where natural processes would be endangered by development (i.e. floodplains, wetlands, groundwater recharge areas, etc.) shall be conserved.	4.1.1 - Direct growth away from natural areas unsuitable for development by utilizing Environmental Resource and Conservation Zoning districts.	X	X	X	X	X	City of Valdosta Lowndes County	N/A	N/A
	4.1.2 - Provide education on importance of Groundwater Recharge Areas and Wetlands.	X	X	X	X	X	City of Valdosta Lowndes County	Staff Time	General Funds

**GREATER LOWNDES 2030 COMPREHENSIVE PLAN SHORT TERM WORK PROGRAM (STWP) FY 2010 -2014**

POLICY	SUPPORTING ACTION	FY10	FY11	FY12	FY13	FY14	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
Areas where natural processes would be endangered by development (i.e. floodplains, wetlands, groundwater recharge areas, etc.) shall be conserved. Cont.	4.1.3 - Direct growth away from natural areas unsuitable for development through development review and rezoning processes.	X	X	X	X	X	City of Valdosta Lowndes County	N/A	N/A
	4.1.4 - Continue active enforcement of ordinances such as the Water Resource Protection District Ordinance (WRPDO).	X	X	X	X	X	Lowndes County City of Valdosta	N/A	N/A
	4.1.5 - Support and enforce Storm-Water, Land-Disturbance, and WRPDO Programs.	X	X	X	X	X	Lowndes County City of Valdosta	N/A	N/A
	4.1.6 - Utilize public sewer systems in areas not suitable for on-site absorption systems.	X	X	X	X	X	Lowndes County City of Valdosta	N/A	N/A
	4.1.7 - Promote E-One Service Extensions.	X	X	X	X	X	Lowndes County	N/A	N/A
	4.1.8 - Utilize innovative site design <u>through Low Impact Development and</u> to promote on-site <u>Best Management Practices (BMP) to</u> reduce stormwater runoff.	X	X	X	X		Lowndes County City of Valdosta	Staff Time	General Funds
	4.1.9 - Continued education <u>of BMP</u> regarding stormwater <u>runoff and</u> innovative design concepts <u>through Low Impact Development</u> .	X	X	X	X		Lowndes County City of Valdosta	Staff Time	General Funds
4.1.10 - Develop <u>an effective</u> , Stormwater Management Program.	X					Cities of Hahira, Remerton, Lake Park, Dasher	Varies	General Funds	
<b>4.2 – Preserve and Utilize Natural Greenspace and Parkland</b>									
Active preservation and utilization of natural greenspaces and parkland shall be encouraged and actively supported.	4.2.1 – Complete update to existing County Greenspace Plan to include a comprehensive mapping of the community's green-infrastructure, designation of future Linear Greenspace areas, and identification of potential funding sources for acquisition of such areas.	X	X	X	X	X	Parks & Recreation Authority	Varies	Varies
	4.2.2 - Continue preparation and implementation of the Withlacoochee River Greenway Plan.	X	X	X	X	X	Parks & Recreation Authority	Varies	Varies
	4.2.3 - Adopt, implement, and update provisions of the Greenspace Initiative Plan to include land acquisition and resource enhancement / protection.	X	X	X	X	X	Parks & Recreation Authority	\$500,000	Special-Purpose Local Option Sales Tax (SPLOST) and General Fund
	4.2.4 - Identify funding sources and pursue acquisition of appropriate greenspace areas.	X	X	X	X	X	Parks & Recreation Authority	Varies	General Fund / SPLOST / GLPC/ Grants & Loans
	4.2.5 - Provide regular educational opportunities regarding benefits of greenspace conservation and mechanisms.	X	X	X	X	X	Parks & Recreation Authority / SGRC	Staff Time	General Funds
	4.2.6 - Pursue grants for the upgrade of park facilities.	X	X	X	X	X	Parks & Recreation Authority	Staff Time	<u>SPLOST Funds</u>
	4.2.7 - Upgrade public park facilities to include more lights, shelters, pathways, etc. where applicable.		X	X	X	X	Parks & Recreation Authority	Varies	<u>SPLOST Funds</u>
	4.2.8 - Continue to develop alternative-use trails within public parks.	X	X	X	X	X	Parks & Recreation Authority	Varies	<u>SPLOST Funds</u>
	4.2.9 - Continue new construction and implementation of the Freedom Park Master Plan.	X					Parks & Recreation Authority	Varies	<u>SPLOST Funds</u>
	4.2.10 - Investigate ways to further promote the preservation and/or creation of urban forests.	X	X	X	X	X	City of Hahira	Staff Time	General Funds

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POLICY	SUPPORTING ACTION	FY10	FY11	FY12	FY13	FY14	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE	
<b>4.3 – Solid Waste Reduction &amp; Recycling</b>										
Enhanced solid waste reduction and recycling initiatives shall be supported.	4.3.1 –Maintain involvement and membership on Deep South Solid Waste Authority (SWA).	X	X	X	X	X	Lowndes County City of Valdosta	N/A	N/A	
	4.3.2 - Maintain 5 year updates to Solid Waste Management Plan (SWMP).	X	X	X	X	X	Lowndes County City of Valdosta SGRC	Staff Time	User Fees / General Funds	
	4.3.3 Encourage education regarding local recycling efforts and investigate ways to increase the recycling program in both volume and number of users.	X	X	X	X	X	Lowndes County City of Valdosta	Varies	User Fees / General Funds	
	4.3.4 - Implementation of grant program to promote local recycling and litter control efforts.	X	X	X	X	X	Deep South SWA	Varies	Deep South SWA / General Funds	
<b>4.4 - Protect and Utilize Historic Resource</b>										
The continued protection, <u>preservation</u> and utilization of historic resources shall be encouraged and actively supported.	4.4.1 - Publicize information contained in most recent historic resources survey.	X	X	X	X	X	City of Valdosta	Varies	Varies	
	4.4.2 - Promote heritage tourism opportunities including historic driving tours.	X	X	X	X	X	City of Valdosta	Staff Time	General Funds	
	4.4.3 - Create historic preservation education program for dissemination of local preservation program benefits and regulations.	X					City of Valdosta	Staff Time	General Funds	
	4.4.4 - Support the Valdosta-Lowndes County Conference Center & Tourism Authority (VLCCCTA).		X	X	X	X	X	City of Valdosta	Varies	Varies
								Lowndes County	\$1,020,000	General Fund Hotel/Motel Fund
	4.4.5 - Advertise Historic Driving Routes.	X	X	X	X	X	VLCCCTA	Varies	Varies	
	4.4.6 - Investigate and promote Agritourism .	X	X	X	X	X	Lowndes County	Staff Time	General Fund	
	4.4.7 - Investigate and Promote Eco-Tourism.	X	X	X	X	X	VLCCCTA	Varies	Varies	
	4.4.8 - Promote use of National Register Nominations for qualified sites and structures.	X	X	X	X	X	City of Valdosta	Staff Time	General Funds	
	4.4.9- Support Historic Preservation Society.		X	X	X	X	X	City of Valdosta	Varies	Varies
								Lowndes County	\$20,000	General Funds
4.4.10 - Seek professional training and guidance for members of the Historic Preservation Commission (HPC) with regard to official responsibilities.	X	X	X	X	X	X	City of Valdosta	Varies	Varies	
4.4.11 - Continue updating and publicizing Historic Resources Inventory.	X	X	X	X	X	X	City of Valdosta	Varies	Varies	
<b>4.5 – Ensure Cultural and Community Facility Availability</b>										
<u>Develop, maintain and improve</u> the availability of adequate cultural facilities such as community arenas, performing arts venues, <u>museums, monuments, visual art galleries</u> and conference/meeting centers <del>space shall be pursued</del> through public-private partnerships.	4.5.1 - Investigate the establishment of a Countywide Performing Arts Center and/or Civic Center.	X	X	X	X	X	Lowndes County City of Valdosta VLCCCTA	Varies	Varies	
	4.5.2 - Continue developing Strategies to Promote Destination Oriented Tourist Attractions.	X	X	X	X	X	VLCCCTA	\$1,020,000	General Fund & Hotel /Motel Fund	
	4.5.3 - Pursue development of a general purpose community center.	X	X	X	X	X	City of Remerton / Slate	\$1-2,000,000	Varies	

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POLICY	SUPPORTING ACTION	FY10	FY11	FY12	FY13	FY14	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<u>Develop, maintain and improve</u> the availability of adequate cultural facilities such as community arenas, performing arts venues, <u>museums, monuments, visual art galleries</u> and conference/meeting centers <del>space shall be pursued through public-private partnerships.</del> <i>Cont.</i>	4.5.4 - Pursue development of City park (Passive recreation, skateboard park, dog park).	X	X				City of Remerton Valdosta Lowndes Recreation	\$250,000	Varies
	4.5.5 - Pursue development of City park around newly refurbished Tom's Pond area.	X	X	X	X		City of Lake Park	Varies	Varies
	4.5.6 - Implement Commercial Tourism District.	X					VLCCCTA	Varies	Varies
	4.5.7 - Update the Parks and Recreation Master Plan to include creation of parks within walking distance of all neighborhoods.	X	X	X	X	X	Parks & Recreation Authority	Varies	Varies
<u>4.6 – Green Building &amp; Environmental Conservation</u>									
<u>In response to environmental concerns and rising energy costs, green building principles shall be researched and encouraged in order to conserve natural resources, improve indoor air quality and reduce energy costs.</u>	<u>4.6.1 - Implement funding from Energy Efficiency &amp; Conversation Block Grant (EECBG) funding to improve energy efficiency at City facilities</u>	X	X				<u>City of Valdosta</u>	<u>\$221,600</u>	<u>EECBG</u>
	<u>4.6.2 - Promote reuse of existing / historic building stock and the incorporation of green building strategies in historic building rehabilitation.</u>	X	X	X	X	X	<u>City of Valdosta</u>	<u>Staff Time</u>	<u>Varies</u>
	<u>4.6.3 - Encourage education regarding green energy conservation and implement cost effective green building principles to improve air quality and reduce energy costs.</u>	X	X	X	X	X	<u>Local Governments</u>	<u>Staff Time</u>	<u>Grant Funds General Funds</u>
	<u>4.6.4 - Acquiring additional land for roads and converting surplus property to conservation.</u>	X	X	X	X	X	<u>City of Dasher</u>	<u>Staff Time</u>	<u>General Fund</u>
	<u>4.6.5 - Educating industrial community on Greenbuilding principles through Work shops in collaboration with Val-Tech.</u>	X	X				<u>Val-Low Chamber</u>	<u>Varies</u>	<u>Varies</u>
	<u>4.6.6 - Research Leadership in Energy and Environmental Design System (LEEDS) program for possible implementation.</u>	X					<u>Parks &amp; Recreation Authority</u>	<u>Staff Time</u>	<u>Staff Time</u>
	<u>4.6.7 - Research and identify "Green grants" applicable to the delivery of Lowndes County services.</u>	X	X	X	X	X	<u>Lowndes County</u>	<u>Staff Time</u>	<u>Staff Time</u>
	<u>4.6.8 - Continue to investigate and experiment with the addition of hybrid vehicles into the Lowndes County fleet.</u>	X	X	X	X	X	<u>Lowndes County</u>	<u>Varies</u>	<u>Varies</u>
	<u>4.6.9 - Virtualizing Lowndes County server farm.</u>	X	X	X	X	X	<u>Lowndes County</u>	<u>Varies</u>	<u>Varies</u>
	<u>4.6.10 - Explore virtualizing desktop computers.</u>	X	X	X	X	X	<u>Lowndes County</u>	<u>Varies</u>	<u>Varies</u>
	<u>4.6.11 - Complete design to send treated wasre water to plant nursery.</u>	X	X	X			<u>City of Hahira</u>	<u>1,100,000</u>	<u>Federal, State &amp; Local</u>
	<u>4.6.12 - Manhole rehabilitation &amp; slipline construction performed in various locations.</u>	X	X	X	X	X	<u>City of Hahira</u>	<u>5,000,000</u>	<u>Local</u>
	<u>4.6.13 - Implementing greenbuilding standard in all future development of low income housing. Incorporate Greenbuilding guildlines within the contracts of development projects.</u>	X	X	X	X	X	<u>City of Valdosta</u>	<u>Staff Time</u>	<u>General Funds GDBG/ CHIP</u>
	<u>4.6.14 - All military construction (MILCON) projects, with climate control, will be designed capable of achieving LEED Silver certification</u>	X	X	X	X	X	<u>Moody AFB</u>	<u>Varies</u>	<u>MILCON</u>
	<u>4.6.15 - Reduce utility expenditures by 2% per year.</u>	X	X	X	X	X	<u>Moody AFB</u>	<u>Varies</u>	<u>Headquarters Air Combat Command (HQ ACC)</u>

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POLICY	SUPPORTING ACTION	FY10	FY11	FY12	FY13	FY14	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<i>In response to environmental concerns and rising energy costs, green building principles shall be researched and encouraged in order to conserve natural resources, improve indoor air quality, and reduce energy costs. Cont.</i>	<u>4.6.16 - Reduce water consumption by 2% per year.</u>	X	X	X	X	X	Moody AFB	Varies	HQ ACC
	<u>4.6.17 - Reduce energy intensity by 3% per year.</u>	X	X	X	X	X	Moody AFB	Varies	HQ ACC
	<u>4.6.18 - Increase renewable energy 7.5% per year.</u>				X	X	Moody AFB	Varies	HQ ACC
	<u>4.6.19 - Increase renewable energy 5% per year.</u>	X	X	X			Moody AFB	Varies	HQ ACC
	<u>4.6.20 - Accomplish comprehensive facility energy audits on 25% of covered facilities per year.</u>	X	X	X	X	X	Moody AFB	Varies	HQ ACC
	<b>Goal 5: COMMUNITY WELLNESS –To utilize our community resources to promote healthy and active lifestyles for all population segments.</b>								
<b>5.1 – Promote Development That Encourages Active Living</b>									
<i>Promote and encourage retrofitting of existing and establishment of new developments that assent to Development that allows for active lifestyles for residents of all age groups shall be promoted and encouraged.</i>	5.1.1 - Direct growth towards designated activity centers through appropriate expansion of infrastructure and incentive programs.	X	X	X	X		Lowndes County City of Valdosta	Varies	Varies
	5.1.2 - Concentrate infrastructure improvements in existing or planned Activity Centers.	X	X	X	X	X	Lowndes County City of Valdosta	Varies	Varies
	5.1.3 - Investigate incentive programs for growth in activity centers.	X	X				City of Valdosta	Staff Time	General Funds
	5.1.4 - Include non-profits in growth and development discussions.	X	X	X	X	X	City of Valdosta	Staff Time	General Funds
	5.1.5 - Support public-private partnerships and collaboration with community organizations including the Wellness Council of Lowndes County.	X	X	X	X	X	GLGAC	N/A	N/A
	5.1.6 - Complete the development of the Azalea City Multipurpose Trail.	X					Parks & Recreation Authority	\$2,075,000	SPLOST Grants
	5.1.7 - Update the Parks and Recreation Master Plan to include creation of parks within walking distance of all neighborhoods.	X	X	X	X	X	Parks & Recreation Authority	Varies	Varies
<b>5.2 – Youth Involvement in the Community</b>									
Community involvement and programming opportunities for youth shall be maintained and enhanced through public-private partnerships.	5.2.1 - Market recreational facilities for community programs and functions.	X	X	X	X	X	VLCCCTA Parks & Recreation Authority	Varies	Varies
	5.2.2 - Support Park and Recreation Youth Programs.	X	X	X	X	X	Parks & Recreation Authority	Varies	Varies
	5.2.3 - Continue Support of the Boys & Girls Club.	X	X	X	X	X	City of Valdosta Lowndes County	N/A	N/A
<b>5.3 - Utilize Existing Community Resources</b>									
Existing non-profit, community resources shall be utilized where possible to address community wellness issues and opportunities.	5.3.1 - Promote greater collaboration and partnership among local governments and non-profit resources.	X	X	X	X	X	City of Valdosta	Varies	Varies
	5.3.2 -Support Habitat for Humanity Program, Valdosta Block Club, YMCA, Boys & Girls Club, and Lowndes Advocacy Resource Center (LARC).	X	X	X	X	X	City of Valdosta	Varies	Varies

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POLICY	SUPPORTING ACTION	FY10	FY11	FY12	FY13	FY14	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
Goal 6: COMMUNITY FACILITIES – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.									
6.1 - Maximize Efficient Use of Existing and Future Infrastructure Investment									
Wise Policy decisions shall maximize the efficient use of existing infrastructure as well as future investments in capital improvements, long term operation, and maintenance.	6.1.1-Construct County Judicial/Administrative Buildings <u>Phase II</u> .	X	X				Lowndes County	\$14,000,000	Bonds
	6.1.2 -Construct Jail Upgrades Phases I, II, and III	X	X	X	X		Lowndes County	\$6,000,000	Bonds
	6.1.3 -Construct a new Emergency Operations Facility.	X					Lowndes County	\$500,000	General Fund and SPLOST
	6.1.4 - Investigate future facility for District Health Office.	X	X	X	X	X	Lowndes County	Staff Time	General Funds
	6.1.5 -Implement Updates to the Water and Sewer Master Plan (For Project List Please See Utility Master Plan).	X	X	X	X	X	Lowndes County	Varies	Varies
	6.1.6 - Implement roads, water, sewer, and drainage master plans and review for revisions / additions.	X	X	X	X	X	City of Valdosta	Varies	SPLOST Bonds Loans
	6.1.7 - Investigate implementation strategies for gray water (treated wastewater) utility, including possible re-use for industrial and recreational facilities.	X	X	X	X	X	City of Valdosta	Varies	Grants
	6.1.8 - Expand well field and water storage capacity	X	X	X	X		City of Valdosta	Varies	SPLOST Bonds Loans
	6.1.9 - Upgrade water and sewer metering technology.	X	X	X	X		City of Valdosta	\$500,000	SPLOST Bonds Loans
	6.1.10 -Implement Drainage Master Plan provisions for regional retention areas.	X	X	X	X		City of Valdosta	Varies	SPLOST Bonds Loans
	6.1.11- Expand the existing water service area and transmission system.	X	X	X	X		City of Valdosta	Varies	SPLOST Bonds Loans
	6.1.12 - Construct a new wastewater treatment facility in the Cherry Creek Basin area.	X	X	X	X		City of Valdosta	Varies	SPLOST Bonds Loans
	6.1.13- Purchase of building and land for the expansion of City Hall and Police Department Offices.	X	X				City of Remerton	\$880,000	SPLOST
	6.1.14- Begin implementing findings of the previous inflow and infiltration study.	X	X				City of Remerton	\$250,000	SPLOST
	6.1.15 - Continue to address "Looping" of City water distribution lines.	X					City of Remerton	\$180,000	SPLOST
	6.1.16 - Purchase water from City of Valdosta.	X					City of Remerton	\$500,000	Georgia Environmental Facilities Authority (GEFA)
	6.1.17 - Investigate feasibility of public sewer system.	X	X	X	X	X	City of Lake Park	Staff Time	General Fund
6.1.18 - Modify and enhance existing water and wastewater treatment facilities through major capital expenditure.	X	X	X			State / Federal City of Hahira	\$2-3,000,000	SLOST/ State / Federal	
6.1.19 - Promote infill development by directing industrial growth in existing or planned industrial parks where appropriate infrastructure is available.	X	X	X	X		V-LCIA	Varies	Varies	

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Wise Policy decisions shall maximize the efficient use of existing infrastructure as well as future investments in capital improvements, long term operation, and maintenance. <i>Cont.</i>	6.1.20 - Coordinate with V-LCIA in making plans and preparations for development of new or expanded industrial parks as existing parks become full.	X	X	X	X	X	Lowndes County City of Valdosta V-LCIA	Staff Time	General Fund
	6.1.21 - Educate agencies on the comprehensive plan and future development maps	X	X	X	X	X	Lowndes County	N/A	N/A
	6.1.22 - Locate facilities such as parks, schools, and community centers in appropriately planned activity centers according to adopted future development plans.	X	X	X	X	X	Lowndes County	N/A	N/A
<b>6.2 – Coordinate Planning and Facilities with Land Use Plans</b>									
Public facilities and services shall be coordinated with land use planning to promote more compact urban development, preservation of natural resources, and development of activity centers.	6.2.1 – Encourage future development to expand in areas contiguous to existing developed areas by implementing sequential and phased utility master plans.	X	X	X	X	X	Lowndes County City of Valdosta	Varies	Varies
	6.2.2 - Market Maps Highlighting Urban Service Area.	X	X	X	X	X	Lowndes County	Staff Time	General Fund
	6.2.3 - Reduce development pressures on agricultural land through conservation tools and increased density of new residential development.	X	X				Lowndes County	Staff Time	General Fund
	6.2.4- Facilitate meetings for collaboration among local governments, agencies and community organizations for future facilities planning.	X	X	X	X	X	GLGAC	Staff Time	General Fund
<b>6.3 – Anticipate Service Impacts of Growth</b>									
The effects of new development shall <u>should</u> be anticipated so as to maintain or improve appropriate levels of service.	6.3.1 - Coordinate development review processes to ensure appropriate public facility capacity is available and appropriate expansions are planned and implemented as necessary.	X	X	X	X	X	Lowndes County City of Valdosta	Staff Time	General Fund
	6.3.2 - Annually Update Capital Improvement Element.	X	X	X	X		Lowndes County	Staff Time	General Fund
	6.3.3 - Investigate feasibility of Impact Fees Pursuant to the Georgia Development Impact Fees Act.	X	X	X	X	X	Lowndes County	\$10,000	General Fund
	6.3.4 - Upgrade/Renovate Public Safety Communications and Replace Equipment with Newer Technology (MESH Network and Software Upgrades).	X					Lowndes County	Varies	Varies
	6.3.5 - Review and Revise / Update the Speed Zone Ordinance.	X	X	X	X	X	Lowndes County	Staff Time	General Fund
	6.3.6 - Reduce the County ISO Fire Rating Through the Implementation of Fire Master Plan (For Specific Project List Please See Master Plan).	X	X				Lowndes County	Varies	General Fund SPLOST
	6.3.7 - Finalize plan for training facility.	X	X	X	X		Lowndes County	Varies	General Fund SPLOST
	6.3.8 - Construct and Implement Public Safety Radio System (800MHZ).	X	X				Lowndes County-- Danny Weeks	Varies	Varies
	6.3.9 - Investigate Video Security Options for Judicial Building.	X	X				Lowndes County	Varies	Varies
	6.3.10 - Update Fiscal Impact Analysis.	X	X	X	X	X	Lowndes County	Staff Time	General Fund
	6.3.11 - Conduct study for the development of multi-jurisdictional public safety training facility.	X					City of Valdosta	Varies	Grants / SPLOST

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The effects of new development shall <i>should</i> be anticipated so as to maintain or improve appropriate levels of service.	6.3.12 - Expand street lighting network to illuminate high crime areas.	X	X				City of Valdosta	Varies	Varies
	6.3.13 - Upgrade traffic signals to incorporate preemption devices for emergency vehicles.	X	X				City of Valdosta	Varies	Varies
<b>Goal 7: LAND USE – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.</b>									
<b>7.1 - Urban Service Area to guide development</b>									
The Urban Service Area, based on existing and planned infrastructure improvements, shall serve as a guide for future development.	7.1.1 - Update the Urban Service Area on an annual basis to reflect advancement in utility services, infrastructure improvements, public safety facilities, etc.	X	X	X	X	X	City of Hahira City of Valdosta Lowndes County SGRC	Staff Time	General Fund
	7.1.2 - Direct new development within the Urban Service Area.	X	X	X	X	X	Lowndes County	N/A	N/A
<b>7.2 – Protect Rural Service Area</b>									
The Rural Service Area shall be protected from incompatible, dense development.	7.2.1 - Encourage use of conservation techniques to maintain rural landscapes and market Conservation Subdivision Regulations within the Unified Land Development Code (ULDC).	X	X	X	X	X	Lowndes County	N/A	N/A
	7.2.2 - Educate public on Conservation Use Valuation Program.	X	X	X	X	X	Local Governments Tax Assessor	Staff Time	General Fund
<b>7.3 - Promote Appropriate Mixed-Use Development</b>									
Mixed use developments in appropriate areas shall be encouraged to promote the connection of employment and residential activity centers.	7.3.1 - Annually review and update land development regulations to ensure land development regulations do not hinder mixed use developments.	X	X	X	X	X	Lowndes County	Staff Time	General Fund
<b>7.4 – Promote High Standard of Development</b>									
Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.	7.4.1 - Develop and implement appropriate design guidelines / standards for specific areas of the community depending on existing and anticipated growth.	X	X	X	X	X	Lowndes County City of Valdosta	Staff Time	General Fund
	7.4.2 - Annually Update the ULDC.	X	X	X	X	X	Lowndes County	Staff Time	General Fund
	7.4.3 - Implement Gateway Study.	X					City of Valdosta	Varies	Varies
	7.4.4 - Establishment of City Market on MLK Corridor.	X					City of Valdosta	Varies	Varies
<b>7.5 – Use land efficiently and Focus on Redevelopment</b>									
Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.	7.5.1 - Maintain, Update, and Market Existing Land Use Database.	X	X	X	X	X	Lowndes County City of Valdosta GLGAC / VALOR	Staff Time	General Fund
	7.5.2 - Support and administer Signature Communities, a public-private partnerships for marketing and redevelopment of unique infill, greyfield, and brownfield opportunities including available financing options.	X	X				City of Valdosta	Staff Time	Varies
<b>7.6 – Recognizable transition from Urban to Rural Area</b>									
A recognizable transition from the urban to the rural areas of the community shall be developed.	7.6.1 - Discourage leapfrog development across undeveloped areas and encourage future development to expand in areas contiguous to existing developed areas by maintaining, updateing, and publicizing Urban Service Area, Zoning, and Existing Land Use Maps.	X	X	X	X	X	Lowndes County City of Valdosta / VALOR	Staff Time	General Fund

**GREATER LOWNDES 2030 COMPREHENSIVE PLAN SHORT TERM WORK PROGRAM (STWP) FY 2010 -2014**

POLICY	SUPPORTING ACTION	FY10	FY11	FY12	FY13	FY14	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>7.7 - Encourage Commercial Development at Intersections</b>									
Commercial development of varying sizes shall be encouraged at the intersections of major roadways.	7.7.1 - Ensure land development regulations promote clustering of development at major roadways.	X	X	X	X		Lowndes County	Staff Time	General Fund
	7.7.2 - Facilitate interconnected developments and shared parking to lessen traffic congestion and improve circulation.	X	X	X	X	X	Lowndes County	Staff Time	General Fund
	7.7.3 - Promote use of nodal development in unincorporated county to protect natural resources and increase traffic management.	X	X	X	X		Lowndes County	Staff Time	General Fund
<b>7.8 - Innovative Planning Concepts</b>									
Innovative planning concepts shall be employed to achieve desirable and well-designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance our community's overall quality of life.	7.8.1 - Through organizations such as the GLGAC and the GLPC, provide regular educational opportunities to the development community and citizens regarding up-to-date planning concepts.	X	X	X	X	X	SGRC	Staff Time	General Fund
<b>7.9 - Protect Regional Economic Engines</b>									
Major institutions such as Moody Air Force Base <i>MAFB</i> , VSU, SGMC, <i>GMC</i> , and Valdosta Tech shall continue to be protected from incompatible land uses through appropriate and consistent land development decisions.	7.9.1 - Coordinate regular meetings to facilitate data sharing.	X	X	X	X	X	SGRC / GLGAC	Staff Time	General Fund
	7.9.2 - Encourage data sharing at GLGAC, GLPC, Technical Review Committee (TRC) and First Step Development meetings to ensure new facilities are properly designed and located to meet future population growth and community needs.	X	X	X	X	X	SGRC / GLGAC City of Valdosta Lowndes County Valdosta Schools Lowndes County Schools	Staff Time	General Fund
<b>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.</b>									
<b>8.1 - Pursue Cross-Jurisdictional Collaboration and Coordination</b>									
Cross jurisdictional coordination and collaboration shall be actively pursued to promote positive impacts of growth and development across jurisdictional boundaries, which is vital to a successful economy and a high quality of life.	8.1.1 - Promote the use of joint development authorities and local and regional planning and economic development efforts such as the Targeted Business Expansion Committee, Triple Crown Hometown,	X	X	X	X	X	Local Governments	Staff Time	General Fund
	8.1.2 - Investigate activation of countywide Water/Sewer Authority.	X	X	X	X	X	Local Governments	Staff Time	General Fund
	8.1.3 - Continue participation on the Deep South Regional Solid Waste Management Authority.	X	X	X	X	X	Local Governments	N/A	N/A
	8.1.4 - Continued Support of Chamber of Commerce and Industrial Authority, Tourism Authority	X	X	X	X	X	Local Governments	Varies	Varies
<b>8.2 - Greater Lowndes Planning Commission to promote Quality Growth</b>									
The Greater Lowndes Planning Commission shall serve as a leader in promoting quality growth and development through appropriate planning and land use decisions.	<u>8.2.1 Greater Lowndes Planning commission will review development cases to determine appropriate land uses on a monthly basis and make recommendations to local governments.</u>	X	X	X	X	X	GLPC/SGRC	Staff Time	General Fund

**GREATER LOWNDES 2030 COMPREHENSIVE PLAN SHORT TERM WORK PROGRAM (STWP) FY 2010 -2014**

POLICY	SUPPORTING ACTION	FY10	FY11	FY12	FY13	FY14	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>8.3 - Recognize value of Joint-Comprehensive Planning</b>									
The value of Joint comprehensive planning efforts and resulting documentation shall be appreciated <u>employed</u> as a vital tool for addressing community issues and opportunities.	8.3.1 - GLGAC facilitate Comp Plan Updates (every 5 Years)	X	X	X	X	X	Local Governments SGRDC /GLGAC	Staff Time	General Fund
	8.3.2 - Coordinate regular meetings to review implementation of Comp Plan.	X	X	X	X	X	SGRC	Staff Time	General Fund
	8.3.3 - SGRDC shall facilitate the annual update of the Short Term Work Program (STWP).	X	X	X	X	X	Local Governments SGRDC /GLGAC	Staff Time	General Fund
	8.3.4 - Review & update-quantifiable measures for Goals and Policies annually.	X	X	X	X	X	SGRC	Staff Time	General Fund
<b>8.4 - Utilize Shared Services and information</b>									
Public entities within each community shall utilize shared services and information to ensure consistent planning efforts.	8.4.1 - Central organizations such as the Chamber, Labor Department, Health Department, and SGRC should maintain up-to-date data regarding community growth and development.	X	X	X	X	X	SGRC	Staff Time	General Fund
<b>Goal 9: TRANSPORTATION – To encourage coordination of land use planning and transportation planning to support sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing.</b>									
<b>9.1 – Well- Maintained System of Rail Lines</b>									
A well-maintained system of rails lines shall facilitate safe and efficient movement of goods to serve the economic needs of the community and region.	9.1.1 - Investigate innovative traffic management techniques to eliminate traffic tie-ups and emergency vehicle delays, while improving vehicular and pedestrian safety and enhancing the community's	X	X	X	X		City of Remerton	Staff Time	Various
	9.1.2 - Investigate possibility of railroad crossing at Remer Lane.	X	X				City of Remerton	Staff Time	Various
	9.1.3 - Maintain awareness of feasibility for future high-speed rail services.	X	X	X	X	X	Metro Planning Organization (MPO)	N/A	N/A
	9.1.4 - Implement Intelligent Transportation Systems Planning to aid in providing information and improve transportation opportunities to travelers.	X	X	X	X	X	City of Valdosta Lowndes County / MPO	Staff Time	Varies
<b>9.2 - Efficient Air Service</b>									
Efficient air service shall <u>Encourage development of efficient air and rail service to</u> promote economic development by connecting the community with major regional centers.	9.2.1 - Protect airport approach zones through land use regulations to avoid unnecessary land use conflicts and accurately map and enforce Airport Overlay.	X	X	X	X		Lowndes County VALOR	<u>Staff Time</u>	General Fund
	9.2.3 - Identify economic development opportunities relying on quality air service and implement recommendations made in the Airport Master Plan.	X	X	X	X	X	Valdosta-Lowndes County Airport Authority (VLCAA)	\$250,000	Hotel and Motel Fund
	9.2.4 - Assist the business community in the recruitment of additional airline service and/or connection to non-Atlanta airports.	X	X	X	X	X	Local Governments VLCAA	Staff Time	General Fund
	9.2.5 - Conduct an air service study to investigate feasibility of an additional air line.	X	X	X	X	X	Local Governments VLCAA	Staff Time	General Fund

**GREATER LOWNDES 2030 COMPREHENSIVE PLAN SHORT TERM WORK PROGRAM (STWP) FY 2010 -2014**

POLICY	SUPPORTING ACTION	FY10	FY11	FY12	FY13	FY14	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>9.3 - Support the Viability of Walking, Biking, and Public Transit</b>									
Walking, biking, and accessible public transit shall be considered viable and sustainable forms of transportation supported through appropriate land use and infrastructure decisions.	9.3.1 - Locate high density land uses in major activity centers to increase efficiency of future public transportation plans and market maps highlighting Urban Service Area.	X	X	X	X		Lowndes County VALOR	Staff Time	General Fund
	9.3.2 - Implement bike and pedestrian master plans to include provision of accessible facilities along identified transportation corridors to connect major activity centers.	X	X	X	X		City of Valdosta	N/A	N/A
	9.3.3 -Maintain activation of the sidewalk committee to seek community input into development of a Sidewalk Master Plan.	X	X				City of Valdosta	N/A	N/A
	9.3.4 - Continue sidewalks inventory to identify potential expansion and improvement areas.	X	X	X	X	X	City of Valdosta VALOR	Staff Time	General Fund
	9.3.5-Install sidewalk between Plum and Poplar Streets.	X	X				City of Remerton	\$5,000	Varies
	9.3.6 - Implement South Georgia Regional Bicycle and Pedestrian Plan, Valdosta Lowndes Bicycle and Pedestrian Master Plan and Valdosta Transportation Master Plan Bicycle and Pedestrian Projects.	X	X	X	X	X	City of Remerton City of Valdosta City of Hahira Lake Park Lowndes County / MPO	\$13,000,000	State / Federal / Local
	9.3.7 - Market Existing County Bus Service.	X	X	X	X	X	Lowndes County	N/A	N/A
	9.3.8 - Pursue transit possibilities within Valdosta Urbanized Areas.	X	X				City of Remerton City of Valdosta Lowndes County / MPO	\$4,000,000	Federal Transit Administration (FTA), Georgia Department of Transportation (GDOT), Local
<b>9.4 - Recognize Importance of Roadway Design and Construction</b>									
It is recognized that design and construction of residential and non-residential streets contributes to the overall character and development pattern of the community and thus shall be considered one of the community's most important components.	9.4.1 - Implement TE Grant funding to complete West Gordon streetscape improvements.	X	X	X	X		City of Remerton / State	\$460,000	Varies
	9.4.2 - Update and Maintain County Bridge and Road Pavement Conditions Assessment.	X	X	X	X	X	Lowndes County	Varies	Varies
	9.4.3 - Newly constructed, reconfigured, or retrofitted roadways shall reflect community standards of aesthetics, environmental stewardship, and urban design.	X	X	X	X	X	Lowndes County	Varies	Varies
	9.4.4- Newly constructed, reconfigured, or retrofitted roadways shall fully accommodate multiple functions, including pedestrian movements, accessible parking, alternate modes of transportation and local vehicular circulation.	X	X	X	X	X	Lowndes County	Varies	Varies
	9.4.5 - Update of Metropolitan Transportation Plan to 2040.	X	X				MPO	Staff Time	MPO
	9.4.6 - Implement VLMPO Transportation Improvement Program .	X	X	X	X	X	GDOT / MPO Local Governments	Staff Time	MPO
	9.4.7 - Implement Transportation Master Plan	X	X	X	X		City of Valdosta	Varies	Varies
	9.4.8 - Coordinate road and underground utilities improvements with GDOT regarding I-75 widening and interchange improvements projects.	X	X	X	X	X	Lowndes County City of Hahira	Varies	Varies

**GREATER LOWNDES 2030 COMPREHENSIVE PLAN SHORT TERM WORK PROGRAM (STWP) FY 2010 -2014**

POLICY	SUPPORTING ACTION	FY10	FY11	FY12	FY13	FY14	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>9.5 - Preserve Traffic Carrying Capacity through land use planning</b>									
The traffic carrying capacity of existing and planned roadways shall be preserved through coordinated land use and transportation planning decisions.	9.5.1 - Construct frontage roads to avoid proliferation of entrances to high volume arterials and highways to encourage interconnected access between new developments.	X	X	X	X	X	Lowndes County	Staff Time	General Fund
	9.5.2 - Update Zoning Ordinance and Subdivision Regulations Encourage, and in some areas require, cross access easements and shared parking areas to improve on site traffic circulation and reduce congestion.	X	X	X	X	X	Local Governments	Staff Time	General Fund
<b>Goal 10: TECHNOLOGY – To promote the use of existing and future technology infrastructure for community-wide economic development, education, and marketing.</b>									
<b>10.1 – Planning for Community Wide Technology</b>									
Community-wide technology infrastructure shall be considered a basic community facility and as such will be adequately planned for.	10.1.1 - Upgrade Computer (4 -year Life Cycle) and Telephony (5-year Life Cycle) Systems in All County Facilities .	X	X	X	X	X	Lowndes County	Varies	Varies
	10.1.2- Upgrade Internet Services to Include On-line Bill Paying, E-commerce, etc.	X	X	X	X		Lowndes County	Varies	Varies
	10.1.3- Implement SCADA Utilities Monitoring System.	X	X	X	X	X	Lowndes County	\$500,000	Water and Sewer Fund
	10.1.4 - Implement Remote Monitoring Systems (Utilities and Engineering).	X	X				Lowndes County	\$7,000	Water and Sewer Fund
	10.1.5 - Implement EDEN and GBA Billing Software.	X	X				Lowndes County	\$750,000	General Fund and SPLOST
	10.1.6 - Upgrade County Network Capabilities to In-building Wireless for all County Facilities.	X	X				Lowndes County	\$50,000	General Fund
	10.1.7 – Pursue innovative technology funding sources and implementation programs to further extend the community-wide network.	X	X	X	X		Lowndes County	\$50,000	General Fund
	10.1.8 - Investigate Video Conferencing Technology.	X	X	X	X		Lowndes County	Varies	Varies
	10.1.9 - Implement Probate Court/Jail Video Conferencing Technology.	X	X	X	X		Lowndes County	Varies	Varies
	10.1.10- Complete County VOIP Telephony Upgrade.	X	X	X	X	X	Lowndes County	\$40,000	General Fund
	10.1.11 - Implement results of TechSmart Road Map.	X	X	X	X	X	Val Low Chamber Local Governments	Varies	Varies
	10.1.12 - Implement Georgia Tech WebFit Program encourage community organizations to provide technology access.	X	X	X	X		Lowndes County	Staff Time	General Fund
	10.1.13 - Create and populate <u>Continue and expand</u> Intranet Website.	X	X	X	X	X	Lowndes County	Varies	Varies
	10.1.14 - Single sign on for network services using AAA Server.	X	X	X	X		Lowndes County	Varies	Varies

**GREATER LOWNDES 2030 COMPREHENSIVE PLAN SHORT TERM WORK PROGRAM (STWP) FY 2010 -2014**

POLICY	SUPPORTING ACTION	FY10	FY11	FY12	FY13	FY14	RESPONSIBLE PARTY	ESTIMATED COST/YEAR	FUNDING SOURCE
<b>10.2 – Community-Wide Citizen Access</b>									
<del>Efforts will be made to ensure all citizens have Access to basic technology infrastructure <u>shall be made available to all citizens.</u></del>	10.2.1 - Update County Website.	X	X	X	X	X	Lowndes County	Staff Time	General Fund
	10.2.2 - Update Aerial Tax Assessor Maps.	X	X	X	X	X	Lowndes County VALOR	Varies	Varies
	10.2.3 - Upgrade Methods of Maintaining Public Records Using Modern Technology and Making Them Available to the Public.	X	X	X	X	X	Lowndes County	Varies	Varies
<b>General Planning and Administration</b>									
OTHER	Prepare and adopt proactive Zoning Map and revised Zoning Ordinance, based on comprehensive land use inventory and new Future Development Map.	X	X				Cities of Hahira	Staff Time	General Fund
	Develop- Sign Regulations.	X	X				City of Remerton SGRC	\$5,000	General Fund
	Review and revise all development regulations, investigate feasibility of document consolidation.	X					Hahira, Lake Park	Staff Time	General Fund
	Educate Citizenry on SPLOST VI Projects.	X	X	X	X	X	Local Governments	Staff Time	General Fund
	Regularly Publish an Electronic Newsletter	X	X	X	X		Lowndes County	Staff Time	General Fund
	<u>Support newly established Gateway Committee to improve gateways into the greater Lowndes Communities.</u>	X	X	X	X	X	<u>Val Low Chamber</u>	<u>Varies</u>	<u>Varies</u>
	Maintain/update existing land use database	X	X	X	X	X	Local Governments/ VALOR	Staff Time	General Fund

**GREATER LOWNDES 2030 COMPREHENSIVE PLAN**

**2009 UPDATE**

**Section E:**

**CHARACTER AREAS**



## 2.4 Character Area Narratives

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

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

The table to the right represents the breakdown of County acreage within each of the 17 Character Areas.

CHARACTER AREA	ACREAGE (approximate)		
	2006	2009	change
Agricultural/Forestry	150,771	150,374	-397
Community Activity Center	9,581	10,268	687
Downtown	110	110	0
Established Residential	8,761	8,868	107
Industrial Activity Center	5,419	5,839	420
Institutional Activity Center	6,210	7,411	1201
Linear Greenspace/Trails	2,460	2,455	-5
Neighborhood Activity Center	4,837	4,707	-130
Park/Recreation/Conservation	36,670	36,210	-461
Regional Activity Center	2,554	2,469	-85
Remerton Mill Town	49	49	0
Remerton Neighborhood Village	45	45	0
Rural Activity Center	832	807	-25
Rural Residential	44,497	43,659	-838
Suburban Area	45,908	45,201	-707
Transportation/Communication/Utilities	6,549	6,688	139
Transitional Neighborhood	555	652	97
<b>TOTAL ACREAGE (approximate)</b>	<b>325,808</b>	<b>325,811</b>	<b>3</b>

## 2.4.1 Park/Recreation/Conservation Area



**DESCRIPTION:** Undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development of any kind. This area also includes land reserved for neighborhood, community and regional parks.

**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. In urban areas, the natural character should be maintained while permitting community use through parks and multi-use trails.

<b>PERMITTED ZONINGS:</b>	Conservation (CON)	Environmental Resource (E-R)
	Estate-Agricultural (E-A)	Rural Planned Development (PD-R)

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- 2) **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- 3) **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

### **IMPLEMENTATION MEASURES:**

- 1) **Appropriate Zoning Districts:**
  - a. **Conservation (CON) and Environmental-Resource (E-R) Zoning Districts:** Properties within unincorporated Lowndes County and the City of Valdosta may retain or request these zoning districts to provide for the long-term protection and preservation of environmentally sensitive natural resource systems. Development within the Conservation District should be limited to buildings that are supportive of and accessory to the conservation land uses.

- b. **Estate-Agriculture (E-A) Zoning District:** Properties within unincorporated Lowndes County may retain or request this zoning district in order to protect agricultural activities, including those related to crops, livestock, and timber; from the effects of suburban residential development.
  - c. **Rural Planned Development (PD-R) Zoning Districts:** This district is intended for the development of a combination of residential, office, and limited commercial uses. This district is established to encourage creative and resourceful projects that include compatible, interrelated uses and related public facilities unified by the development plan and tailored to a rural setting.
- 2) **Interconnected network of greenspace/green infrastructure:** Can be created utilizing public land, privately donated land, and existing river and stream corridors.
  - 3) **Conservation Easements:** An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.
  - 4) **Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR):** A Transfer of Development Rights (TDR) program is an arrangement whereby private landowners located in designated sending areas sell their development rights to private landowners located in designated receiving areas. Sending and receiving areas are delineated by the local government based on future land use and infrastructure plans. A Purchase of Development Rights (PDR) program is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency, in order to permanently protect the property from development and thereby ensure that it remains as open space. Neither system currently exists within Lowndes County.
  - 5) **Acquisition of land:** Potential park/recreation/conservation areas can be acquired through donations, SPLOST funds, grants or low-interest loans through programs such as the Georgia Land Conservation Program, or outright purchase.

## 2.4.2 Linear Greenspace and Trails



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

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

<b>PERMITTED ZONINGS:</b>	Conservation (CON)	Environmental Resource (E-R)
	Estate-Agricultural (E-A)	<b>Rural Planned Development (PD-R)</b>
Any zoning if public access easements are utilized for connectivity.		

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- 2) **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- 3) **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including accessible mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

### **IMPLEMENTATION MEASURES:**

- 1) **Appropriate Zoning Districts:**
  - a. **Conservation (CON) and Environmental-Resource (E-R) Zoning Districts:** See description above in 2.4.1
  - b. **Estate-Agriculture (E-A) Zoning District:** See description above in 2.4.1
  - c. **Rural Planned Development (PD-R) Zoning District:** See description above in 2.4.1
- 2) **Interconnected network of greenspace/green infrastructure:** Can be created utilizing public land, privately donated land, and existing river and stream corridors.

- 3) **Conservation Easements:** An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.
- 4) **Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR):** A Transfer of Development Rights (TDR) program is an arrangement whereby private landowners located in designated sending areas sell their development rights to private landowners located in designated receiving areas. Sending and receiving areas are delineated by the local government based on future land use and infrastructure plans. A Purchase of Development Rights (PDR) program is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency, in order to permanently protect the property from development and thereby ensure that it remains as open space. Neither system currently exists within Lowndes County.
- 5) **Acquisition of land:** Potential park/recreation/conservation areas can be acquired through donations, SPLOST funds, grants or low-interest loans through programs such as the Georgia Land Conservation Program, or fee simple purchase.
- 6) **Rails to Trails Program:** Use of state and federal funding for acquisition of abandoned rail right of ways.
- 7) **Scenic Byways Designation:** State designation of byways with significant historic resources.
- 8) **Right of Way Improvements:** Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. As roads are repaved or widened, they should be assessed for the addition of universally designed pedestrian/bicycle facilities connecting with the larger network.

### 2.4.3 Agricultural Area



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

**DEVELOPMENT STRATEGY:** The rural character should be maintained by strictly limiting new development and protecting farmland and open space by maintaining large lot sizes and promoting use of conservation easements. Residential subdivisions should be severely limited and any minor exceptions

should be required to follow a rural cluster zoning or conservation subdivision design. New development should not utilize “franchise” or “corporate” architecture but instead should use compatible rural architectural styles. Roadways should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize visual impact. These areas should be promoted for passive-use tourism and recreational destinations.

<b>PERMITTED ZONINGS:</b>	Conservation (CON)	Estate-Agricultural (E-A)
	Residential Agriculture (R-A)	Rural Planned Development (PD-R)
	Crossroads-Commercial (C-C)	

#### **QUALITY COMMUNITY OBJECTIVES:**

- 1) **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.
- 2) **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- 3) **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

#### **IMPLEMENTATION MEASURES:**

- 1) **Appropriate Zoning Districts:**
  - a. **Conservation (CON) Zoning Districts:** See description above in 2.4.1
  - b. **Estate-Agriculture (E-A) Zoning District:** See description above in 2.4.1
  - c. **Residential-Agricultural (R-A) Zoning District:** Properties within unincorporated Lowndes County may retain or request this zoning district to preserve the mixed agricultural and residential character of land while providing a transition between rural and agricultural land and suburban and urban land.
  - d. **Rural Planned Development (PD-R) Zoning District:** See description above in 2.4.1
  - e. **Crossroads-Commercial (C-C) Zoning District:** Properties within unincorporated Lowndes County may retain or request this zoning district to provide locations for limited retail and service uses to satisfy the common and frequent needs of residents of nearby residential and agricultural areas. These uses should be part of a crossroads commercial convenience center.

- 2) **Conservation Easements:** An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.
- 3) **Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR):** A Transfer of Development Rights (TDR) program is an arrangement whereby private landowners located in designated sending areas sell their development rights to private landowners located in designated receiving areas. Sending and receiving areas are delineated by the local government based on future land use and infrastructure plans. A Purchase of Development Rights (PDR) program is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency, in order to permanently protect the property from development and thereby ensure that it remains as open space. Neither system currently exists within Lowndes County.
- 4) **Conservation Subdivisions:** Residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property. Lowndes County's Unified Land Development Code (ULDC) authorizes the development of new conservation subdivisions on sites proposed by a developer, provided the development plans meet certain criteria specified in the ordinance.

## 2.4.4 Rural Residential



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

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

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

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- 2) **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- 3) **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

### **IMPLEMENTATION MEASURES:**

- 1) **Appropriate Zoning Districts:**
  - a. **Estate-Agriculture (E-A) Zoning District:** See description above in 2.4.1
  - b. **Residential-Agricultural (R-A) Zoning District:** See description above in 2.4.3
  - c. **Low Density Residential (R-1) Zoning District:** Properties within unincorporated Lowndes County may retain or request this zoning district to provide for single-family residential dwellings on individual lots at a low density of development, consistent with the use of private wells and septic tanks.
  - d. **Crossroads-Commercial (C-C) Zoning District:** See description above in 2.4.3
- 2) **Conservation Easements:** An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

- 3) **Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR):** A Transfer of Development Rights (TDR) program is an arrangement whereby private landowners located in designated sending areas sell their development rights to private landowners located in designated receiving areas. Sending and receiving areas are delineated by the local government based on future land use and infrastructure plans. A Purchase of Development Rights (PDR) program is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency, in order to permanently protect the property from development and thereby ensure that it remains as open space. Neither system currently exists within Lowndes County.
  
- 4) **Conservation Subdivisions:** Residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property. Lowndes County's Unified Land Development Code authorizes the development of new conservation subdivisions on sites proposed by a developer, provided the development plans meet certain criteria specified in the ordinance.

## 2.4.5 Rural Activity Center



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

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

<b>PERMITTED ZONINGS:</b>	Conservation (CON)	Country Crossroads (C-C)
	Estate-Agricultural (E-A)	General Commercial (C-G)
	Residential Agriculture (R-A)	Rural Planned Development (PD-R)
	Single-Family Residential (R-1)	Highway Commercial (C-H)

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- 2) **Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- 3) **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- 4) **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

### **IMPLEMENTATION MEASURES:**

- 1) **Appropriate Zoning Districts:**
  - a. **Conservation (CON):** See description above in 2.4.1
  - b. **Estate-Agricultural (E-A):** See description above in 2.4.1
  - c. **Residential Agriculture (R-A):** See description above in 2.4.3
  - d. **Single-Family Residential (R-1):** See description above in 2.4.4
  - e. **Country Crossroads (C-C):** See description above in 2.4.3
  - f. **General Commercial (C-G) Zoning Districts:** Properties may retain or request this zoning district to provide locations for a wide variety of retail and service uses to satisfy the common and frequent needs of residents in large sections of the community and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial centers, neighborhood shopping centers, or community shopping centers.

**g. Rural Planned Development (PD-R):** See description above in 2.4.1

**h. Highway Commercial (C-H) Zoning District:** Properties may retain or request this zoning district to provide areas for commercial activities which provide products and services that generally require locations with the highest level of access to major collector roads, arterial highways, and regional transportation systems.

2) **Access Control Measures:** To ensure commercial properties are interconnected to allow for greater traffic circulation and increased public safety.

3) **Cluster Development:** Commercial, residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc.) are clustered on the remainder of the property.

## 2.4.6 Established Residential Area



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

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

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

- 1) **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- 2) **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

### **IMPLEMENTATION MEASURES:**

- 1) **Appropriate Residential Zoning Districts:**
  - a. **Low Density Residential (R-1):** See description above in 2.4.4
  - b. **Medium Density Residential (R-21) and (R-15):** Properties may retain or request these zoning districts to provide for single-family residential dwellings on individual lots at a moderate density of development, consistent with the use of either community water systems or community sewerage disposal systems or both. The use of on-site septic systems may be permissible.
  - c. **Suburban Density Residential (R-10):** Properties may retain or request this zoning district to provide locations for single-family dwellings on small individual lots, based on the availability of both community water and community sewerage systems to serve the development.
  - d. **Single-Family Residential (R-6S):** Properties may retain or request this zoning district to provide higher density single-family or two-family residential areas.

- e. **Planned Development (P-D):** This zoning district allows for innovative land use and development that positively benefits the community. Developments are more likely to have a unique sense of place and to promote ideals of sustainability. Developer's plans are approved only if they meet specified community standards.
- 2) **Flexible Subdivision Regulations:** Revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements but where development on such a lot would not negatively impact the public health, safety, or welfare or negatively impact surrounding properties.
  - 3) **Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.
  - 4) **Right of Way Improvements:** Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. Such improvements will take into account protection of the existing residential properties.
  - 5) **Traffic Calming:** Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

## 2.4.7 Transitional Neighborhood Area



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

areas of the community.

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

**PERMITTED ZONINGS:** Medium Density Residential (R-21) and (R-15)  
Multi-Family Residential (R-6M) Multi-Family Residential (R-M)  
Neighborhood-Commercial (C-N) Office-Professional (O-P)  
Office Institutional (O-I) Planned Development (P-D)  
Residential-Professional (R-P) Suburban Density Residential (R-10)  
Single-Family Residential (R-6)

### QUALITY COMMUNITY OBJECTIVES:

- 1) **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- 2) **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

### IMPLEMENTATION MEASURES:

- 1) **Appropriate Residential Zoning Districts:**
  - a. **Medium Density Residential (R-21) and (R-15):** See description above in 2.4.6
  - b. **Suburban Density Residential (R-10):** See description above in 2.4.6
  - c. **Single-Family (R-6):** See description above in 2.4.6.
  - d. **Residential (R-6M):** The purpose of this district is to create an area that, in addition to one, two and multi-family housing, allows mobile homes as a matter of right in a conventional subdivision. Lots in this district must have a minimum of 6,000 square feet. These districts shall be protected from the encroachment of incompatible uses which are detrimental to a sound residential environment

- e. **Multi-Family Residential (R-M):** The purpose of the R-M District is to provide orderly development of high density residential areas for multi-family dwellings.
  - f. **Residential-Professional (R-P):** Properties may retain or request this zoning district to provide areas in which residential, professional, educational and institutional uses not normally involving the sale of merchandise can be compatibly mixed while maintaining a healthy living environment for the residents of the district.
  - g. **Office-Professional (O-P) and Office-Institutional (O-I):** Properties may retain or request these zoning districts to allow development of business and professional activities, medical and dental facilities, and the development and maintenance of public owned lands and structures, parks and recreation areas, public schools, and buildings used principally for government functions. Limited retail uses normally associated with office or institutional uses, accessory structures, and essential public services are also permissible.
  - h. **Neighborhood-Commercial (C-N):** Properties may retain or request this zoning district to provide locations for a variety of retail and service uses to satisfy the common and frequent needs of residents in immediately adjacent neighborhoods.
  - i. **Planned Development (P-D):** See description above in 2.4.6
- 2) **Flexible Subdivision Regulations:** Revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements but where development on such a lot would not negatively impact the public health, safety, or welfare or negatively impact surrounding properties.
  - 3) **Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.
  - 4) **Right of Way Improvements:** Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. Such improvements will take into account protection of the existing residential properties.
  - 5) **Traffic Calming:** Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

## 2.4.8 Suburban Area



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

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

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

<b>PERMITTED ZONINGS:</b>	Community-Commercial (C-C)-when property located along a collector or arterial roadway.
	General Commercial (C-G)                      Low Density Residential (R-1)
	Medium Density Residential (R-21) and (R-15)
	Multi-Family Residential (R-6M)      Multi-Family Residential (R-M)
	Neighborhood-Commercial (C-N)      Office Institutional (O-I)
	Office-Professional (O-P)                  Planned Development (P-D)
	Residential-Professional (R-P)          Single-Family Residential (R-6)

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- 2) Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- 3) Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

- 4) **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including accessible mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- 5) **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- 6) **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

**IMPLEMENTATION MEASURES:**

- 1) **Appropriate Zoning Districts:**
  - a. **Low Density Residential (R-1) Zoning District:** See description above in 2.4.4
  - b. **Medium Density Residential (R-21) and (R-15) Zoning District:** See description above in 2.4.6
  - c. **Suburban Density Residential (R-10) Zoning District:** See description above in 2.4.6
  - d. **Single-Family (R-6) Residential Zoning Districts:** See description above in 2.4.6
  - e. **Multi-Family (R-6M) and (RM) Residential Zoning Districts:** See description above in 2.4.7
  - f. **Residential-Professional (R-P) Zoning District:** See description above in 2.4.7
  - g. **Office-Professional (O-P) and Office Institutional (O-I) Zoning Districts:** See description above in 2.4.7
  - h. **Neighborhood-Commercial (C-N) Zoning District:** See description above in Section 2.4.7.
  - i. **Community-Commercial (C-C) and General Commercial (C-G) Zoning Districts:** See description above in Section 2.4.5.
  - j. **Planned Developments (P-D):** See description above in 2.4.6
  - k. **Rural Planned Development (PD-R) Zoning District:** See description above in 2.4.1
- 2) **Access Control Measures:** To ensure neighborhoods and commercial properties are interconnected to allow for greater traffic circulation and increased public safety.
- 3) **Alternatives to or Reuse of Big Boxes:** As Big Boxes become vacant, developers are encouraged to investigate innovative methods of reuse and possible redesign. Developers are also encouraged to design big box retail stores so as to minimize impact on surrounding properties and provide greater aesthetic appeal. This can include the use of alternative construction materials, creative building design, and innovative site layout.
- 4) **Appropriate School Siting:** To ensure schools are located within existing or planned activity centers to promote pedestrian and bicycle accessibility.
- 5) **Density Bonuses:** Certain income groups are in need of additional housing options but may find it very hard to obtain. Increased density in appropriate areas may help decrease the cost of development thus making housing more affordable.
- 6) **Design for Pedestrian-Friendly Communities:** In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods

and commercial developments, providing sidewalks and bike lanes, and situating buildings to promote pedestrian friendliness.

- 7) **Flexible Parking Standards:** Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, allowing shared parking between adjacent facilities, or promoting the use of alternative materials.
- 8) **Flexible Subdivision Regulations:** Revising subdivision regulations to enable development of more innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards to allow for condominium-style development or encouraging greater use of discretionary site plan review for new subdivisions.
- 9) **Inclusionary Zoning:** Refers to various zoning or subdivision regulations which require that there be some affordable units in new residential developments. This can refer to new apartments, condos, or houses. Most commonly the requirement is that a certain percentage of the units be affordable, which must be defined for a specific period of time, but other techniques are also used. An advantage of inclusionary zoning, over traditional low-income housing projects, is that it mixes incomes and classes together.
- 10) **Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.
- 11) **Mixed Use Zoning:** In contrast to traditional zoning techniques, mixed-use zoning, which is often accomplished through zoning overlays, allows different types of uses such as: residential, commercial and office/professional to locate within the same area provided the uses are reasonably compatible. This type of development, in appropriate areas, creates a more diverse and dynamic urban setting and often makes it easier for people to carry out daily activities by alternative modes of transportation.
- 12) **Right of Way Improvements:** Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. Such improvements may address issues such as: not enough or non-accessible sidewalks and bike trails, traffic problems, unattractive commercial or shopping areas, or unattractive sprawl development/visual clutter along roadways
- 13) **Reuse of Greyfields:** Redevelopment of Greyfields can occur through programs such as the State's Redevelopment Fund. This fund gives local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.
- 14) **Traffic Calming:** Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised

crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

## 2.4.9 Neighborhood Activity Center



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

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

<b>PERMITTED ZONINGS:</b>	Community-Commercial (C-C) /	General Commercial (C-G)
	When property located along a Collector or Arterial roadway	
	<b>Multi-Family Residential (R-6M) &amp; (R-M)</b>	
	Neighborhood-Commercial (C-N)	Office-Professional (O-P)
	Office Institutional (O-I)	Planned Development (P-D)
	Residential-Professional (R-P)	Single-Family Residential (R-6)

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) **Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (e.g. roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- 2) **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- 3) **Educational Opportunities Objective:** Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.
- 4) **Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- 5) **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including accessible mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- 6) **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community.

- 7) **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- 8) **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- 9) **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

**IMPLEMENTATION MEASURES:**

- 1) **Appropriate Zoning Districts:**
  - a. **Single-Family (R-6) Residential Zoning Districts:** See description above in 2.4.6
  - b. **Multi-Family (R-6M) & (R-M) Residential Zoning Districts:** See description above in 2.4.7
  - c. **Residential-Professional (R-P) Zoning District:** See description above in 2.4.7
  - d. **Office-Professional (O-P) and Office Institutional (O-I) Zoning Districts:** See description above in 2.4.7
  - e. **Neighborhood-Commercial (C-N) Zoning District:** See description above in 2.4.7
  - f. **Community-Commercial (C-C) and General Commercial (C-G) Zoning Districts:** See description above in Section 2.4.5.
  - g. **Planned Developments (P-D):** See description above in 2.4.6
- 2) **Access Control Measures:** To ensure neighborhoods and commercial properties are interconnected to allow for greater traffic circulation and increased public safety.
- 3) **Alternatives to or Reuse of Big Boxes:** As Big Boxes become vacant, developers are encouraged to investigate innovative methods of reuse and possible redesign. Developers are also encouraged to design big box retail stores so as to minimize impact on surrounding properties and provide greater aesthetic appeal. This can include the use of alternative construction materials, creative building design, and innovative site layout.
- 4) **Appropriate School Siting:** To ensure schools are located within existing or planned activity centers to promote pedestrian and bicycle accessibility.
- 5) **Density Bonuses:** Certain income groups are in need of additional housing options but may find it very hard to obtain. Increased density in appropriate areas may help decrease the cost of development thus making housing more affordable.
- 6) **Design for Walkable Communities:** In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing universally designed sidewalks and bike lines, and situating buildings to promote pedestrian friendliness.
- 7) **Flexible Parking Standards:** Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, allowing shared parking between adjacent facilities, or promoting the use of alternative materials.

8) **Flexible Subdivision Regulations:** Revising subdivision regulations to enable development of more innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards to allow for condominium-style development or encouraging greater use of discretionary site plan review for new subdivisions.

9) **Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

10) **Mixed Use Zoning:** In contrast to traditional zoning techniques, mixed-use zoning, which is often accomplished through zoning overlays, allows different types of uses such as: residential, commercial and office/professional to locate within the same area provided the uses are reasonably compatible. This type of development, in appropriate areas, creates a more diverse and dynamic urban setting and often makes it easier for people to carry out daily activities by alternative modes of transportation.

11) **Right of Way Improvements:** Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. Such improvements may address issues such as: not enough or non-accessible sidewalks and bike trails, traffic problems, unattractive commercial or shopping areas, or unattractive sprawl development/visual clutter along roadways

12) **Reuse of Greyfields:** Redevelopment of Greyfields can occur through programs such as the State's Redevelopment Fund. This fund gives local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects that would not proceed otherwise.

13) **Traffic Calming:** Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

## 2.4.10 Community Activity Center



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

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

**PERMITTED ZONINGS:** Single-Family (R-6S) and Multi-Family Residential (R-6M) & (RM)  
Residential-Professional (R-P)  
Office-Professional (O-P) and Office Institutional (O-I)  
Neighborhood-Commercial (C-N)  
Community-Commercial (C-C) and General Commercial (C-G)  
Highway-Commercial (C-H)  
Planned Development (P-D)

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) Regional Identity Objective:** Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.
- 2) Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (e.g. roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- 3) Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- 4) Educational Opportunities Objective:** Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.
- 5) Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- 6) Transportation Alternatives Objective:** Alternatives to transportation by automobile, including accessible mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

- 7) **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- 8) **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- 9) **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

**IMPLEMENTATION MEASURES:**

- 1) **Appropriate Zoning Districts:**
  - a. **Single-Family (R-6S) and Multi-Family (R-6M) & (R-M) Residential Zoning Districts:** See description above in 2.4.6
  - b. **Residential-Professional (R-P) Zoning District:** See description above in 2.4.7
  - c. **Office-Professional (O-P) and Office Institutional (O-I) Zoning Districts:** See description above in 2.4.7
  - d. **Neighborhood-Commercial (C-N) Zoning District:** See description above in 2.4.7
  - e. **Community-Commercial (C-C) and General Commercial (C-G) Zoning Districts:** See description above in 2.4.5.
  - f. **Highway-Commercial (C-H) Zoning District:** See description above in 2.4.5
  - g. **Planned Developments (P-D):** See description above in 2.4.6
- 2) **Access Control Measures:** To ensure neighborhoods and commercial properties are interconnected to allow for greater traffic circulation and increased public safety.
- 3) **Alternatives to or Reuse of Big Boxes:** As Big Boxes become vacant, developers are encouraged to investigate innovative methods of reuse and possible redesign. Developers are also encouraged to design big box retail stores so as to minimize impact on surrounding properties and provide greater aesthetic appeal. This can include the use of alternative construction materials, creative building design, and innovative site layout.
- 4) **Appropriate School Siting:** To ensure schools are located within existing or planned activity centers to promote pedestrian and bicycle accessibility.
- 5) **Density Bonuses:** Certain income groups are in need of additional housing options but may find it very hard to obtain. Increased density in appropriate areas may help decrease the cost of development thus making housing more affordable.
- 6) **Design for Walkable Communities:** In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing universally designed sidewalks and bike lanes, and situating buildings to promote pedestrian friendliness.
- 7) **Flexible Parking Standards:** Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may

include reducing the number of required parking spaces, allowing shared parking between adjacent facilities, or promoting the use of alternative materials.

8) **Flexible Subdivision Regulations:** Revising subdivision regulations to enable development of more innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards to allow for condominium-style development or encouraging greater use of discretionary site plan review for new subdivisions.

9) **Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

10) **Mixed Use Zoning:** In contrast to traditional zoning techniques, mixed-use zoning, which is often accomplished through zoning overlays, allows different types of uses such as: residential, commercial and office/professional to locate within the same area provided the uses are reasonably compatible. This type of development, in appropriate areas, creates a more diverse and dynamic urban setting and often makes it easier for people to carry out daily activities by alternative modes of transportation.

11) **Right of Way Improvements:** Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. Such improvements may address issues such as: not enough or non-accessible sidewalks and bike trails, traffic problems, unattractive commercial or shopping areas, or unattractive sprawl development/visual clutter along roadways

12) **Reuse of Greyfields:** Redevelopment of Greyfields can occur through programs such as the State's Redevelopment Fund. This fund gives local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.

13) **Traffic Calming:** Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

## 2.4.11 Regional Activity Center



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

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

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

- 1) Regional Identity Objective:** Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.
- 2) Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- 3) Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- 4) Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- 5) Transportation Alternatives Objective:** Alternatives to transportation by automobile, including accessible mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- 6) Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

- 7) **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- 8) **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- 9) **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

**IMPLEMENTATION MEASURES:**

- 1) **Appropriate Zoning Districts:**
  - a. **Multi-Family (R-6M) & (R-M) Residential Zoning District:** See description above in 2.4.6
  - b. **Office-Professional (O-P) and Office Institutional (O-I) Zoning Districts:** See description above in 2.4.7
  - c. **Community-Commercial (C-C) and General Commercial (C-G) Zoning Districts:** See description above in 2.4.5.
  - d. **Highway-Commercial (C-H) Zoning District:** See description above in 2.4.10
  - e. **Planned Developments (P-D):** See description above in 2.4.6
- 2) **Access Control Measures:** To ensure neighborhoods and commercial properties are interconnected to allow for greater traffic circulation and increased public safety.
- 3) **Alternatives to or Reuse of Big Boxes:** As Big Boxes become vacant, developers are encouraged to investigate innovative methods of reuse and possible redesign. Developers are also encouraged to design big box retail stores so as to minimize impact on surrounding properties and provide greater aesthetic appeal. This can include the use of alternative construction materials, creative building design, and innovative site layout.
- 4) **Appropriate School Siting:** To ensure school are located within existing or planned activity centers to promote pedestrian and bicycle accessibility.
- 5) **Density Bonuses:** Certain income groups are in need of additional housing options but may find it very hard to obtain. Increased density in appropriate areas may help decrease the cost of development thus making housing more affordable.
- 6) **Design for Walkable Communities:** In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing universally designed sidewalks and bike lanes, and situating buildings to promote pedestrian friendliness.
- 7) **Flexible Parking Standards:** Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, allowing shared parking between adjacent facilities, or promoting the use of alternative materials.

- 8) **Flexible Subdivision Regulations:** Revising subdivision regulations to enable development of more innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards to allow for condominium-style development or encouraging greater use of discretionary site plan review for new subdivisions.
- 9) **Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.
- 10) **Mixed Use Zoning:** In contrast to traditional zoning techniques, mixed-use zoning, which is often accomplished through zoning overlays, allows different types of uses such as: residential, commercial and office/professional to locate within the same area provided the uses are reasonably compatible. This type of development, in appropriate areas, creates a more diverse and dynamic urban setting and often makes it easier for people to carry out daily activities by alternative modes of transportation.
- 11) **Right of Way Improvements:** Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. Such improvements may address issues such as: not enough or non-accessible sidewalks and bike trails, traffic problems, unattractive commercial or shopping areas, or unattractive sprawl development/visual clutter along roadways.
- 12) **Reuse of Greyfields:** Redevelopment of Greyfields can occur through programs such as the State's Redevelopment Fund. This fund gives local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.
- 13) **Traffic Calming:** Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

## 2.4.12 Downtown Activity Center



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

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

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

**PERMITTED ZONINGS:** Single-Family (R-6S) and Multi-Family Residential (R-6M & (R-M)  
Downtown-Commercial (C-D)/ Central Business District (C-B-D)

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) **Regional Identity Objective:** Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.
- 2) **Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- 3) **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.
- 4) **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including accessible mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- 5) **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- 6) **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- 7) **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

**IMPLEMENTATION MEASURES:**

1) **Appropriate Zoning Districts:**

- a. **Single-Family (R-6S) or Multi-Family Residential (R-6M) & (RM) Zoning Districts:** See description above in 2.4.6
- b. **Downtown-Commercial (C-D) or Central Business District (C-B-D) Zoning Districts:** Properties may retain or request these zoning districts to provide for development which will protect the unique function and design of this district. This may include a wide variety of sales to enhance and protect shopping facilities and high-density residential uses.

2) **Design for Walkable Communities:** In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing universally designed sidewalks and bike lanes, and situating buildings to promote pedestrian friendliness.

3) **Flexible Parking Standards:** Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, allowing shared parking between adjacent facilities, or promoting the use of alternative materials.

4) **Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

5) **Mixed Use Zoning:** In contrast to traditional zoning techniques, mixed-use zoning, which is often accomplished through zoning overlays, allows different types of uses such as: residential, commercial and office/professional to locate within the same area provided the uses are reasonably compatible. This type of development, in appropriate areas, creates a more diverse and dynamic urban setting and often makes it easier for people to carry out daily activities by alternative modes of transportation.

6) **Right of Way Improvements:** Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. Such improvements may address issues such as: not enough or non-accessible sidewalks and bike trails, traffic problems, unattractive commercial or shopping areas, or unattractive sprawl development/visual clutter along roadways

7) **Reuse of Greyfields:** Redevelopment of Greyfields can occur through programs such as the State's Redevelopment Fund. This fund gives local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.

8) **Traffic Calming:** Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

## 2.4.13 Institutional Activity Center



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

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

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

- 1) Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- 2) Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- 3) Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- 4) Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.
- 5) Transportation Alternatives Objective:** Alternatives to transportation by automobile, including accessible mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- 6) Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- 7) Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

- 8) **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

**IMPLEMENTATION MEASURES:**

1) **Appropriate Zoning Districts:**

- a. **Residential-Professional (R-P) Zoning District:** See description above in 2.4.7
- b. **Office-Professional (O-P) and Office Institutional (O-I) Zoning Districts:** See description above in 2.4.7
- c. **Neighborhood-Commercial (C-N) Zoning District:** See description above in 2.4.7
- d. **Multi-Family Residential (R-M) Zoning District:** See description above in 2.4.7

- 2) **Access Control Measures:** To ensure properties are interconnected to allow for greater traffic circulation and increased public safety.

- 3) **Design for Walkable Communities:** In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing universally designed sidewalks and bike lanes, and situating buildings to promote pedestrian friendliness.

- 4) **Flexible Parking Standards:** Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, allowing shared parking between adjacent facilities, or promoting the use of alternative materials.

- 5) **Mixed Use Zoning:** In contrast to traditional zoning techniques, mixed-use zoning, which is often accomplished through zoning overlays, allows different types of uses such as: residential, commercial and office/professional to locate within the same area provided the uses are reasonably compatible. This type of development, in appropriate areas, creates a more diverse and dynamic urban setting and often makes it easier for people to carry out daily activities by alternative modes of transportation.

- 6) **Traffic Calming:** Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

## 2.4.14 Industrial Activity Center



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

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

<b>PERMITTED ZONINGS:</b>	Highway Commercial (C-H)	Light Manufacturing (M-1)
	Heavy Manufacturing (M-2)	High Intensity Industrial (M-3)
	Intensive Services District (I-S)	

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- 2) Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- 3) Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- 4) Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- 5) Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

## ***IMPLEMENTATION MEASURES:***

### **1) Appropriate Zoning Districts:**

- a. Light Manufacturing (M-1):** Properties may retain or request this zoning district to provide for light industrial uses which do not create excessive noise, odor, smoke, or dust and do not produce, store or handle hazardous wastes. Permissible uses include activities involved in warehousing, assembly, storage, and commercial services.
- b. Heavy Manufacturing (M-2):** Properties may retain or request this zoning district to provide for the manufacturing, assembling, storage, distribution, and ales activities that are generally high intensity. For those industries which may have negative impacts of nuisance factors associated with their use, supplemental standards may apply.
- c. High Intensity Industrial (M-3):** Properties may retain or request this zoning district to provide for industrial uses that are involved in high intensity manufacturing and processing of materials which create excessive noise, odor, smoke, or dust. Special considerations for high intensity industrial uses include screening of activities, noise mitigation, and protection from encroachment from incompatible development.
- d. Intensive Services District (I-S):** Properties may retain or request this zoning district to provide sites for public and private facilities for wastewater treatment, land application of effluent, landfills, energy generation, resources recovery, and similar uses which may require environmental permits.
- e. Highway Commercial District (C-H):** See description above in 2.4.10

2) **Access Control Measures:** To ensure neighborhoods and commercial properties are interconnected to allow for greater traffic circulation and increased public safety.

3) **Alternatives to or Reuse of Big Boxes:** As Big Boxes become vacant, developers are encouraged to investigate innovative methods of reuse and possible redesign. Developers are also encouraged to design big box retail stores so as to minimize impact on surrounding properties and provide greater aesthetic appeal. This can include the use of alternative construction materials, creative building design, and innovative site layout.

4) **Flexible Parking Standards:** Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, allowing shared parking between adjacent facilities, or promoting the use of alternative materials.

5) **Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

6) **Reuse of Greyfields:** Redevelopment of Greyfields can occur through programs such as the State's Redevelopment Fund. This fund gives local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.

## 2.4.15 Transportation/Communication/Utilities



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

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

<b>PERMITTED ZONINGS:</b>	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 a public facility
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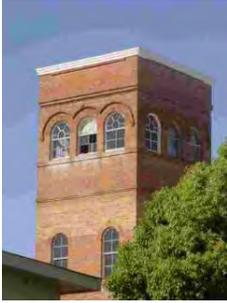
### **QUALITY COMMUNITY OBJECTIVES:**

- 1) **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

### **IMPLEMENTATION MEASURES:**

- 1) **Appropriate Zoning Districts:**
  - a. **Intensive Services District (I-S):** See description above in 2.4.14
  - b. **Light Manufacturing (M-1):** See description above in 2.4.14
  - c. **Heavy Manufacturing (M-2):** See description above in 2.4.14
  - d. **High Intensity Industrial (M-3):** See description above in 2.4.14
- 2) **Appropriate Buffering Requirements:** To minimize potential conflicts between transportation/communication/utilities uses and other agricultural, commercial, or residential uses and to protect public health, safety, and general welfare, all new transportation/communication/utilities adjacent to dissimilar uses should provide an appropriate buffer.

## 2.4.16 Remerton Mill Town



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

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

<b>PERMITTED ZONINGS:</b>	Community-Commercial (C-C)	Office-Retail (O-R)
	Multi-Family (M-F)	

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- 2) Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- 3) Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- 4) Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- 5) Transportation Alternatives Objective:** Alternatives to transportation by automobile, including accessible mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- 6) Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- 7) Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

- 8) **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- 9) **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

**IMPLEMENTATION MEASURES:**

1) **Appropriate Zoning Districts:**

a. **Community-Commercial (C-C) Zoning District:** See description above in 2.4.8

b. **Multi-Family (M-F) Zoning District:** The purpose of this district is to provide orderly development of high density residential areas for one, two, and multi-family dwellings, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.

c. **Office Retail (O-R) Zoning District:** The purpose of this district shall be to provide an area where professional, institutional, and light business (certain kinds of convenience shopping, retail sales and services) are permitted by right and can be intermixed and concurrently protect surrounding residential uses from the effects and possible nuisances associated with higher intensity commercial uses.

2) **Access Control Measures:** To ensure properties are interconnected to allow for greater traffic circulation and increased public safety.

3) **Design for Walkable Communities:** In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing universally designed sidewalks and bike lanes, and situating buildings to promote pedestrian friendliness.

4) **Flexible Parking Standards:** Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, allowing shared parking between adjacent facilities, or promoting the use of alternative materials.

5) **Flexible Subdivision Regulations:** Revising subdivision regulations to enable development of more innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards to allow for condominium-style development or encouraging greater use of discretionary site plan review for new subdivisions.

6) **Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

7) **Mixed Use Zoning:** In contrast to traditional zoning techniques, mixed-use zoning, which is often accomplished through zoning overlays, allows different types of uses such as: residential,

commercial and office/professional to locate within the same area provided the uses are reasonably compatible. This type of development, in appropriate areas, creates a more diverse and dynamic urban setting and often makes it easier for people to carry out daily activities by alternative modes of transportation.

8) **Right of Way Improvements:** Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. Such improvements may address issues such as: not enough or non-accessible sidewalks and bike trails, traffic problems, unattractive commercial or shopping areas, or unattractive sprawl development/visual clutter along roadways

9) **Reuse of Greyfields:** Redevelopment of Greyfields can occur through programs such as the State's Redevelopment Fund. This fund gives local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.

10) **Traffic Calming:** Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

## 2.4.17 Remerton Neighborhood Village



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

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

<b>PERMITTED ZONINGS:</b>	Community-Commercial (C-C)	Office-Retail (O-R)
	Multi-Family (M-F)	

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- 2) Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
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- 6) Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
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**IMPLEMENTATION MEASURES:**

1) **Appropriate Zoning Districts:**

- a. **Multi-Family (M-F) Zoning District:** See description above in 2.4.16
- b. **Office-Retail (O-R) Zoning District:** See description above in 2.4.16
- c. **Community-Commercial (C-C) Zoning District** See description above in 2.4.16

2) **Access Control Measures:** To ensure properties are interconnected to allow for greater traffic circulation and increased public safety.

3) **Design for Walkable Communities:** In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing universally designed sidewalks and bike lanes, and situating buildings to promote pedestrian friendliness.

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property on either side of the road where sidewalks, curbing, and utility lines are typically located. Such improvements may address issues such as: not enough or non-accessible sidewalks and bike trails, traffic problems, unattractive commercial or shopping areas, or unattractive sprawl development/visual clutter along roadways

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**GREATER LOWNDES 2030 COMPREHENSIVE PLAN**

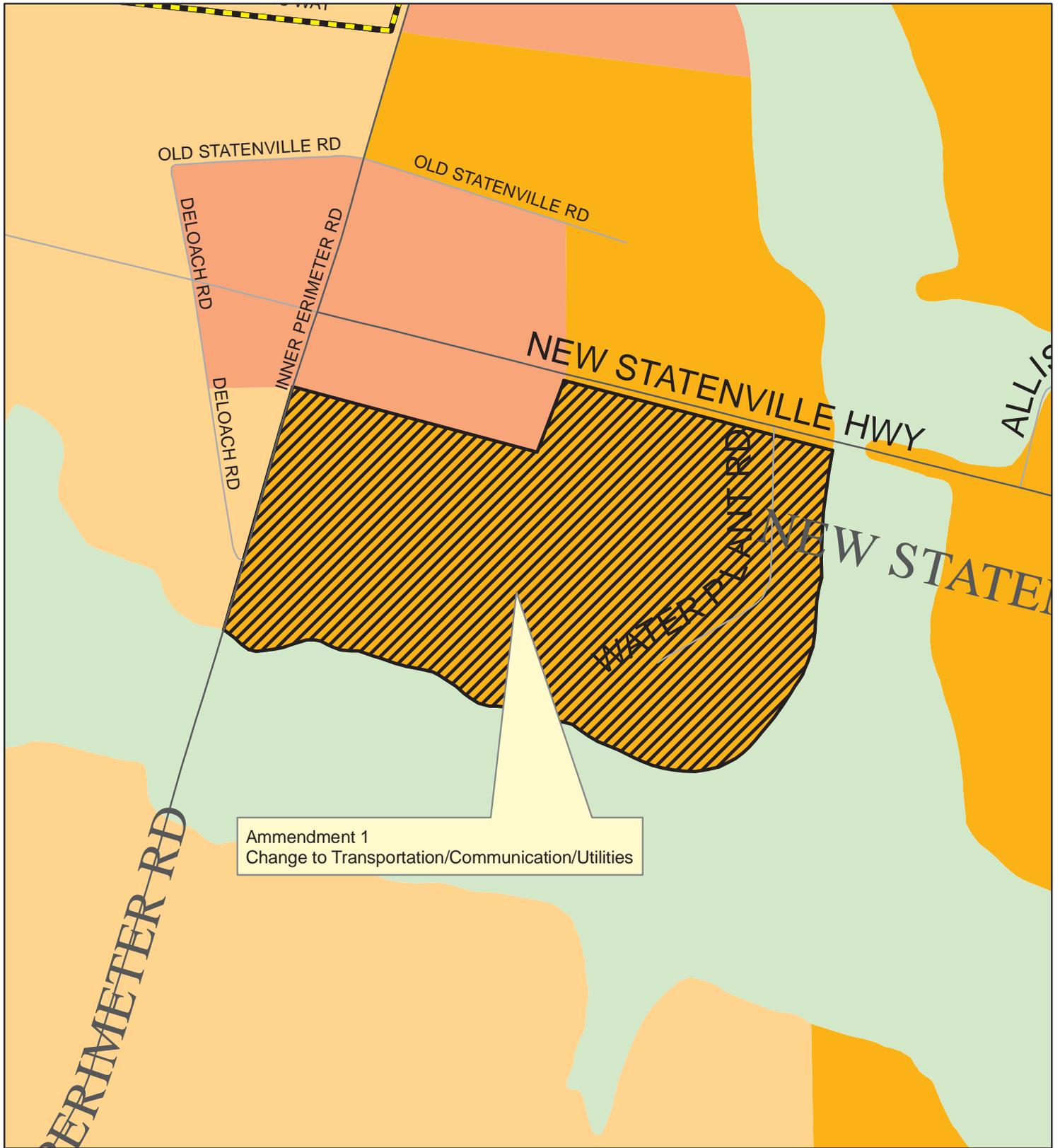
**2009 UPDATE**

**Section F:**

**FUTURE DEVELOPMENT MAPS**

# LOWNDES COUNTY 2009 FUTURE DEVELOPMENT MAP AMENDMENTS

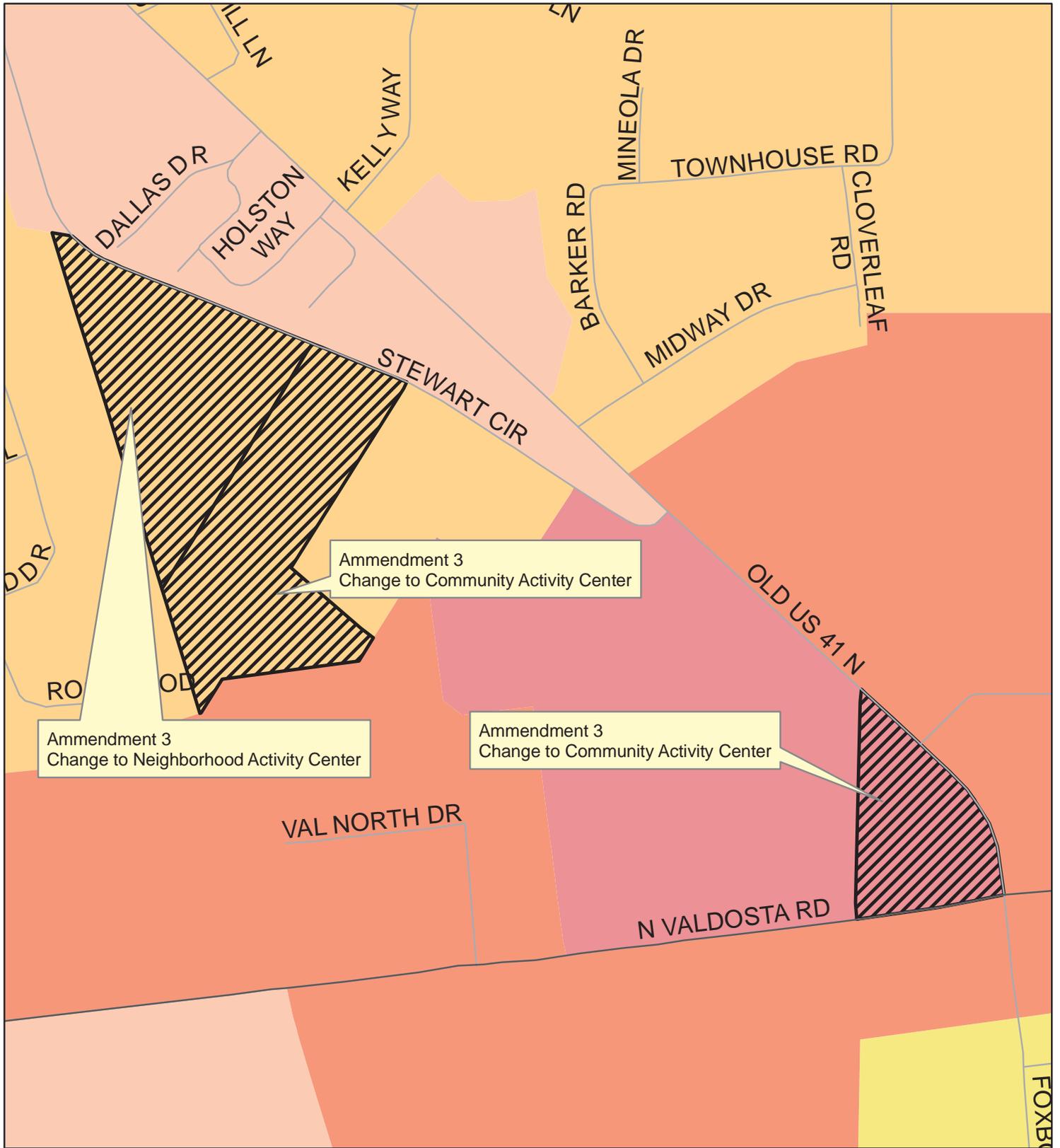
<b>Amend#</b>	<b>Location</b>	<b>New Character Area</b>
<b>1</b>	Inner Perimeter/New Statenville Hwy	Transportation/Communication/Utilities
<b>2</b>	Various Locations ( See large County Map)	Institutional Activity Centers (Lowndes County School Properties)
<b>3</b>	North Valdosta/Old US 41	Neighborhood Activity Center & Community Activity Centers
<b>4</b>	US 41 South	Community Activity Centers
<b>5</b>	Savannah Avenue	Industrial Activity Center
<b>6</b>	Hwy 84 East	Suburban Area
<b>7</b>	Enoch Lake Rd	Community Activity Center
<b>8</b>	Briarwood Rd/Westside Rd	Community Activity Center
<b>9</b>	I-75/Union Rd	Transportation/Communication/Utilities
<b>10</b>	Hwy 376/Loch Laurel Rd	Transportation/Communication/Utilities
<b>11</b>	I-75/Madison Hwy	Industrial Activity Center



**Legend**

 Lowndes County Proposed Amendments	 Park/Recreation/Conservation	 Suburban Area	 Neighborhood Activity Center	 Downtown
 cities	 Linear Greenspace/Trails	 Established Residential	 Community Activity Center	 Industrial Activity Center
<b>Current Character Areas</b>	 Agricultural / Forestry	 Transitional Neighborhood	 Regional Activity Center	 Transportation/Communication/Utilities
 Remerton Mill Town	 Rural Residential	 Institutional Activity Center	 Rural Activity Center	
 Remerton Neighborhood Village				

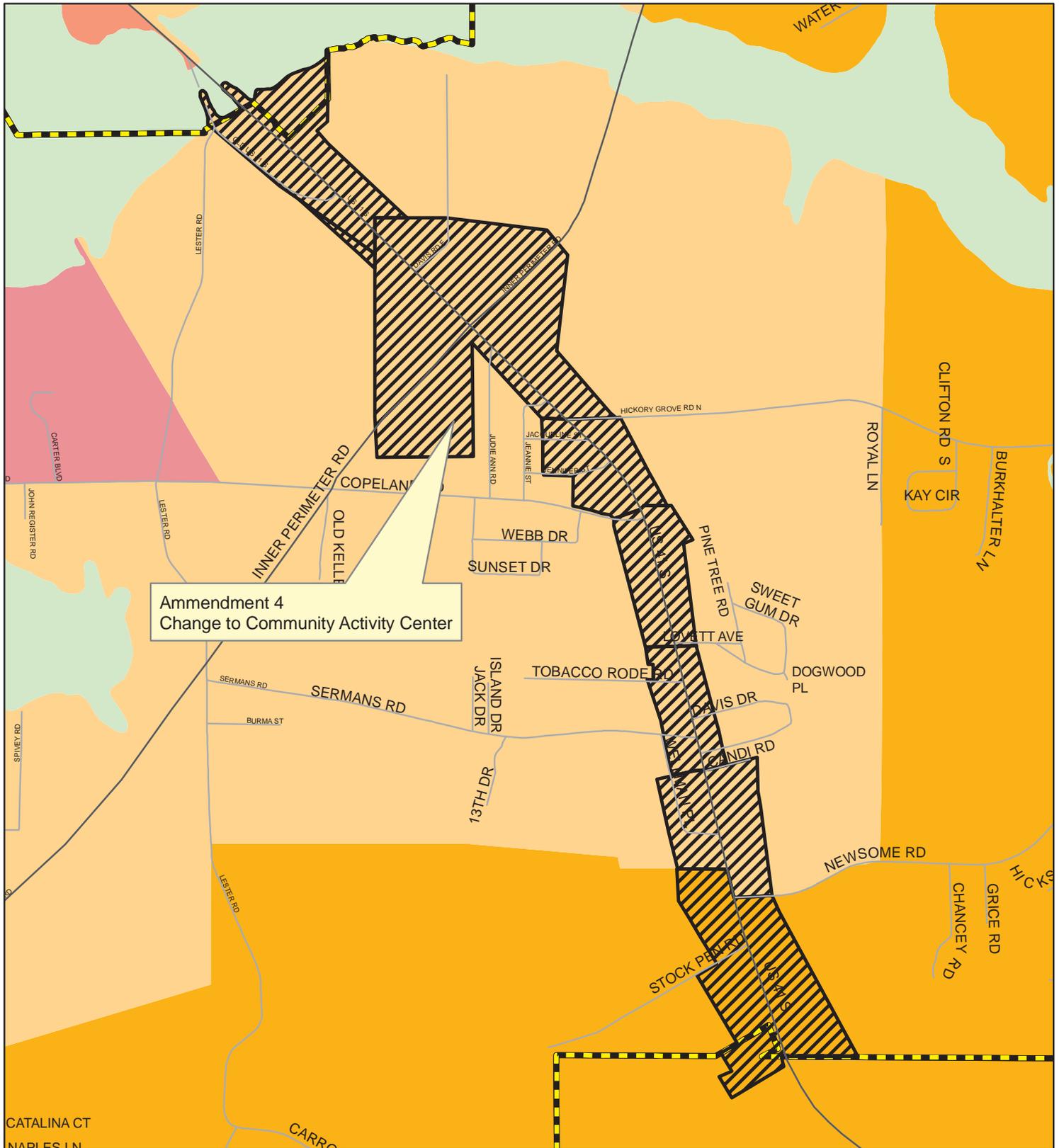




**Legend**

 Lowndes County Proposed Amendments	 Park/Recreation/Conservation	 Suburban Area	 Neighborhood Activity Center	 Downtown
 cities	 Linear Greenspace/Trails	 Established Residential	 Community Activity Center	 Industrial Activity Center
<b>Current Character Areas</b>	 Agricultural / Forestry	 Transitional Neighborhood	 Regional Activity Center	 Transportation/Communication/Utilities
 Remerton Mill Town	 Rural Residential	 Institutional Activity Center	 Rural Activity Center	
 Remerton Neighborhood Village				





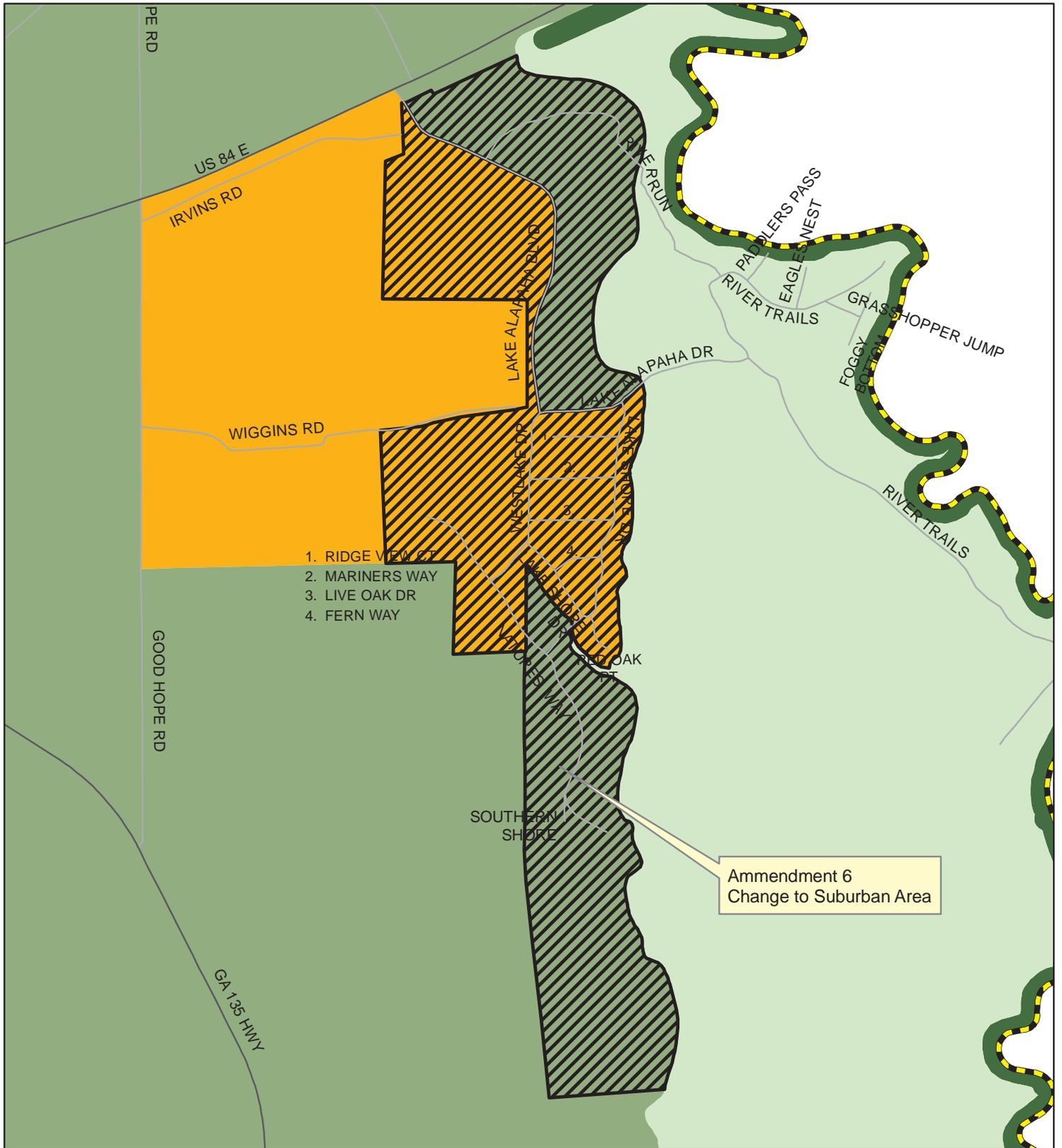
Ammdement 4  
Change to Community Activity Center

### Legend

	Lowndes County Proposed Ammdements		Park/Recreation/Conservation		Suburban Area		Neighborhood Activity Center		Downtown
	cities		Linear Greenspace/Trails		Established Residential		Community Activity Center		Industrial Activity Center
<b>Current Character Areas</b>			Agricultural / Forestry		Transitional Neighborhood		Regional Activity Center		Transportation/Communication/Utilities
	Remerton Mill Town		Rural Residential		Institutional Activity Center		Rural Activity Center		
	Remerton Neighborhood Village								



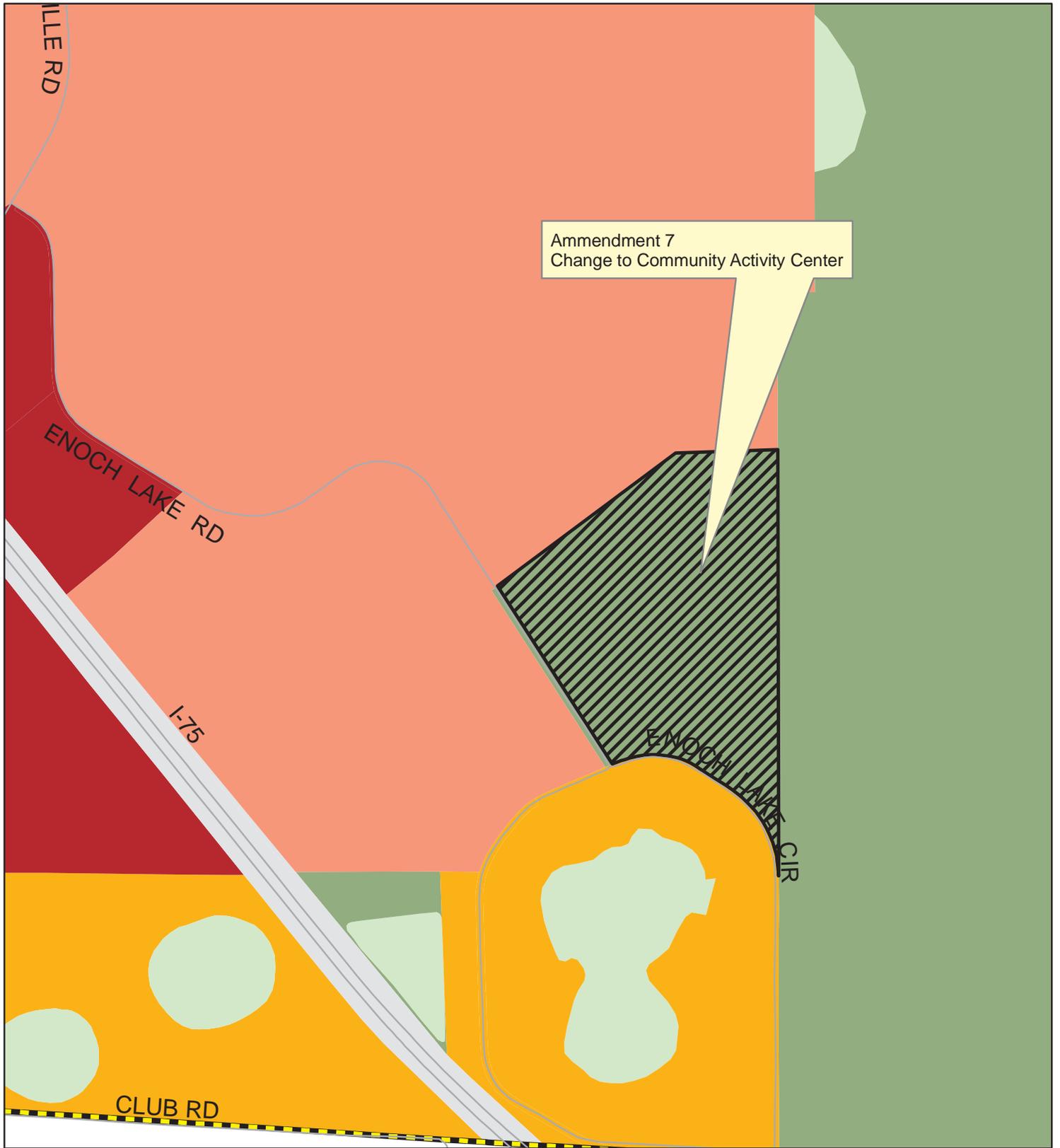




### Legend

 Lowndes County Proposed Amendments	 Park/Recreation/Conservation	 Suburban Area	 Neighborhood Activity Center	 Downtown
 cities	 Linear Greenspace/Trails	 Established Residential	 Community Activity Center	 Industrial Activity Center
<b>Current Character Areas</b>	 Agricultural / Forestry	 Transitional Neighborhood	 Regional Activity Center	 Transportation/Communication/Utilities
 Remerton Mill Town	 Rural Residential	 Institutional Activity Center	 Rural Activity Center	
 Remerton Neighborhood Village				



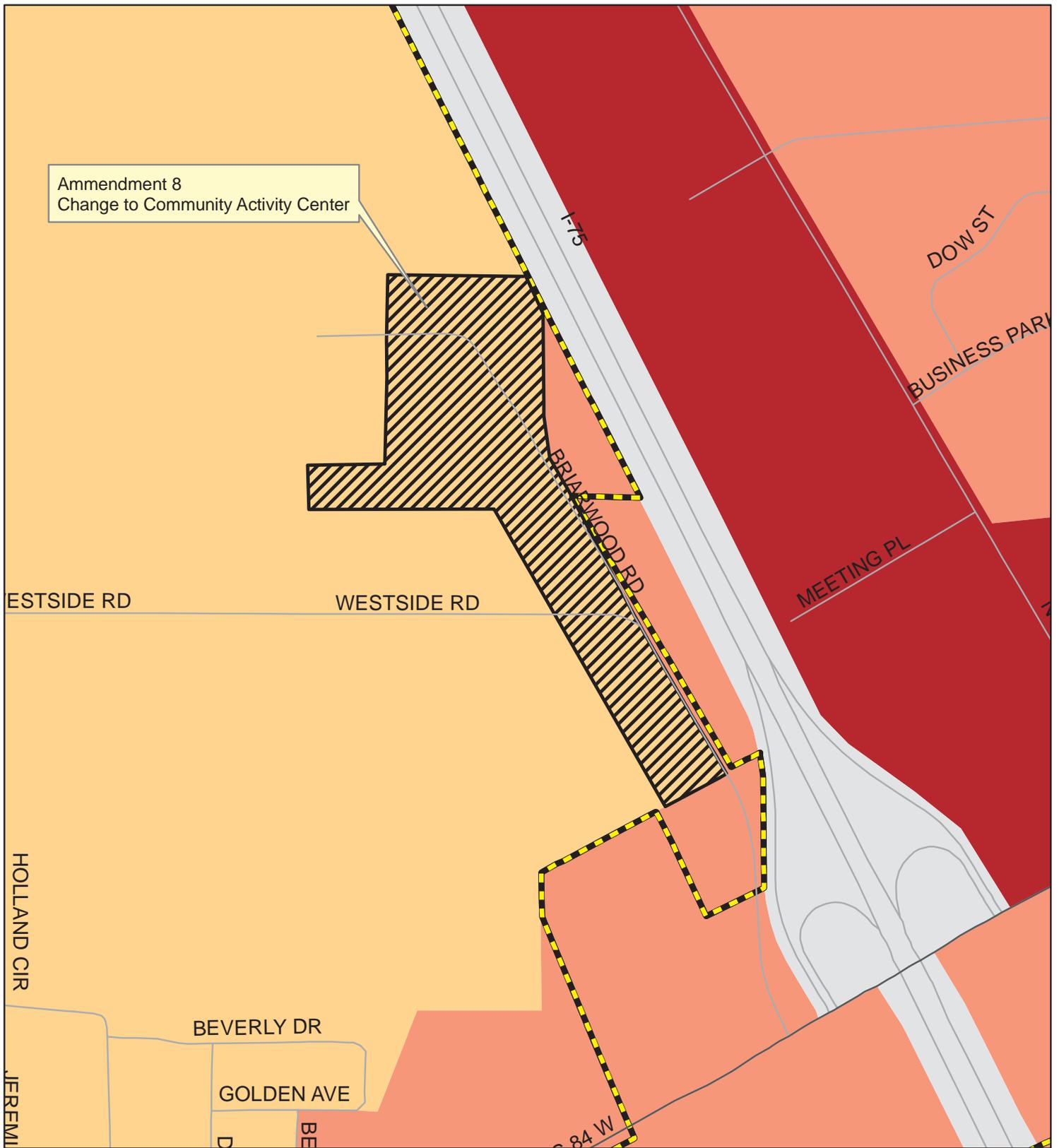


Amendment 7  
Change to Community Activity Center

### Legend

 Lowndes County Proposed Amendments	 Park/Recreation/Conservation	 Suburban Area	 Neighborhood Activity Center	 Downtown
 cities	 Linear Greenspace/Trails	 Established Residential	 Community Activity Center	 Industrial Activity Center
<b>Current Character Areas</b>	 Agricultural / Forestry	 Transitional Neighborhood	 Regional Activity Center	 Transportation/Communication/Utilities
 Remerton Mill Town	 Rural Residential	 Institutional Activity Center	 Rural Activity Center	
 Remerton Neighborhood Village				



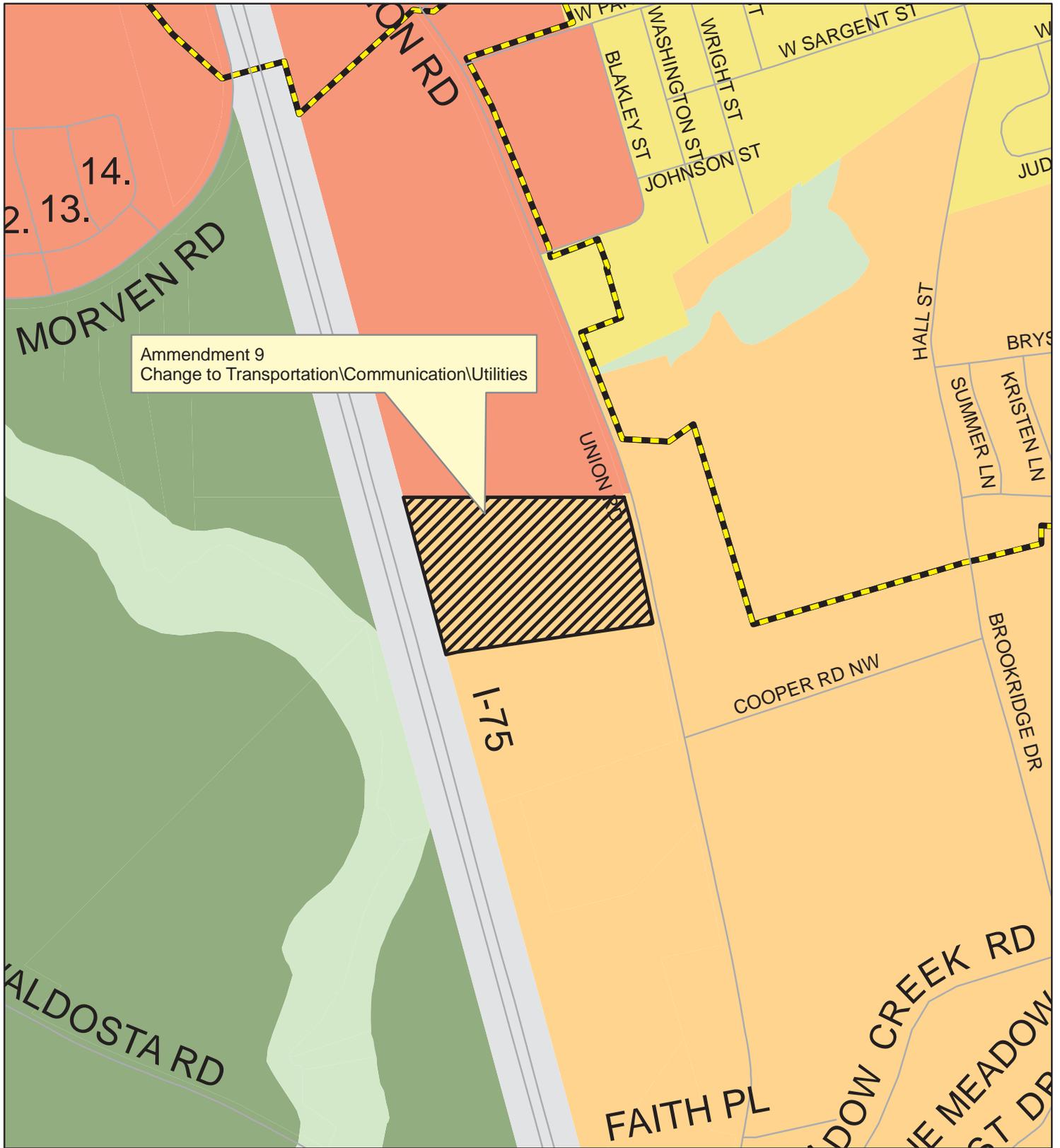


Ammendment 8  
Change to Community Activity Center

**Legend**

	Lowndes County Proposed Ammendments		Park/Recreation/Conservation		Suburban Area		Neighborhood Activity Center		Downtown
	cities		Linear Greenspace/Trails		Established Residential		Community Activity Center		Industrial Activity Center
<b>Current Character Areas</b>			Agricultural / Forestry		Transitional Neighborhood		Regional Activity Center		Transportation/Communication/Utilities
	Remerton Mill Town		Rural Residential		Institutional Activity Center		Rural Activity Center		
	Remerton Neighborhood Village								

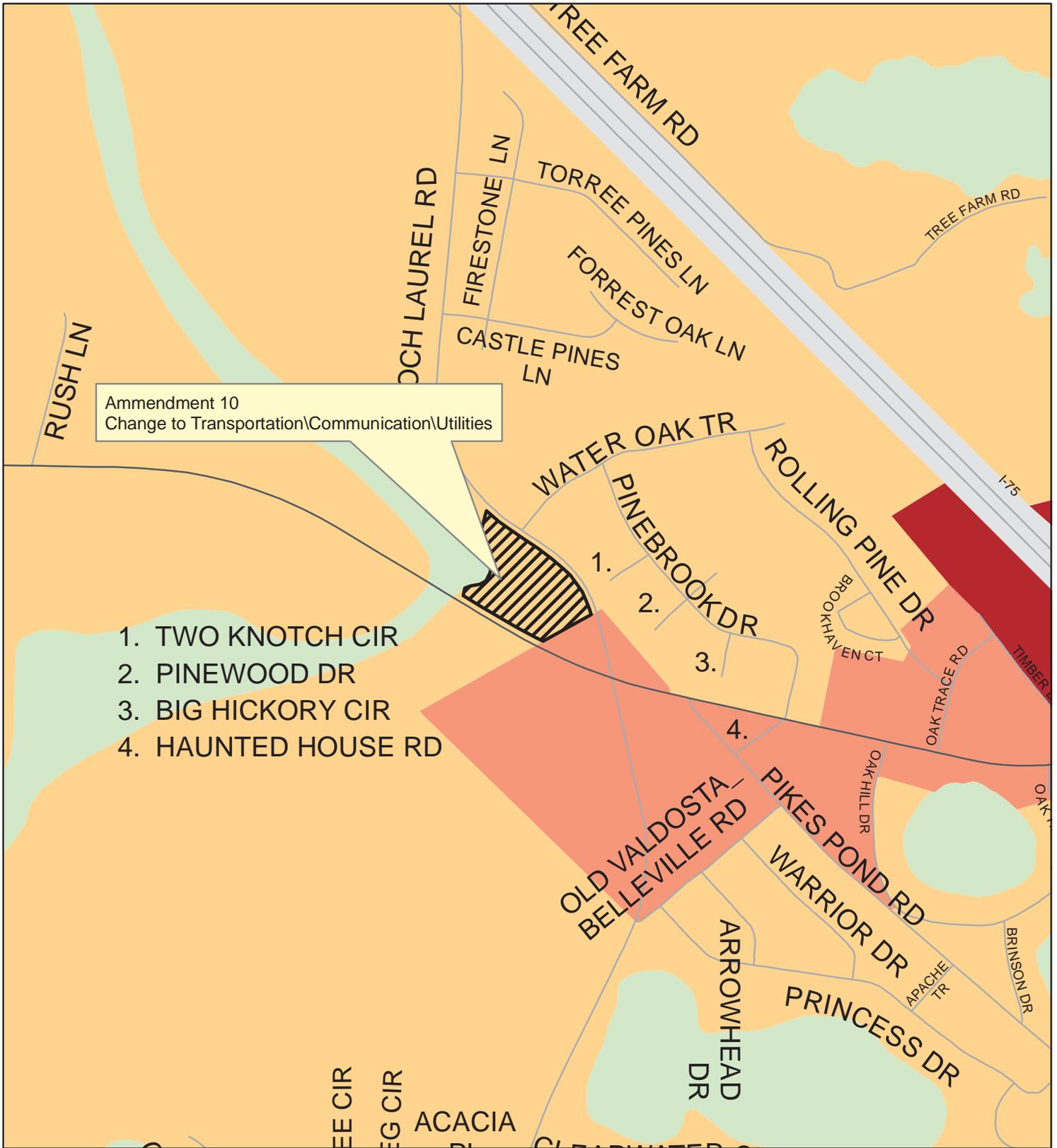




**Legend**

 Lowndes County Proposed Ammdments	 Park/Recreation/Conservation	 Suburban Area	 Neighborhood Activity Center	 Downtown
 cities	 Linear Greenspace/Trails	 Established Residential	 Community Activity Center	 Industrial Activity Center
<b>Current Character Areas</b>	 Agricultural / Forestry	 Transitional Neighborhood	 Regional Activity Center	 Transportation/Communication/Utilities
 Remerton Mill Town	 Rural Residential	 Institutional Activity Center	 Rural Activity Center	
 Remerton Neighborhood Village				



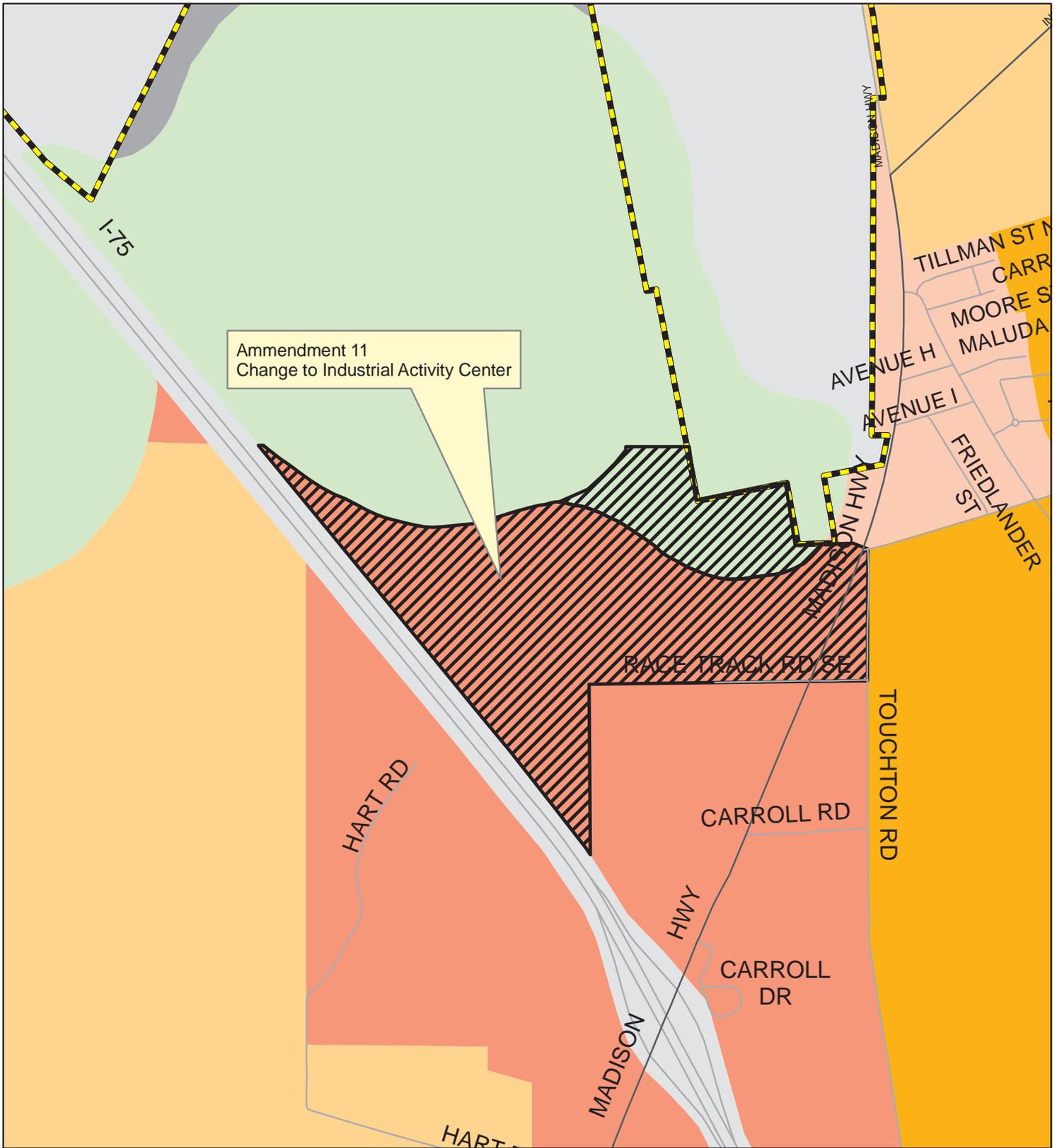


Amendment 10  
Change to Transportation\Communication\Utilities

1. TWO KNOTCH CIR
2. PINWOOD DR
3. BIG HICKORY CIR
4. HAUNTED HOUSE RD

**Legend**

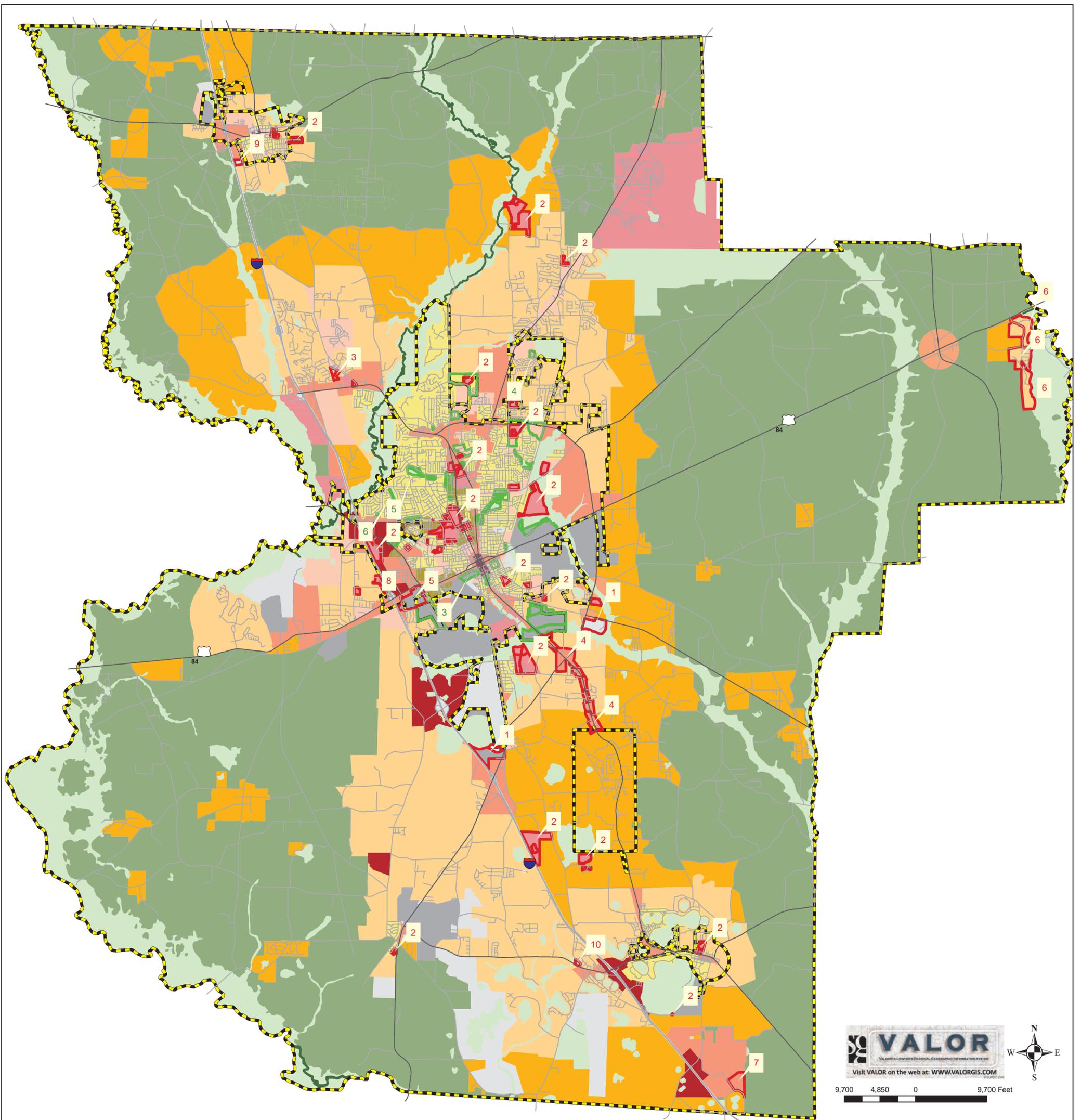
	Lowndes County Proposed Amendments		Park/Recreation/Conservation		Suburban Area		Neighborhood Activity Center		Downtown
	cities		Linear Greenspace/Trails		Established Residential		Community Activity Center		Industrial Activity Center
<b>Current Character Areas</b>			Agricultural / Forestry		Transitional Neighborhood		Regional Activity Center		Transportation/Communication/Utilities
	Remerton Mill Town		Rural Residential		Institutional Activity Center		Rural Activity Center	 690 345 0 690 Feet	
	Remerton Neighborhood Village								



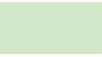
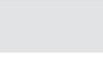
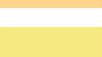
Ammendment 11  
Change to Industrial Activity Center

**Legend**

Lowndes County Proposed Amendments	Park/Recreation/Conservation	Suburban Area	Neighborhood Activity Center	Downtown
cities	Linear Greenspace/Trails	Established Residential	Community Activity Center	Industrial Activity Center
<b>Current Character Areas</b>	Agricultural / Forestry	Transitional Neighborhood	Regional Activity Center	Transportation/Communication/Utilities
Remerton Mill Town	Rural Residential	Institutional Activity Center	Rural Activity Center	
Remerton Neighborhood Village				

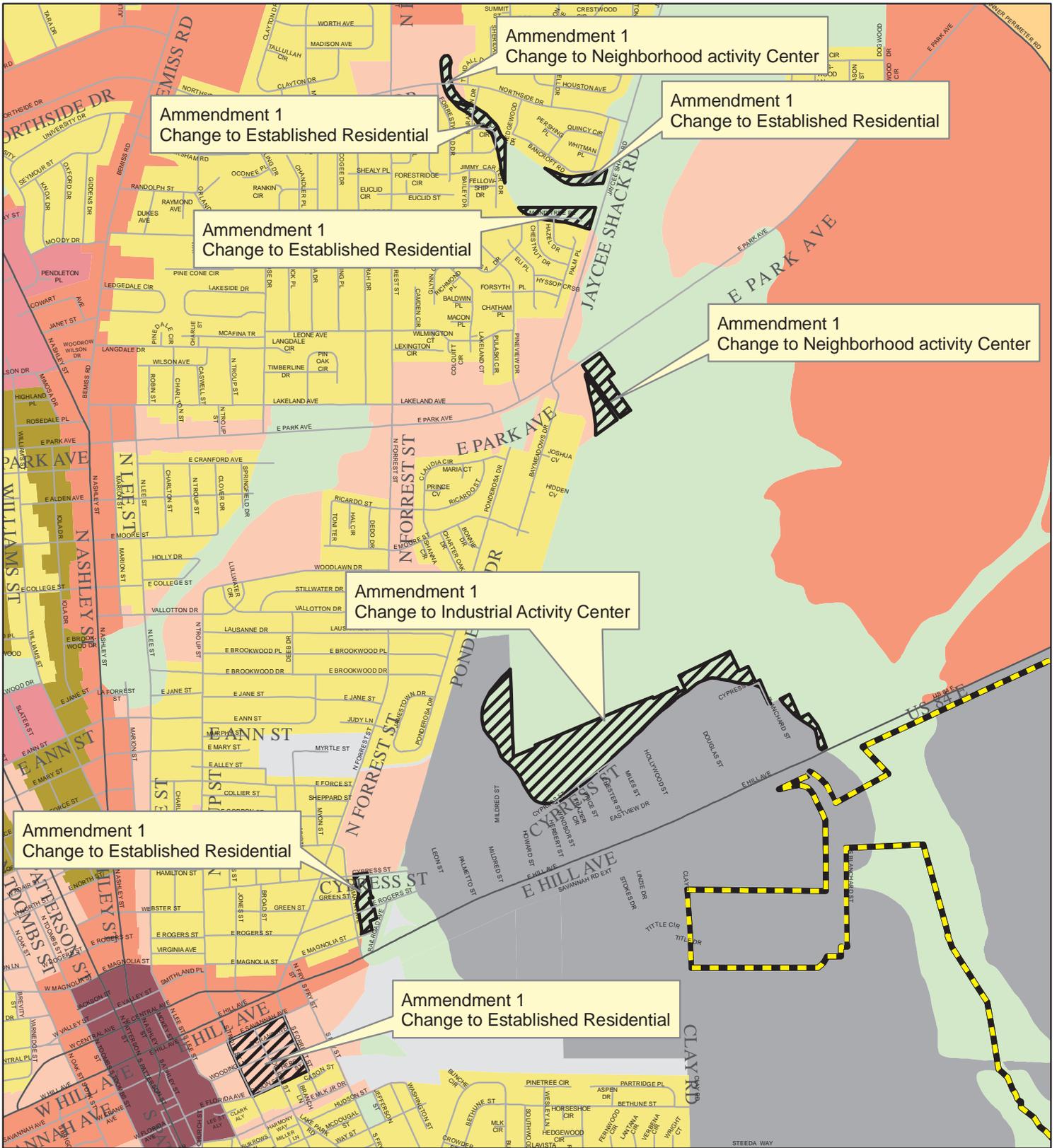


## Legend

	Lowndes County Proposed Ammendments		Park/Recreation/Conservation		Transitional Neighborhood		Downtown
	City of Valdosta Proposed Ammendments		Linear Greenspace/Trails		Institutional Activity Center		Industrial Activity Center
	cities		Agricultural / Forestry		Neighborhood Activity Center		Transportation/Communication/Utilities
<b>Character Areas</b>							
	Remerton Mill Town		Rural Residential		Community Activity Center		City of Valdosta District Number
	Remerton Neighborhood Village		Suburban Area		Regional Activity Center		Lowndes County Proposed Ammendment number
			Established Residential		Rural Activity Center		

# CITY OF VALDOSTA 2009 FUTURE DEVELOPMENT MAP AMENDMENTS

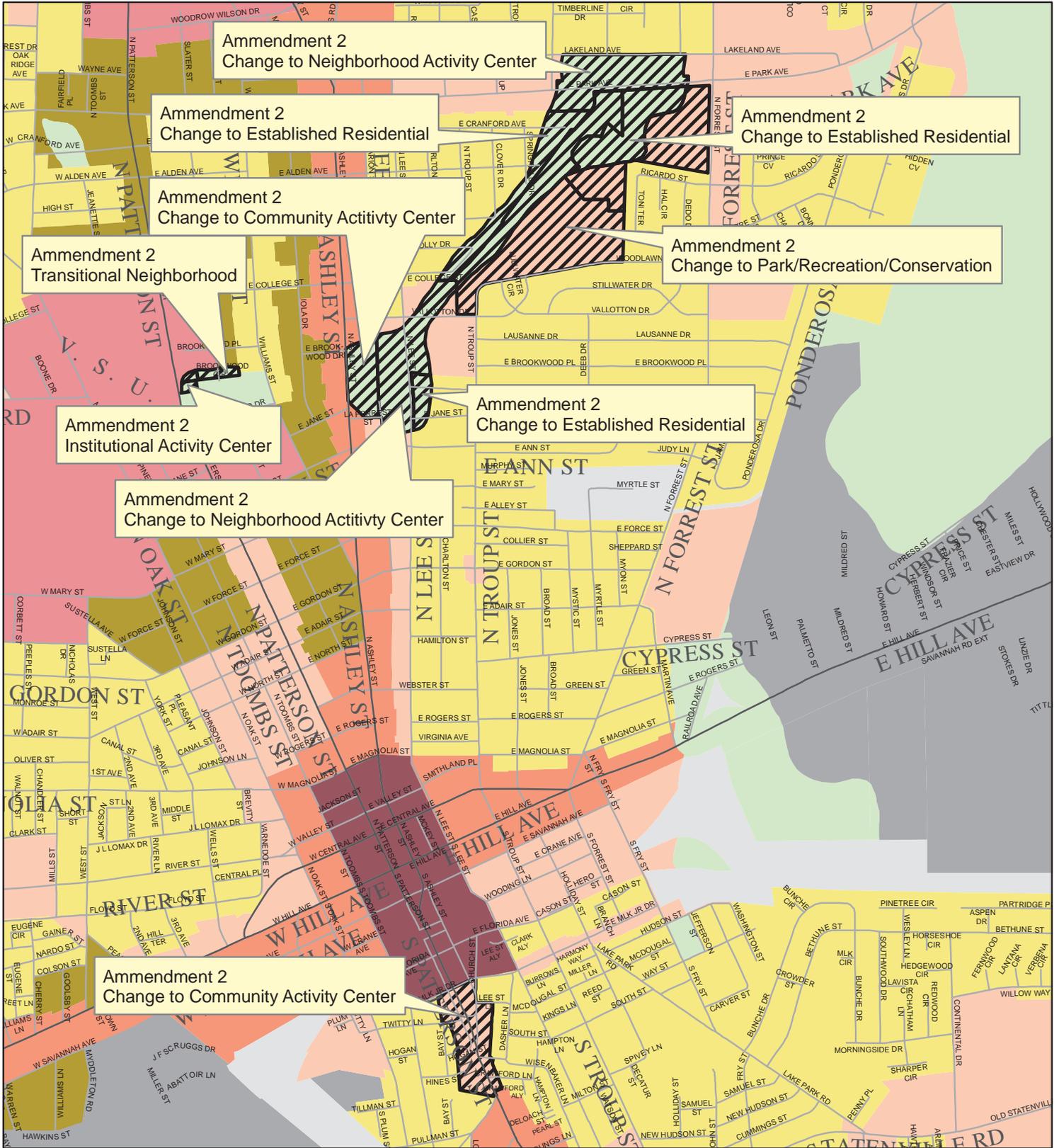
<b>Amend#</b>	<b>Location</b>	<b>New Character Area</b>
<b>1</b>	District 1	Established Residential, Neighborhood Activity Center, & Industrial Activity Center
<b>2</b>	District 2	Community Activity Center, Established Residential, Neighborhood Activity Center & Parks /Recreation /Conservation
<b>3</b>	District 3	Community Activity Center & Industrial Activity Center
<b>4</b>	District 4	Neighborhood Activity Center & Suburban Area
<b>4a</b>	District 3	Industrial Activity Center
<b>5</b>	District 5	Established Residential, Transitional Neighborhood & Parks /Recreation/Conservation
<b>6</b>	District 6	Established Residential, Transitional Neighborhood & Parks /Recreation/Conservation



**Legend**

				
City of Valdosta Proposed Amendments	Remainder Neighborhood Village	Rural Residential	Industrial Activity Center	Rural Activity Center
				
Lines	Park/Recreation/Conservation	Suburban Area	Neighborhood Activity Center	Overlaid
<b>Current Character Areas</b>				
Type	Linear Greenway/Trail	Established Residential	Community Activity Center	Industrial Activity Center
				
Remainder Mill Town	Agricultural / Forestry	Transitional Neighborhood	Regional Activity Center	Transportation/Communication/Office

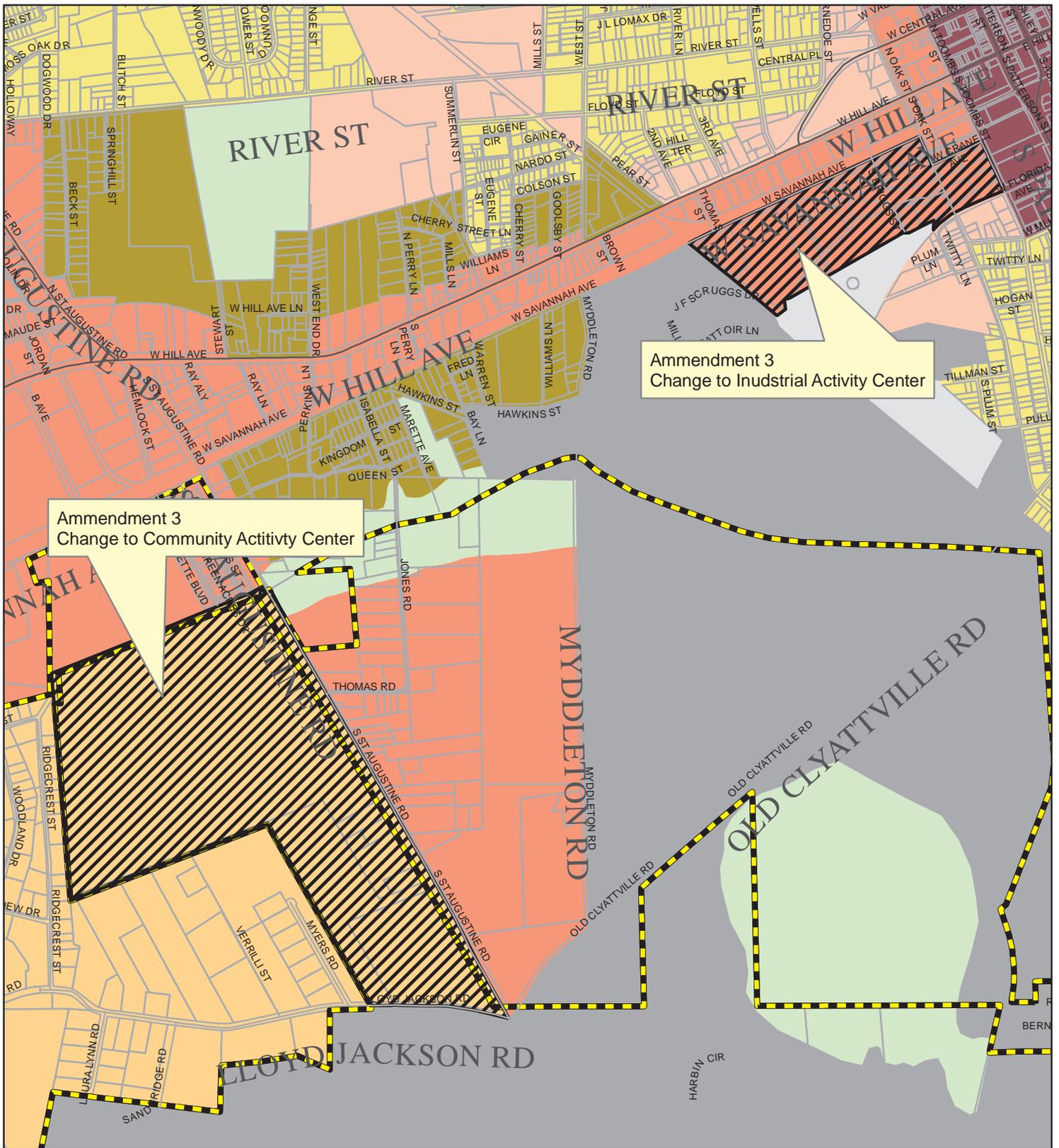




**Legend**

- |  |                                      |   |                              |   |                               |  |                              |   |  |
|--|--------------------------------------|---|------------------------------|---|-------------------------------|--|------------------------------|---|--|
|  | City of Valdosta Proposed Amendments |  | Park/Recreation/Conservation |  | Suburban Area                 |  | Neighborhood Activity Center |  | Downtown                               |
|  | cities                               |  | Linear Greenspace/Trails     |  | Established Residential       |  | Community Activity Center    |  | Industrial Activity Center             |
| <b>Current Character Areas</b>   |                                      |  | Agricultural / Forestry      |  | Transitional Neighborhood     |  | Regional Activity Center     |  | Transportation/Communication/Utilities |
|  | Remerton Mill Town                   |  | Rural Residential            |  | Institutional Activity Center |  | Rural Activity Center        |   |  |
|  | Remerton Neighborhood Village        |   |                              |   |                               |  |                              |   |  |





Amendment 3  
Change to Community Activity Center

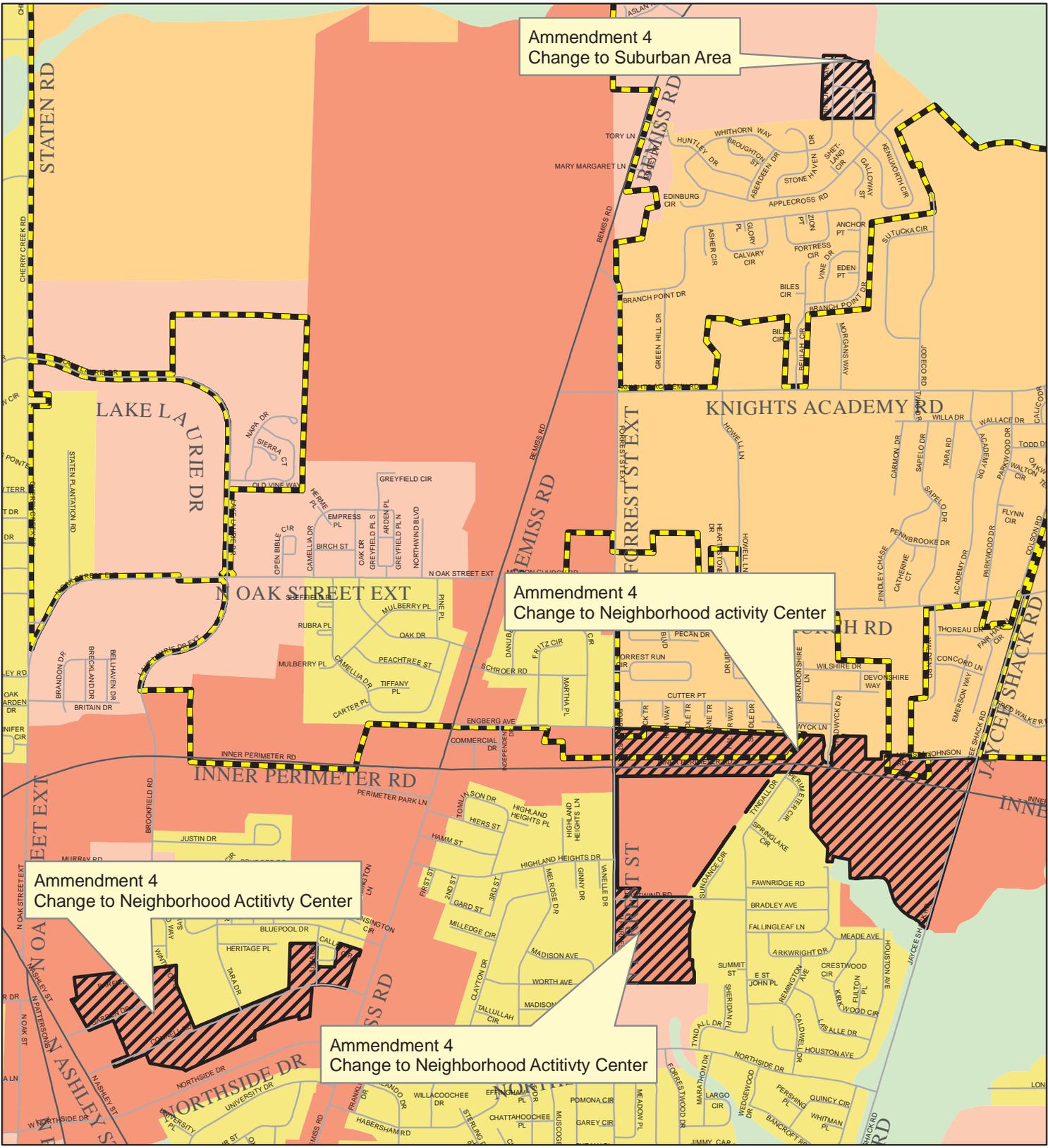
Amendment 3  
Change to Industrial Activity Center

### Legend

				
City of Valdosta Proposed Amendments	Remnant Neighborhood Village	Rural Residential	Industrial Activity Center	Rural Activity Center
				
Other	Park/Recreation/Conservation	Suburban Area	Neighborhood Activity Center	Disturbing
<b>Current Character Areas</b>				
Type	Lower Greenhouse/Tails	Established Residential	Community Activity Center	Industrial Activity Center
				
Remnant Mill Town	Agricultural/Farmacy	Transitional Neighborhood	Regional Activity Center	Transportation/Communication/Office



560 280 0 560 Feet



Amendment 4  
Change to Suburban Area

Amendment 4  
Change to Neighborhood activity Center

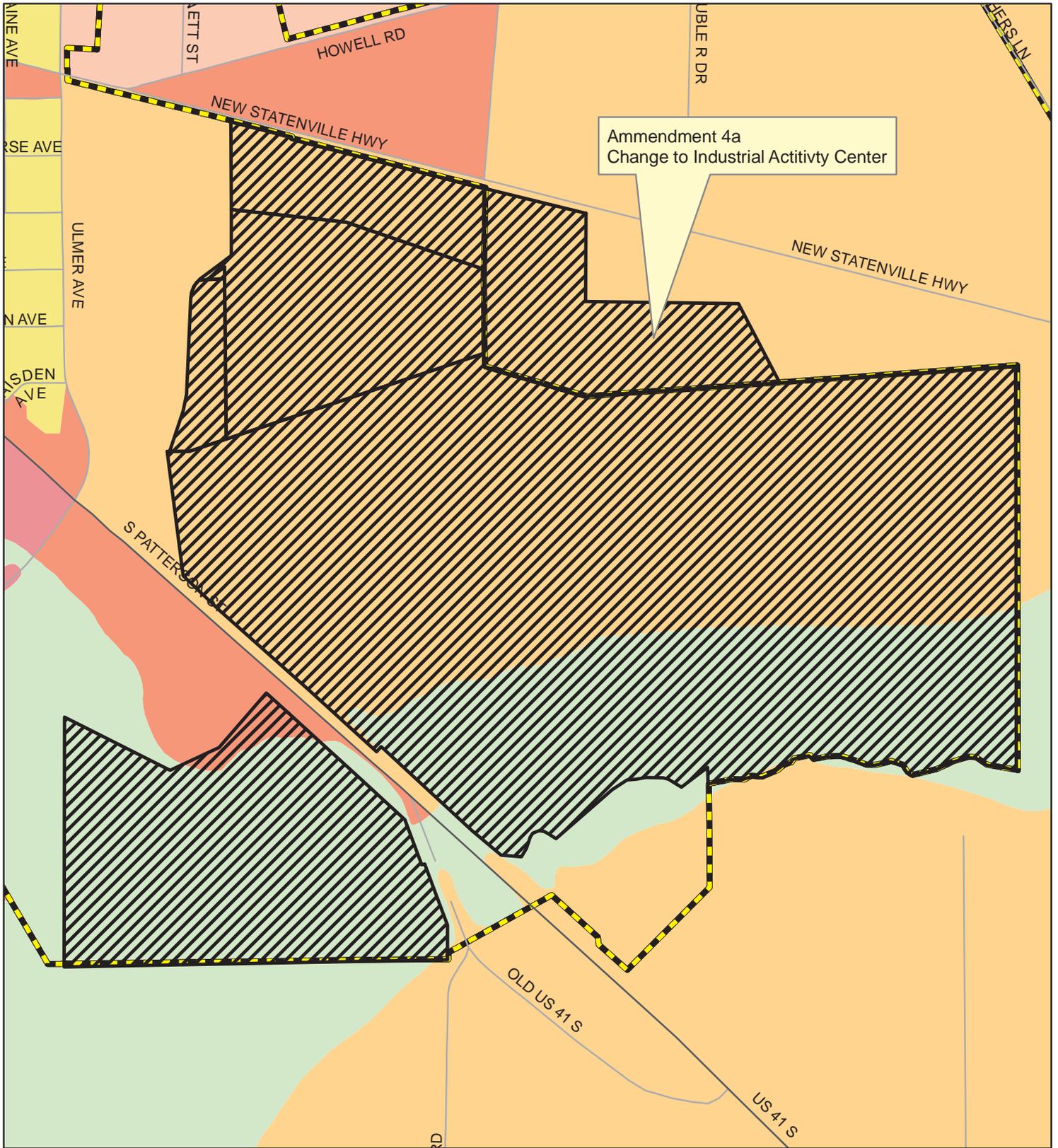
Amendment 4  
Change to Neighborhood Activity Center

Amendment 4  
Change to Neighborhood Activity Center

**Legend**

	City of Valdosta Proposed Amendments		Park/Recreation/Conservation		Suburban Area		Neighborhood Activity Center		Downtown
	cities		Linear Greenspace/Trails		Established Residential		Community Activity Center		Industrial Activity Center
<b>Current Character Areas</b>			Agricultural / Forestry		Transitional Neighborhood		Regional Activity Center		Transportation/Communication/Utilities
	Remerton Mill Town		Rural Residential		Institutional Activity Center		Rural Activity Center		
	Remerton Neighborhood Village								

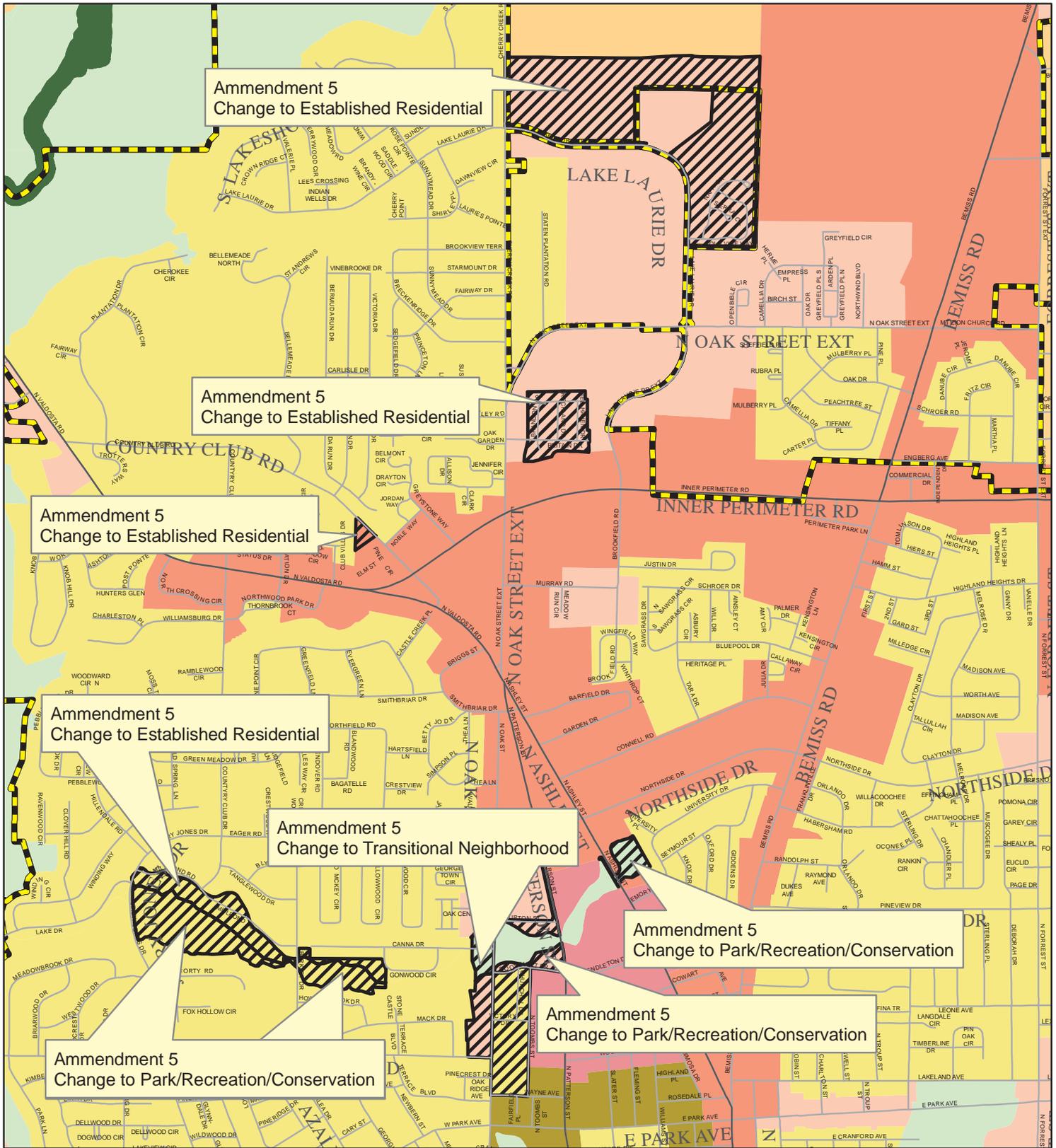
VALOR  
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**Legend**

	City of Valdosta Proposed Ammendments		Park/Recreation/Conservation		Suburban Area		Neighborhood Activity Center		Downtown
	cities		Linear Greenspace/Trails		Established Residential		Community Activity Center		Industrial Activity Center
<b>Current Character Areas</b>			Agricultural / Forestry		Transitional Neighborhood		Regional Activity Center		Transportation/Communication/Utilities
	Remerton Mill Town		Rural Residential		Institutional Activity Center		Rural Activity Center		
	Remerton Neighborhood Village								

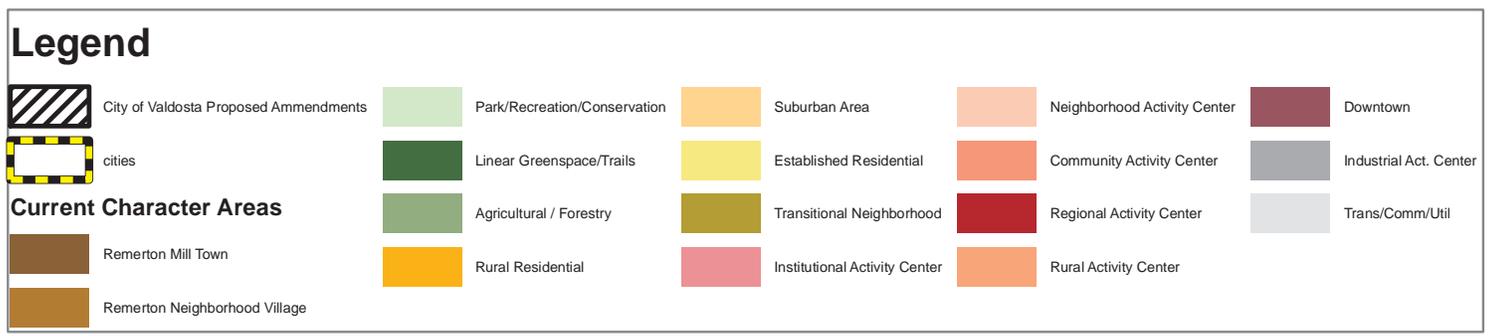
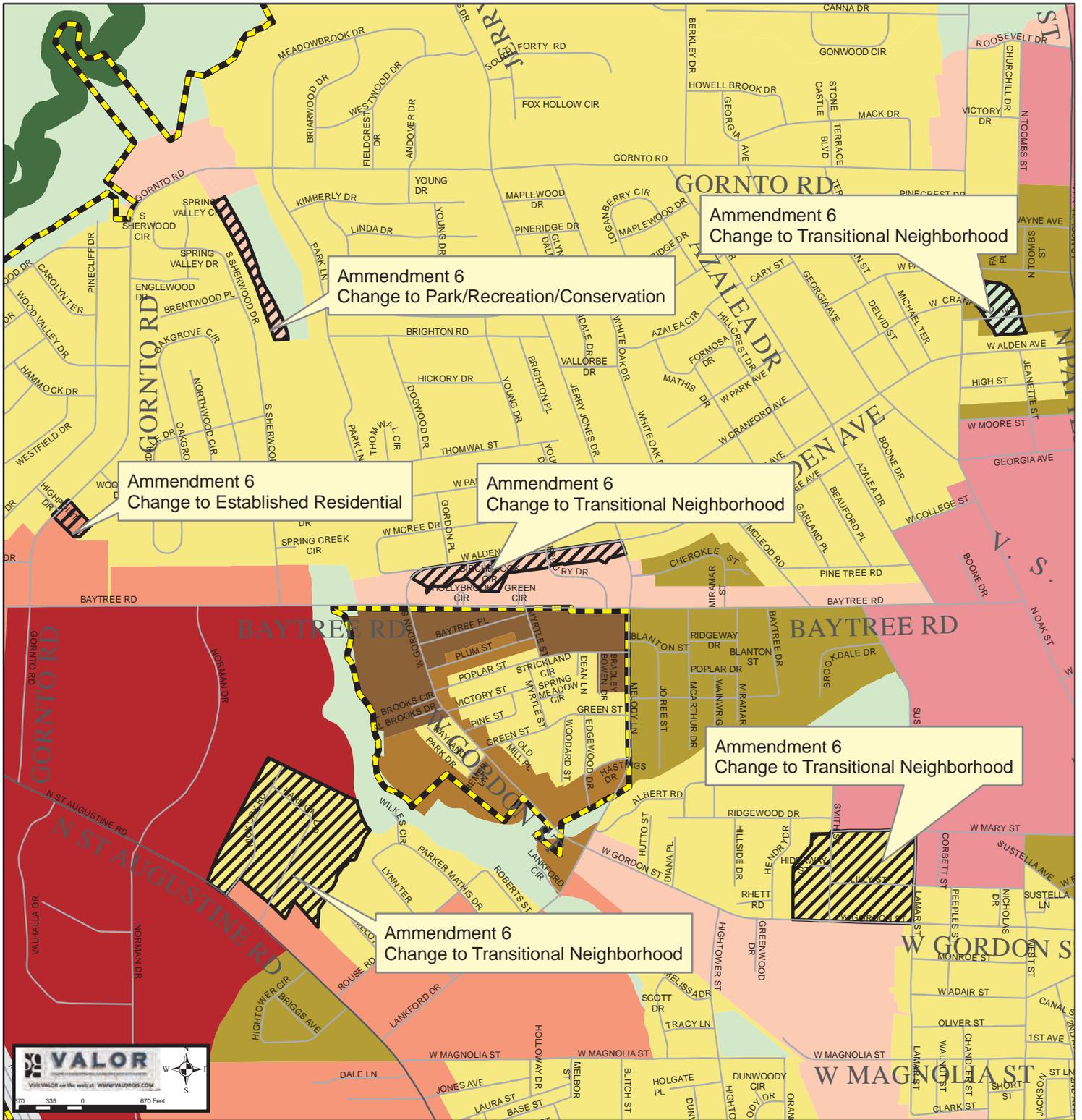


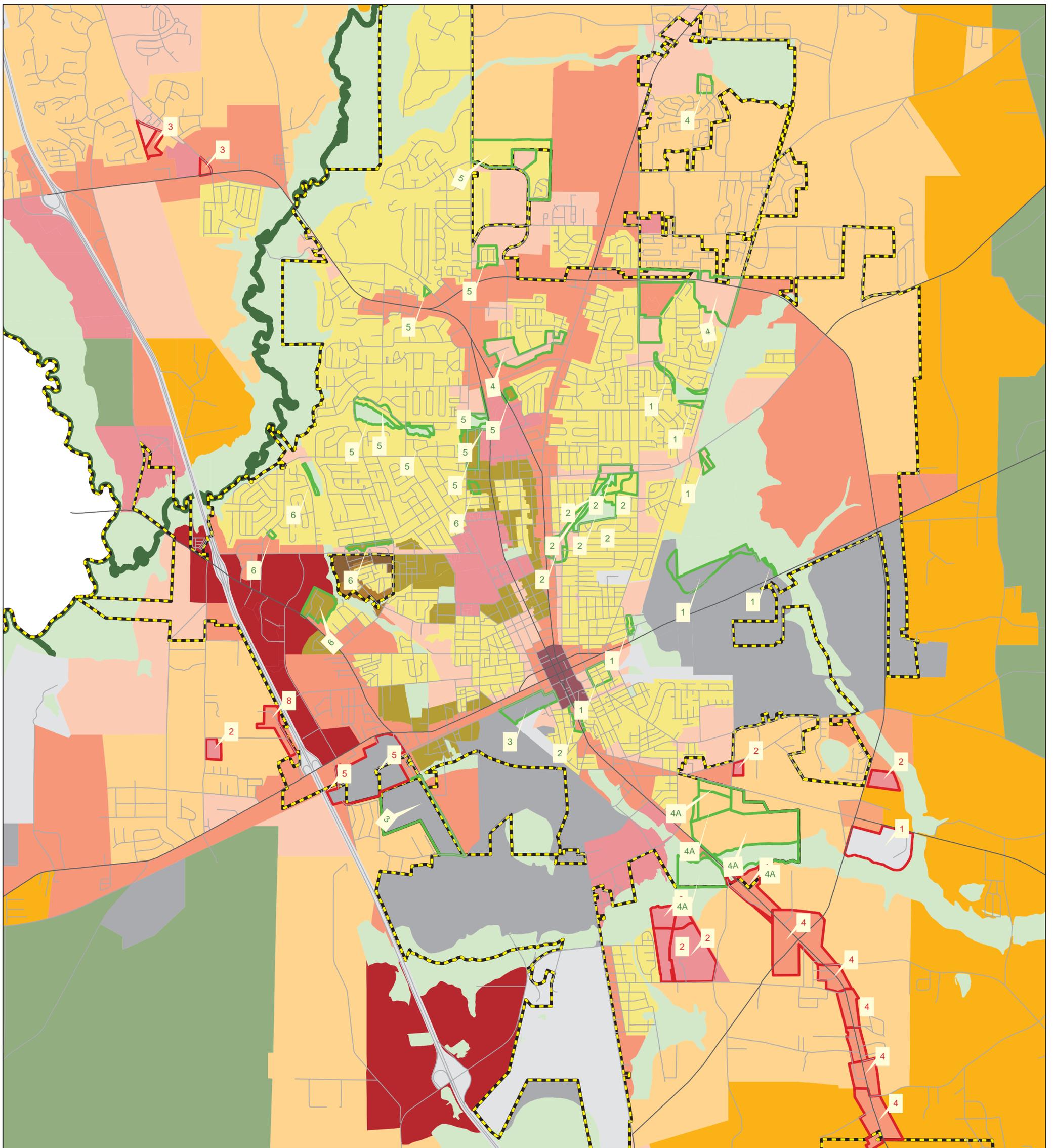


**Legend**

City of Valdosta Proposed Amendments	Remains Neighborhood Village	Rural Residential	Neighborhood Activity Center	Rural Activity Center
Other	Park/Recreation/Conservation	Suburban Area	Neighborhood Activity Center	Disturbing
<b>Current Character Areas</b>				
Type	Linear GreenSpace/Trail	Established Residential	Community Activity Center	Industrial Activity Center
Remains Mill Town	Agricultural/Farmacy	Transitional Neighborhood	Regional Activity Center	Transportation/Communication Corridor

940 470 0 940 Feet





### Legend

Lowndes County Proposed Ammendments	Park/Recreation/Conservation	Transitional Neighborhood	Downtown
City of Valdosta Proposed Ammendments	Linear Greenspace/Trails	Institutional Activity Center	Industrial Activity Center
cities	Agricultural / Forestry	Neighborhood Activity Center	Transportation/Communication/Utilities
<b>Character Areas</b>	Rural Residential	Community Activity Center	City of Valdosta District Number
Remerton Mill Town	Suburban Area	Regional Activity Center	Lowndes County Proposed Ammendment number
Remerton Neighborhood Village	Established Residential	Rural Activity Center	



**VALOR**  
 VALDOSTA LOWNDES COUNTY GEOGRAPHIC INFORMATION SYSTEM  
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3,400 1,700 0 3,400 Feet