

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



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Photos courtesy of SGRC staff

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

1. Introduction

The 2021 Comprehensive Plan for Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

As required by the Local Comprehensive Planning Standards, this Plan consists of the following elements:

- Community Goals
- Needs and Opportunities
- Broadband Services Element
- Community Work Program
- Housing Element
- Land Use Element (as Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta are communities with zoning or equivalent land development regulations subject to the Zoning Procedures Law).
- Transportation Element

2. Community Involvement

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

a) Stakeholders were identified. These included:

- The local governments' elected officials and staff
- Joint Planning Commission
- Local educational institutions (Lowndes County Board of Education, Valdosta State University, Wiregrass College)
- The Lowndes County Chamber of Commerce
- Lowndes County Development Authority
- Public safety departments, including police, fire, and the Lowndes County Emergency Management Agency
- WWALS Watershed Coalition
- Valdosta Regional Airport
- South Georgia Regional Library
- Local businesses and industries

- The general public
- b) Participation techniques were identified. Techniques used included public hearings and meetings open to the public with open discussion; printed public information in local newspapers; e-mail correspondence with stakeholders; individual meetings with local government officials; and information on the Southern Georgia Regional Commission's website, local government websites, and social media.
- c) A participation program was conducted. This included an initial public hearing to give an overview of the plan update and receive initial public comments; four workshops, open to the public, for the development of the plan update; and a final public hearing to receive any final public comments before transmitting the plan draft to DCA for review. Identified stakeholders were invited to all the meetings and attended, yielding specific input in plan content.
- d) Public participation activities were documented. The documentation of public participation activities is included in the Appendix to this plan, which contains sign-in sheets and published advertisements.

1st Public Hearing – “Kick-Off”

The public hearing kicking off the comprehensive planning process was held on February 23, 2021 at the Lowndes County Administration Building in Valdosta. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now underway; to explain the purpose of the update; and to encourage residents and other stakeholders to actively participate in the plan update.

First workshop

The first workshop was held on March 22, 2021. The purpose of the workshop was to update the goals in the comprehensive plan. This was done through open discussion, using the goals from the previous comprehensive plan as a starting point. SGRC staff took notes from the discussion, revised the goals based on those notes, and shared the results with stakeholders via e-mail. Additional comments and edits were received via e-mail and were included by SGRC staff as part of the preparation of the draft plan document.

In addition, a SWOT analysis was performed in which each attendee noted the community's strengths, weaknesses, opportunities, and threats. The results of this SWOT analysis were used to further inform the Needs and Opportunities. The results of the SWOT analysis are included in the Appendix.



Second workshop

The second workshop was held on April 19, 2021. The purpose of the workshop was to review the needs and opportunities from the previous plan update. The results of the SWOT Analysis from the 1st workshop were also provided.





Third workshop

The third workshop was held on May 17, 2021. The purpose of the workshop was to update the policies in the comprehensive plan. This was done through open discussion, using the newly revised goals, needs, and opportunities and the policies from the previous comprehensive plan as a starting point. SGRC staff took notes from the discussion, revised the goals, needs, and opportunities based on those notes, and shared the results with stakeholders via e-mail.

Fourth workshop

The fourth workshop was held on June 23, 2021 as a drop-in open house. The purpose of the open house was the review the Land Use Element, character area maps, and broadband maps. This was done through open discussion and viewing of the maps in a setting where all attendees had the opportunity to make notes on the maps for suggested changes to the character areas. Notes from the discussion made by SGRC staff, and notes made on the maps, were then used by SGRC GIS staff to update the character area maps and incorporate the input from the workshop.



Final public hearing

A final public hearing was held on **October 12, 2021** in order to present the final version of the plan to the community, receive any additional public input, and approve the transmittal of the draft plan to DCA. The plan was transmitted to DCA directly after the public hearing.

Adoption

3. Consideration of Regional Water Plan and Environmental Planning Criteria

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

Suwannee-Satilla Regional Water Plan

Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta are within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2017.



Suwannee-Satilla Regional Water Plan Area Map
Source: Suwannee-Satilla Regional Water Plan

<https://waterplanning.georgia.gov/suwannee-satilla-water-planning-region>

Suwannee-Satilla Regional Water Plan Goals:

- 1) Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial, and agricultural water needs, including all agricultural sectors (this includes the agro-forestry economy of the region).
- 2) Manage groundwater and surface water to encourage sustainable economic and population growth in the region.
- 3) Manage the region's and state's water resources in a manner that preserves and protects private property rights.
- 4) Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.

- 5) Identify opportunities to optimize existing and future supplies and water and wastewater infrastructure.
- 6) Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
- 7) Protect and manage surface and groundwater recharge areas to ensure sufficient long term water supplies for the region.
- 8) Protect, maintain, and, where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
- 9) Protect and maintain regional water-dependent recreational opportunities.
- 10) Identify opportunities to manage stormwater to improve water quantity and quality.
- 11) Identify and implement cost-effective water management strategies.
- 12) Seek to provide economically affordable power and water resource service to all citizens of the region.
- 13) Identify and implement actions to better measure and share water use data and information.

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

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

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

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

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

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

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

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

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

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

Lowndes County Work Program Item Related to Regional Water Plan
<i>Construct boat ramp on Alapaha River near Naylor.</i>
City of Dasher Work Program Item Related to Regional Water Plan
<i>Convert approx. 20 acres of land to a park and wildlife preserve, including a man-made lake.</i>
City of Hahira Work Program Items Related to Regional Water Plan
<i>Modify and enhance existing water and wastewater treatment facilities through major capital expenditure.</i>
<i>Improve stormwater facilities as identified in the Stormwater Improvement Plan.</i>
City of Lake Park Work Program Item Related to Regional Water Plan
<i>Construct a City park around newly refurbished Tom's Pond area.</i>
City of Remerton Work Program Item Related to Regional Water Plan
<i>Implement improvements and updates in sanitary sewer and storm sewer systems, including updating of lines per EPD regulations.</i>
City of Valdosta Work Program Items Related to Regional Water Plan
<i>Complete a study on Langdale Park to determine the best recreational and conservation uses for this property.</i>
<i>Construct additional regional stormwater management facilities.</i>
<i>Investigate feasibility and implementation strategies for a "gray water" utility to serve industrial & recreational users.</i>

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

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

The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction. Some uses may be grandfathered, such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utility placements, special forestry, or agricultural services.

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

II. Plan Elements

1. Vision and Goals

Community Vision

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

Goals

1. **ECONOMIC DEVELOPMENT** – Meet the needs of an expanding local economy by supporting workforce training, education, and small business development.
2. **EDUCATION** – Prepare students for high-skilled, high wage careers through advanced training and community support.
3. **COMMUNITY WELLBEING** – Promote safe, healthy, and active lifestyles utilizing local community resources encompassing social, environmental, physical, and mental wellbeing.
4. **HOUSING** – Support affordable housing options that revitalize family-friendly neighborhoods.
5. **LAND USE** – Protect community resources through efficient and compatible uses of land that promote opportunities for investment and growth.
6. **NATURAL RESOURCES** – Promote and protect natural resources and opportunities for recreation through public access and conservation. A key component of this goal is the desire for community beautification of public and private land through behavior change to reduce littering and through an increased focus on landscaping maintenance of property.
7. **CULTURAL RESOURCES** – Preserve the community's rich cultural heritage and local character with the many cultural and recreational amenities and events available throughout the community.
8. **TRANSPORTATION** – Encourage reliable funding for a safe and efficient regional transportation system that includes public transit, bicycle and pedestrian facilities, highways, railroads, and airports. A key component of this goal is the desire to attract a second airline to Valdosta Airport.
9. **COMMUNITY FACILITIES AND SERVICES** – Ensure that adequate community facilities and services such as water, sewer, broadband, solid waste, police, fire, and EMS, are

provided in an efficient, environmentally sound, safe, and cost effective manner to meet the existing and future needs of the community.

10. **INTERGOVERNMENTAL COORDINATION** – Support and improve the community by prioritizing effective, collaborative communication between public and private entities within the County and the region.

2. Needs and Opportunities

The Needs and Opportunities listed in this section were developed by stakeholders and residents as part of the 2021 Comprehensive Plan Update process. The method used to develop the Needs and Opportunities was open discussion among stakeholders during community workshops, during which a consensus was reached regarding what the Needs and Opportunities should be and how they should be updated. Input from stakeholders, including the results of a SWOT analysis conducted in the first workshop, was gathered by Southern Georgia Regional Commission staff and then organized into this section of the Comprehensive Plan. Additional input sent via e-mail and phone calls was integrated into the draft plan document by SGRC staff, and many successive drafts of the plan were reviewed by the stakeholders and publicized via the SGRC website before the draft was finalized. High priority and urgent needs appear in bold text.

1. Economic Development

Needs:

Support Agricultural Economy

Increase Jobs

Workforce Development

Employment Training

Retain Graduates

Address Quality of Life concerns

Address Broadband Infrastructure needs

Expand Retail Businesses

Attract Angel Investors

Support Small Businesses

Attract Air Service providers

Address Post-Pandemic Economic Challenges

Strengthen Resilience of Local Economy

Recognize the importance and protect Moody Air Force Base

Sports Tourism

Eco-tourism

Agritourism

Opportunities:

Improvements to broadband infrastructure could encourage businesses to locate in the county – this could also encourage new workers to relocate here and to keep existing young people from moving to larger cities

If retail shopping was enhanced, this could improve the quality of life for residents

Higher paying businesses could be encouraged to relocate to the county

Expand the Valdosta Young Professionals group to encourage them to stay in Valdosta and grow their careers locally

Workforce certificates and/or apprenticeship programs for transitioning prisoners could meet gaps in hiring for local businesses

An overnight freight/truck parking lot with truck wash could be an amenity for businesses

Focus on workforce development

Recruit new businesses to Lowndes County

Retain existing businesses in Lowndes County

Provide façade improvement program

Provide incentives for targeted industries

Promote and encourage sports tourism

2. Education

Needs:

Coordinate with all providers of education

Encourage collaboration between education providers and jobs providers

Address educational needs of adults

Meet needs of students with educational challenges

Address educational transportation challenges

Opportunities:

Expand the work-based learning programs in the Lowndes and Valdosta School systems

Conduct gap analysis for educational offerings across the County

Provide support to parents without degrees

Enhance educational support offerings for parents/legal guardians

Expand transportation options for students and parents without personal transportation

3. Community Wellbeing

Needs:

Pedestrian Infrastructure

Address needs for trauma patients (long-term need)

Address public health threats including the threat of pandemics

Increase awareness of the threats of human trafficking, domestic abuse, and obesity

Reduce unnecessary calls to 911 (formerly Provide education about controlled/prescribed burns)

Volunteer Opportunities

Address needs of people of all abilities to meet their wellness goals

Support for healthy, active living

Opportunities:

Ensure safe, well-lit pedestrian connections surrounding neighborhoods and parks

Expand provision of services for trauma patients at the hospital

Incorporate public health emergencies in hazard mitigation planning

Educate the public on encountering victims of human trafficking

Educate the public on encountering victims of domestic abuse

Encourage the public to incorporate healthy, active living habits into their lives

Educate the public about control burns to ensure public safety and to reduce unnecessary calls to 911

4. Housing

Needs:

Address blight in areas where it exists

Support and encourage affordable housing

Seek opportunities for infill development

Remove slum and blight

Meet the housing needs of retirees and downsizing couples

Support housing needs of the military and military retirees

Support homelessness prevention programs

Meet the needs of the homeless population for temporary shelter and short-term housing

More transitional housing is needed

Domestic violence shelters needed

Fair housing education and outreach

Address financial education and literacy for first-time homebuyers and those with financial struggles such as foreclosure and bankruptcy

Opportunities:

There is undeveloped land in the county that could be developed for more housing options

Encourage private developers to promote a variety of housing types

Continue housing assistance support through CDBG grant program

Support fair housing programs through education

5. Land Use:

Needs:

Address the issues that arise due to travel distances between activity centers and subdivisions in light of increasing population

Retain conservation areas

Address issues of compatibility in certain areas near Moody Air Force Base

Opportunities:

Guide growth to areas with existing infrastructure

Respect the guidance of Character Area designations

Enforce the Lowndes County MAZ-1, MAZ-2, and MAZ-3 zoning district requirements

6. Natural Resources

Needs:

Capture single-use plastic waste and control litter

Air and Water Quality

Address issues associated with Langdale Park

Add to the Urban Tree Canopy

Beautify major gateway areas

Expand biking and hiking trails

Safeguard groundwater resources

Promote and market natural resources

Conserve corridors utilized by wildlife

Opportunities:

Langdale Park is a large natural area that could be a great asset to the community and could attract tourists, if properly maintained.

Work collectively to protect the region's air and water quality

Through a public/private partnership, a park in the Troupeville area could be developed with multiple options for enjoying the rivers and increasing quality of life options for residents and visitors

A behavior change program could be introduced to inform residents of the risks of littering

With the recent opening of a glass products manufacturer, there may be an opportunity to recycle clear glass bottles

Plant more street trees, gateway areas, and add landscaping to parking areas

Preserve undeveloped areas for conservation purposes and for biking/hiking trails

Protect groundwater resources through land use policies and regulation

Corridors utilized by wildlife could be mapped and conserved to maintain and increase populations of threatened species.

Community beautification efforts could increase the quality of life for residents and would make a better first impression for visitors to the community

7. Cultural Resources

Needs:

Children's Museum

Protect historic resources that are outside of designated districts

Opportunities:

Construct a Children's Museum in downtown Valdosta

Preserve historic, archaeological, and cultural resources

8. Transportation

Needs:

Address issues of reckless driving

Traffic calming measures in residential areas

ADA ramps for sidewalks and intersections

Increase transportation options

Reduce traffic congestion

Increase connectivity

Improve signal timing

Maintain and expand pedestrian and bicycle options

Reduce truck traffic downtown

Increase east/west connections and/or bypasses

Increase railroad crossing safety measures

Increase airline options

Provide necessary infrastructure for Electric Vehicles

Opportunities:

Gear standards towards creating a pedestrian and bicycle friendly environment

Encourage an additional airline to serve Valdosta/come to the airport/become a carrier

Develop a truck bypass around the City of Valdosta

Seek to improve connectivity, driving practices, and technological support systems in the transportation network

Increase the number of Electric Vehicle Charging Stations in the County, especially as I-75 is designated as an EV Corridor by the Federal Highway Administration

9. Community Facilities and Services

Needs:

Expand recycling services

Expand Broadband infrastructure

Child care services

Disability services

Senior services including legal aid

Recruit and retain public safety staff

Address sewer availability in Dasher and Lake Park

Address sewer capacity in Hahira

Implement energy efficient and innovative building practices

Provide community facilities and infrastructure in areas where growth and development is planned to occur

Opportunities:

The Click & Fix app is an easy and convenient way for residents of Valdosta to report maintenance issues. The other jurisdictions could consider deploying a similar app.

In locations where the addition of fiber broadband infrastructure may be practical at some point in the future, conduit could be installed during local construction projects. This can occur during the upgrading or repair of water or sewer pipes and/or the repair or construction of road/sidewalk projects.

Public/Private Partnerships and relationships with EMC's could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.

10. Intergovernmental Coordination

Needs:

Expand community involvement and participation

Collaborate and coordination with adjacent jurisdictions and within the greater South Georgia region

Ensure coordination with Moody AFB, Lowndes County, Cities of Dasher, Hahira, Lake Park, Remerton, Valdosta, and applicable agencies

Opportunities:

Develop participation programs that reach out to diverse populations

Leverage technology to interact with the community

The County and the Cities could find ways to work regionally with adjacent counties and jurisdictions. They could actively seek out ways to partner with one another

Comply with the Service Delivery Strategy

Coordinate and build regional momentum with the Southern Georgia Regional Commission (SGRC)

Share resources and information amongst all jurisdictions within Lowndes County

Collaborate and coordinate with local non-profits to meet county-wide goals

3. Analysis of Data and Information

Lowndes County

According to the U.S. Census Bureau American Community Survey, the 2019 estimated population of Lowndes County is 117,406, an increase of 7.5% since the 2010 census population of 109,233. Lowndes County is located within the Valdosta Metropolitan Statistical Area (MSA) which also includes the following counties - Brooks, Echols, and Lanier. The population is 51.5% female and 48.5% male. 24.3% of the population is under age 18, and 12.5% is over age 65. There are an estimated 42,639 households. 52.7% of housing units are owner-occupied. The median home value is \$137,800 and the median gross rent is \$833.

54.7% of the population is White, 37.5% Black or African American, 1.1% Asian, 0.9% American Indian and Alaska Native, 0.5% Native Hawaiian and Other Pacific Islander, and 2.7% two or more races. Hispanic or Latino (of any race) are 6.0% of the population.

64.7% of the population aged 16 years and older is in the labor force. The median annual household income is \$45,683. An estimated 21.2% of people live in households with income below the federal poverty level. 5.5% of the population aged 16 years and older do not have access to a vehicle. 8.2% of the population has veteran status.

City of Dasher

According to the U.S. Census Bureau American Community Survey, the 2019 estimated population of the City of Dasher is 937, a decrease of 12.8% since the 2010 census. The population is 52.3% female and 47.7% male. 26.4% of the population is under age 18, and 13.8% is over age 65. There are 315 households. 68.9% of housing units are owner-occupied. The median home value is \$124,700 and the median gross rent is \$781.

6.0% of the population is Black or African American and 85% White. Hispanic or Latino (of any race) are 8% of the population.

63.5% of the population aged 16 years and older is in the labor force. The median annual household income is \$53,516. 14.4% of people live in households with income below the federal

poverty level. 3.1% of the population aged 16 years and older do not have access to a vehicle. 7.4% of the population has veteran status.

City of Hahira

According to the U.S. Census Bureau American Community Survey, the 2019 estimated population of the City of Hahira is 2,950, an increase of 7.78% since the 2010 census. The population is 51% female and 49% male. 41% of the population is under age 18, and 10% is over age 65. There are 869 households. 53% of housing units are owner-occupied. The median home value is \$117,100 and the median gross rent is \$1,109.

8% of the population is Black or African American, 77% White, 2% Native Hawaiian and Other Pacific Islander, and 1% two or more races. Hispanic or Latino (of any race) are 11% of the population.

61.1% of the population aged 16 years and older is in the labor force. The median annual household income is \$52,768. 21% of people live in households with income below the federal poverty level. 11.9% of the population has veteran status.

City of Lake Park

According to the U.S. Census Bureau American Community Survey, the 2019 estimated population of the City of Lake Park is 863, an increase of 17.73% since the 2010 census. The population is 53% female and 47% male. 20% of the population is under age 18, and 17% is over age 65. There are 324 households. 69% of housing units are owner-occupied. The median home value is \$180,500 and the median gross rent is \$804.

11% of the population is Black or African American, 72% White, 3% Asian, 1% American Indian and Alaska Native, and 2.0% two or more races. Hispanic or Latino (of any race) are 12% of the population.

49.0% of the population aged 16 years and older is in the labor force. The median annual household income is \$51,563. 14.3% of people live in households with income below the federal poverty level. 6.7% of the population aged 16 years and older do not have access to a vehicle. 12% of the population has veteran status.

City of Remerton

According to the U.S. Census Bureau American Community Survey, the 2019 estimated population of the City of Remerton is 1,112, a decrease of 0.98% since the 2010 census population of 1,123. The population is 55% female and 45% male. 17% of the population is under age 18, and 2% is over age 65. There are 500 households. 2% of housing units are owner-occupied. The median gross rent is \$773.

47.9% of the population is Black or African American, 45.6% White, 0.1% Asian, 0.4% American Indian and Alaska Native, and 2.0% two or more races. Hispanic or Latino (of any race) are 5.5% of the population.

59.0% of the population aged 16 years and older is in the labor force. The median annual household income is \$21,859. 47.9% of people live in households with income below the federal

poverty level. 9.2% of the population aged 16 years and older do not have access to a vehicle. 4.7% of the population has veteran status.

City of Valdosta

According to the U.S. Census Bureau American Community Survey, the 2019 estimated population of the City of Valdosta is 71,714, an increase of 21.36% since the 2010 census population of 59,093. The population is 53.3% female and 46.7% male. 23.0% of the population is under age 18, and 11.8% is over age 65. There are 27,172 households. 42.6% of housing units are owner-occupied. The median home value is \$122,500 and the median gross rent is \$775.

47.9% of the population is Black or African American, 45.6% White, 0.1% Asian, 0.4% American Indian and Alaska Native, and 2.0% two or more races. Hispanic or Latino (of any race) are 5.5% of the population.

59.0% of the population aged 16 years and older is in the labor force. The median annual household income is \$29,465. 31.5% of people live in households with income below the federal poverty level. 5.9% of the population aged 16 years and older do not have access to a vehicle.

4. Broadband Element

The Georgia legislature, in recognition of the importance of broadband infrastructure to the vitality of communities passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018. The Act provides for broadband services¹ planning, deployment, and incentives, along with other purposes. It also requires comprehensive plans to include the promotion of the deployment of broadband services. Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta recognize the importance of broadband expansion to economic development and quality of life for residents.

Provision of broadband services enables access by residents to a number of vital services such as healthcare, economic opportunity, and education. Expansion of rural broadband along with improvement in the provision of broadband services can address concerns of resident out-migration. Effective and efficient broadband enables internet-based businesses to succeed in the global economy. It is difficult to educate upcoming generations of students in web literacy and digital skills training without adequate broadband speed and connectivity. The Covid-19 pandemic has highlighted the importance of home broadband availability and quality as all students and many workers studied and worked remotely.

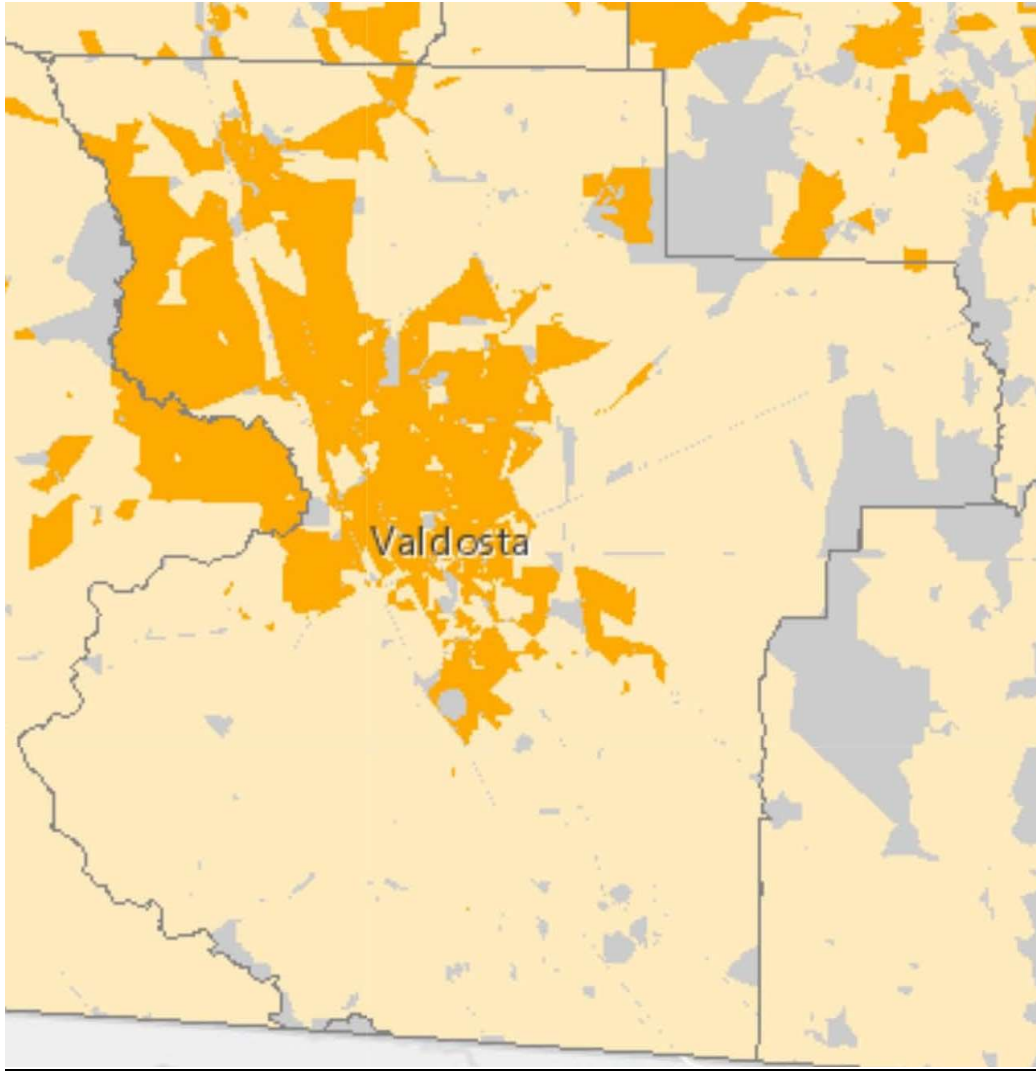
The latest data shown in Map 1 below identifies 27% of the locations in Lowndes County as unserved. This analysis is based on a broadband availability map made available in June, 2020 and most recently updated in June, 2021. The new map utilizes more granular data than the previously utilized Federal Communications Commission (FCC) map. 90.4% of households in Lowndes County have a computer, compared to 92.6% of households statewide.² Broadband internet subscriptions in the County are held by 70.6% of households, compared to 84.2% within the state.³

¹ As defined in O.C.G.A. §50-40-1. Definitions. "Broadband services" means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

- (A) Access to the Internet; or
- (B) Computer processing, information storage, or protocol conversion.

² U.S. Census Bureau, 2018 American Community Survey (ACS), 5-Year Estimates, Households with a computer, percent

³ U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Households with a broadband Internet subscription, percent, 2014-2018



Map 1: Served & Unserved Areas in Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta

Sources: Esri, HERE, NPS | Federal Communications Commission (FCC), Georgia Broadband Center | Georgia Broadband Center | [<https://broadband.georgia.gov/maps/gbdi-unserved-county>]

Percent Unserved Locations: 27%

Unserved Locations: 15,767

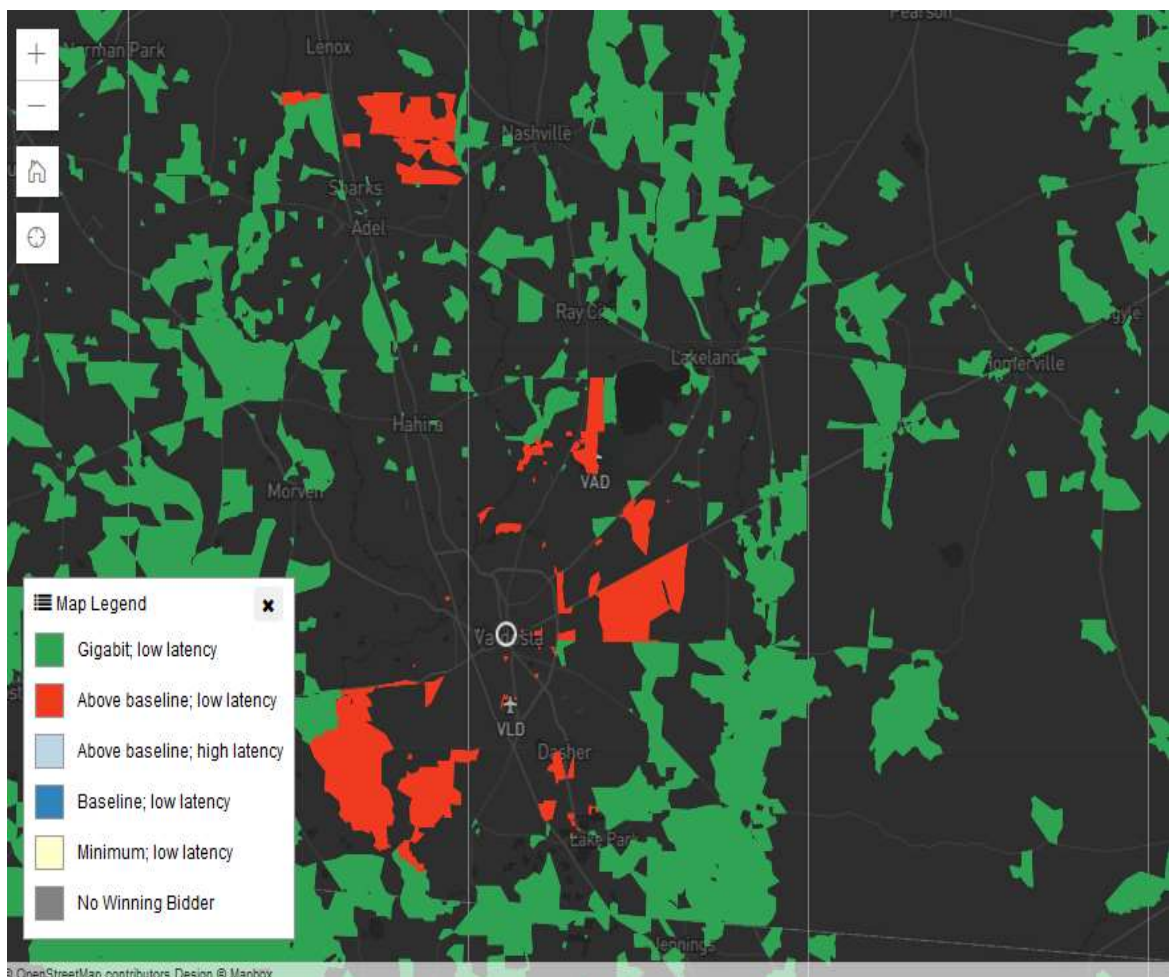
Served Locations: 43,678

Served & Unserved Areas

- Served
- Unserved
- No Locations

County statistics are based on a fixed, terrestrial broadband definition of 25 megabits per second down and 3 megabits per second up. The 25/3 requirement is the minimum speed to be considered broadband. Populated areas that did not meet this definition are delineated in Map 1 (above) as 'Unserved'. It should be noted that streaming videos in 4K or high definition by several users in one location may necessitate internet speeds in excess of the state defined broadband amount.

The Federal Communications Commission (FCC) held a Rural Digital Opportunity Fund auction (Phase I, Auction 904) in which bidders were awarded funding to provide broadband service in rural areas over a period of 10 years. The Phase I auction which began in October 2020 and ended in November 2020 seeks to bring broadband to homes and businesses entirely unserved by voice and broadband with download speeds of at least 25 Mbps. The map below shows areas within Lowndes County (and beyond) where various levels of service were awarded to companies such as Windstream (locations shown in green) and Mediacom (locations shown in red).



Map 2: RDOF Auction 904 Bids

Source: <https://www.fcc.gov/reports-research/maps/rdof-phase-i-dec-2020/>

With the Okefenokee National Wildlife Refuge's western entrance in nearby Clinch County and Wild Adventures in Clyattsville, tourism is a major attraction and economic stronghold in Lowndes County. For navigation purposes and sense of safety, visitors depend on reliable cellular service. The eastern portion of the County towards Echols County experiences the largest gap in cellular service coverage⁴.

Some of the City of Valdosta buildings are connected by fiber, including the fire stations and police department. Approximately half of the Lowndes County buildings and facilities that could benefit from a broadband fiber connection are currently connected.

Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta recognize there are many barriers for private broadband services providers to effectively roll-out necessary broadband infrastructure in rural areas of the State. City and County leaders recognize the importance of broadband quality for industry retention and recruitment within this small, rural community. Community leaders continuously seek improvement in the quality of life for the rural residents of the Cities and County. Industry relocation and business creation are dependent on the necessary infrastructure being in place. The lack of high quality broadband infrastructure is a major impediment to not only recruitment but also for the expansion of established local industry. The Broadband Ready Community and Site designation has been established to incentivize private investment in the provision of rural broadband services. Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta plan to apply for these designations and signal to the State and to private Internet Service Providers their prioritization of rural broadband improvement and expansion in the community.

Broadband Action Plan

Lowndes County is located within rural South Georgia. It is not expected that broadband infrastructure would be provided at levels seen in major metropolitan areas, except within the City of Valdosta limits. However, the County does rely on broadband infrastructure to compete in the present global economy. The provision of education, access to vital information, and health services demands a certain level of broadband infrastructure which is lacking in portions of Lowndes County. Two key goals of this Comprehensive Plan seek to ensure needed community facilities, including broadband, be provided at adequate capacities to support educational opportunities and career advancement (see Community Goals 6 and 10). This plan identifies the following Needs and Opportunities related to the provision of broadband infrastructure (also see Section 2):

Needs

- Address Broadband Infrastructure needs
- Expand Broadband infrastructure

Opportunities

- Improvements to broadband infrastructure could encourage businesses to locate in the county – this could also encourage new workers to relocate here and to keep existing young people from moving to larger cities
- In locations where the addition of fiber broadband infrastructure may be practical at some point in the future, conduit could be installed during local construction projects. This can occur during the upgrading or repair of water or sewer pipes and/or the repair or construction of road/sidewalk projects.

⁴Cell Phone Coverage Map for Valdosta. Whistleout.com. Accessed 8 June 2021.

- Public/Private Partnerships and relationships with EMC’s could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.

The following needs and community policies in this plan relate to the provision of broadband infrastructure:

- Need Address Broadband Infrastructure needs
- Policy 1.24. Community-wide technology infrastructure should be considered a basic community facility and as such should be adequately planned for and implemented.
- Policy 1.25. Efforts should be made to expand and improve high-speed, reliable, affordable Internet access throughout the entire community.
- Need Expand Broadband Infrastructure
- Policy 9.7. Efforts should be made to ensure all citizens have access to basic technology infrastructure.

The above needs and policies have been used to inform an action plan to support the deployment of broadband services into unserved and underserved areas of Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta. The specific action items in the action plan are listed below and are cross-listed in the Community Work Programs of the appropriate jurisdictions (see Section 7).

Broadband Action Steps

Activity	Responsible Party	Estimated Cost	Funding Source
Provide communitywide adequate high speed broadband access.	Lowndes County, City of Hahira, City of Lake Park, City of Remerton, City of Valdosta	\$1 -\$10 million	General Fund, SPLOST, grants, private funding
Adopt a Broadband Ordinance.	Lowndes County, City of Dasher, City of Hahira, City of Lake Park, City of Remerton, City of Valdosta	Staff time	General Fund
Apply for Broadband Ready Certification.	Lowndes County, City of Dasher, City of Hahira, City of Lake Park, City of Remerton, City of Valdosta	Staff time	General Fund
Review and reduce local obstacles to development and rollout of broadband infrastructure	Lowndes County, City of Dasher, City of Hahira, City of Lake Park, City of Remerton, City of Valdosta	Staff time	General Fund

5. Consideration of DCA Community Quality Objectives

The Department of Community Affairs (DCA) has crafted a series of objectives dealing with a broad range of issues that concern local governments. The objectives, which are listed below, are only recommendations, but provide local governments with a tool to guide them in the assessment of their needs and opportunities and in the development of their implementation activities. If they are used as such a tool by many of the local governments in their planning efforts, these objectives also have the potential to result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents. This section contains an analysis of the consistency of the community's current policies, activities, and development patterns with the Quality Community Objectives, and recommends related best practices as provided by DCA.

Quality Community Objective	Notes on consistency with Comprehensive Plan for Lowndes County and the City of
<p>1. Economic Prosperity Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.</p>	<p>Community activities, including economic development efforts, are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Downtown Business Resource Center • Business Incubator • Downtown program • Job Center • Workforce Training
<p>2. Resource Management Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.</p>	<p>Land use element and goals and policies related to natural resources are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Pervious paving • Riparian buffers • Water resource protection • Green government practices • Green Space Plan • Heat Mitigation • Recycling Program

Quality Community Objective	Notes on consistency with Comprehensive Plan for Lowndes County and the City of
<p>3. Efficient Land Use Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.</p>	<p>The land use element and infrastructure-related goals and policies of this plan are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Adaptive reuse • Infill development program • Preserve agriculture land use • Urban redevelopment plan • Cluster Development • Flexible Parking Standards • Land Assembly for Redevelopment
<p>4. Local Preparedness Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. The community also has a multi-jurisdictional hazard mitigation plan that is consistent with this objective, and capable leadership and staff. Recommended best practices:</p> <ul style="list-style-type: none"> • All-hazards strategy • Evaluate ordinances for consistency • Professional development-planning staff
<p>5. Sense of Place Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Code enforcement • Design guidelines • Aesthetic Overlay • Downtown Planning • Historic Preservation Program • Flexible Subdivision Standards • Landscaping Ordinance • Small Area Plans
<p>6. Regional Cooperation Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.</p>	<p>There is a high level of cooperation and collaboration with neighboring jurisdictions. Recommended best practices:</p> <ul style="list-style-type: none"> • Regional roundtables • Shared service agreements • Regional Commission • Shared service agreements • Regional Economic Development Efforts

Quality Community Objective	Notes on consistency with Comprehensive Plan for Lowndes County and the City of
<p>7. Housing Options Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Georgia Initiative for Community Housing • Housing for the disadvantaged • Housing for the elderly • Inclusionary zoning • Land bank • Mixed-income housing • Home loan assistance • Rental assistance • Workforce housing
<p>8. Transportation Options Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.</p>	<p>Transportation goals, policies, and projects are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Complete streets • Sidewalk/trail network • Improving street connectivity • Maximize use of on-street parking • Safe Routes to School • Bicycle Facilities • Flexible Street Design Standards • Promote alternative transportation modes
<p>9. Educational Opportunities Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.</p>	<p>Goals, policies, and projects in this plan are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Public internet access • Transportation to educational facilities • Work ready program • Educational Resource Center • Experience Works program

Quality Community Objective	Notes on consistency with Comprehensive Plan for Lowndes County and the City of
<p>10. Community Health Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.</p>	<p>Goals, policies, and projects in this plan are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Transportation to services • Community Health Resource Center

6. Community Policies

The following policies, organized by the community's goals (see Section 1, with each of the relevant goals listed below), were developed in conjunction with all stakeholders and are intended to provide guidance to address the Needs and Opportunities identified in this Plan, and to provide a framework for the development of the Community Work Program. The Community Work Program (see Section 7) then addresses the Needs and Opportunities through specific projects, for each of which the participants, anticipated cost, and time frame are identified.

1. Economic Development

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

Policies
1.1 The continued growth of primary regional economic engines, such as Valdosta State University, South Georgia Medical Center, Moody Air Force Base, Wiregrass Georgia Technical College, Georgia Military College, local agriculture, and sports, should be promoted and supported.
1.2 The continued funding and support of economic development programs, financial incentives, direct financing, etc., should be ensured in order to attract and retain new and expanding businesses in the region that will grow the regional tax base and bring high-wage jobs.
1.3 A skilled workforce should be cultivated with positive ethics, life skills, professionalism, and educational levels in order to create and maintain long-term, meaningful employment opportunities around a balanced economic base.
1.4 Public/private partnerships between workforce training agencies, counties, cities, local businesses, and schools (K-12 and Technical) should be encouraged and coordinated for the development of work skill programs and career education programs.
1.5 Continued utilization of skills centers should be promoted through the Workforce Investment Program and the Labor Department, with targeted outreach to low- and moderate-income persons.
1.6 Efforts should 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.
1.7 Agencies and programs that work with the development of small businesses and community entrepreneurs should be supported, in order to encourage positive economic development and self-sufficiency, especially building on existing strong specialties such as local agriculture and sports.
1.8 The establishment of a business incubator should be encouraged.

1.9 The community should target reinvestment in declining neighborhoods to further encourage private sector redevelopment and accommodate future growth.

1.10 Local entrepreneurs and small businesses should be encouraged and assisted through businesses incubators, tax incentives, Enterprise Zones, Opportunity Zones, etc.

1.11 A Regional Development Authority should be promoted and supported that coordinates local, state, and federal economic development planning, while continuing to support local development authorities to implement local economic development strategies.

1.12 A region-wide public/private-funded strategy should be developed, geared towards marketing the community to regional, national, and global high-wage employers.

1.13 Entrepreneurial and small-business development should be encouraged through the development of business incubator sites and resources such as the Development Authority, the Chamber of Commerce, the Small Business Development Center (SBDC), and the SEEDS (Sowing Entrepreneur and Economic Development Success) Business Resource Center.

1.14 The UGA County extension office and services and school FFA (Future Farmers of America) programs should be supported.

1.15 Training of new farmers and farm activities should be encouraged.

1.16 Business development services (such as: training, private consultations, mentoring, etc.) should be provided for low- and moderate-income persons, entrepreneurs, and small business incubators through the Small Business Development Center, in partnership with governments and non-profits.

1.17 A sufficient source of funding should be maintained for coordinated economic development efforts within the region, utilizing federal and state assistance opportunities where appropriate.

1.18 Collaboration and support should be promoted among the various business, education, and local government organizations, as well as the private sector.

1.19 Collaboration with the division of Rehabilitative Services should be encouraged in order to provide employment services to citizens with all types of disabilities.

1.20 Agencies and programs should be supported that work with the development of small businesses and community entrepreneurs in order to encourage positive economic development and self-sufficiency.

1.21 Long-range economic development plans and neighborhood revitalization strategies should be promoted and coordinated for designated revitalization areas in order to encourage economic development in those areas.

1.22 Public/private partnerships for developing investment capital, including angel investors should be encouraged.

1.23 A Revolving Loan Fund (RLF) should be created to support small businesses.

1.24 Community-wide technology infrastructure should be considered a basic community facility

Policies

and as such should be adequately planned for and implemented.

1.25 Efforts should be made to expand and improve high-speed, reliable, affordable Internet access throughout the entire community.

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

2. Education

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

Policies

2.1 Appropriate education programs should be developed and supported in local schools that ensure students are ready for further education to meet the needs of local employers in a 21st Century workforce, either at a university, technical college, or through on-the-job training.

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

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

2.4 Workshops on topics such as interviewing techniques, application preparation, networking, resume preparation, and stress and financial management should be encouraged.

2.5 Regular planning sessions with school systems and local governments should be facilitated to ensure new facilities are properly designed and located to meet future population growth and community needs.

2.6 Development and marketing of STEM programs should be supported at local schools in order to contribute highly skilled workers to viable industry clusters, such as: environmental technology, information technology, and medical services and support.

2.7 Educational and certified workforce training/credential programs should be encouraged in order to meet local community workforce needs and assist economic development attraction and retention efforts.

2.8 Adult Education resources should be expanded, organized, and developed to support veterans and military families.

2.9 Employment services should be provided to citizens with all types of disabilities through collaboration with the Georgia Vocational Rehabilitation Agency (GVRA).

2.10 Public/private partnerships between workforce training agencies, counties, cities, local businesses, and schools (K-12 and Technical) should be encouraged and coordinated for the development of work skill programs and career education programs.

3. Community Wellbeing

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

Policies

3.1 Resources should be provided to improve the community's public services, including but not limited to employment, crime prevention, childcare, health, drug abuse, education, and recreational needs.

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

3.3 Coordination with local health officials should be pursued to educate the public (including school children and seniors) about the importance of a healthy lifestyle that includes being physically active and eating healthily.

3.4 Efforts should be made to preserve, improve, and market affordable and accessible outdoor recreational facilities, including meeting/event spaces, parks and open space, and programs for adults and youth.

3.5 Facilities such as parks, schools, and community centers should be located in appropriately planned activity centers and near new and existing neighborhoods according to adopted plans and Capital Improvement Programs.

3.6 An active, healthy lifestyle should be promoted through livable community urban design and development patterns, including hiking, running, and biking trails connecting urban and rural areas with parks and with water trails along our creeks and rivers.

3.7 Community involvement and programming opportunities for youth should be maintained and enhanced through public-private partnerships.

Policies

3.8 Mixed-use, more dense, infill development should be promoted over greenfield development.

3.9 Retrofitting of existing developments and establishment of new developments that encourage active lifestyles for residents of all age groups should be promoted and encouraged.

3.10 The community's anticipated growth should be guided to occur in a well-integrated yet organized fashion which protects our community's character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.

3.11 New housing developments should be universally designed to provide access to all persons.

3.12 The use of innovative design concepts, including appropriate use of increased density and infill development in designated revitalization areas, should be promoted through educational outreach and greater collaboration with the development community.

3.13 Handicap accessibility to all public facilities should be ensured.

3.14 The resources necessary for a trauma center should be investigated and efforts should be made to resolve this deficiency.

3.15 The consistent enforcement and full consideration and evaluation of water and air permits and state environmental regulations should be encouraged in order to protect the region's natural resources.

3.16 Efforts should be made to overcome poor awareness and a lack of information of health and safety programs through new marketing and education outreach strategies throughout the entire community.

3.17 Awareness should be increased and further education and study supported regarding where sinkholes are currently located and may be likely to occur in the future.

3.18 Efforts should be made to increase public awareness of potential emergencies and disaster response procedures, as well as of non-emergencies such as prescribed burns, through homeowner education, advanced education, training, and real-time information dissemination during an emergency.

3.19 Public awareness of standard forestry practices, including procedures and risks, should be increased.

4. Housing

Goal: Support affordable housing options that revitalize family-friendly neighborhoods.

Policies

4.1 The growing need for workforce and affordable housing should be addressed through public-private partnerships to construct additional housing.

4.2 Educational opportunities should be provided to the homebuilding industry to implement public/private incentive programs and construction techniques to ensure access to adequate and affordable housing options for all residents in all income levels.

4.3 A mixture of housing types in varying income levels should be encouraged and actively promoted.

4.4 Impediments and barriers to affordable housing should be analyzed, and steps to alleviate those impediments and barriers should be implemented, especially in designated revitalization areas.

4.5 The development and maintenance of a proactive housing inventory should be encouraged.

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

4.7 Efforts should be made to fund education, rental/down-payment, and maintenance assistance programs through public grants/loans and/or DCA/HUD certified organizations that reduce housing costs of persons living in poverty, including programs for low-income homeowners, renters, and first-time homebuyers, as well as programs for solar power, weatherizing buildings, and energy efficiency, especially in designated revitalization areas.

4.8 Public-private partnerships should be coordinated to improve lots and structures in designated revitalization areas and make the areas more attractive to reinvestment and visitors, giving first priority to the needs of the current residents.

4.9 Various methods and programs should be utilized to acquire property within the Designated Revitalization Area, including land donation.

4.10 Collaboration with local residents, local public safety organizations, and the Valdosta Police Department should be encouraged in order to support programs that reduce crime rates.

4.11 Implementation of programs and strategies identified by the Consolidated Plan and the Neighborhood Revitalization Plans should be continued.

4.12 New housing developments should be universally designed to provide access to all persons.

4.13 Greater Lowndes should be marketed as a viable location for retirees due to its prime location, community and cultural resources, and climate.

4.14 Existing non-profit and community resources should be utilized where possible to address homelessness issues and provide 24-hour shelter services.

4.15 Innovative concepts and programs to address homelessness should be promoted.

5. Land Use

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

Policies

5.1 Mixed use developments in appropriate areas should be encouraged to promote the connection of employment and residential activity centers.

5.2 Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

5.3 Innovative planning concepts should be employed to achieve desirable and well-designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance our community's overall quality of life.

5.4 Efforts should be made to ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.

5.5 The Urban Service Area should be annually reviewed and updated to ensure it continues to serve as a guide for future development and defines a recognizable transition from the urban to rural areas of the community.

5.6 Future development should be encouraged to expand in areas contiguous to existing developed areas through sequential and phased utility extensions, infill, redevelopment, compact development, conservation, and increased densities, thereby reducing development pressure on agricultural land.

5.7 The use of innovative design concepts, including appropriate use of increased density and infill development in designated revitalization areas, should be promoted through educational outreach and greater collaboration with the development community.

5.8 The Rural Service Area should be protected from incompatible, dense development.

5.9 A recognizable transition from the urban to the rural areas of the community should be developed.

5.10 Future development should be encouraged to expand in areas contiguous to existing developed areas through sequential and phased utility extensions.

5.11 Targeted development and investment should be focused in areas with existing transportation and utility infrastructure; while maintaining, upgrading, and expanding existing facilities.

5.12 Efforts should be made to locate rural residential, agricultural and forestry uses within the Rural Service Area, and ensure its protection from incompatible, dense development, and promote conservation techniques to maintain rural landscapes.

Policies

5.13 Development patterns should be promoted that encourage walkability and integrate green spaces as well as both passive and active recreational areas, including hiking, running, and biking trails connected to parks and to water trails along the creeks and rivers.

5.14 Efforts should be made to educate residents as to the importance of overlay districts and their benefits.

5.15 Regular meetings of a stakeholders committee should be established and coordinated to facilitate discussion and information dissemination regarding planning issues and projects of local and regional importance.

5.16 Appropriate design guidelines/standards should be developed and implemented for specific areas of the community depending on existing and anticipated growth and enhanced community gateways, using native plants and preserving native animals.

5.17 Community gardens should be encouraged.

5.18 Development patterns should be promoted that encourage walkability and integrate green spaces as well as both passive and active recreational areas.

6. Natural Resources

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

Policies

6.1 Efforts should be made to build community awareness of current cultural, recreational and natural resources by continuing to utilize VALOR, a web-based data management system which provides informational resources to local officials and the public.

6.2 Canopy roads should be protected.

6.3 Areas where natural processes would be endangered by development (i.e. floodplains, wetlands, groundwater recharge areas, etc.) should be conserved.

6.4 Riparian buffers of local rivers should be protected.

6.5 Alternative methods for paving dirt roads that protect natural resources and preserve the rural atmosphere should be considered.

6.6 The reestablishment of a greenspace program to establish a connected network of greenspaces and parkland should be considered.

6.7 The consistent enforcement and full consideration and evaluation of water and air permits and state environmental regulations should be encouraged, in order to protect the region's natural resources.

6.8 Innovative site design should be utilized to promote on-site detention, reduce stormwater runoff, and utilize public sanitary sewer systems in areas not suitable for on-site absorption systems.

6.9 Opportunities should be identified to optimize and cost effectively manage existing and future supplies of water, wastewater, and stormwater infrastructure delivery systems.

6.10 Municipal Best Management Practices for stormwater should be encouraged.

6.11 The community should coordinate with our neighbors upstream to address flooding and other problems associated with impervious surfaces.

6.12 Growth should be directed away from natural and conservation areas, and low-impact development that preserves natural areas and cultural/historic resources should be encouraged.

6.13 Education should be provided to citizens and the development community regarding natural processes of greenspaces, forestry practices such as prescribed burns, and available incentive programs for conservation.

Policies

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

6.15 Agricultural Best Management Practices (BMPs) should be followed, in order to protect streams and lakes.

6.16 Local developers and homeowner's associations should be encouraged to incorporate Fire-Wise practices into new and existing developments, including educating residents about prescribed burns and avoiding building near forestry areas.

6.17 Areas where natural processes would be endangered by development (i.e. floodplains, wetlands, groundwater recharge areas, etc.) should be conserved.

6.18 Growth should be directed away from natural and conservation areas, and low-impact development that preserves natural areas and cultural/historic resources should be encouraged.

6.19 Green building practices, green technologies, energy efficiency, and net-zero energy buildings should be encouraged.

6.20 Active preservation and utilization of natural greenspaces and parkland should be encouraged and actively supported.

6.21 Identification and conservation of wildlife corridors should be encouraged and actively supported.

6.22 Education should be provided to citizens and the development community regarding natural processes of greenspaces, forestry practices such as prescribed burns, and available incentive programs for conservation.

6.23 High quality recreational opportunities should be provided, that promote and preserve the region's natural resources for future generations and tourism and recreation opportunities, including parks, greenways and trails, waterways, etc.

6.24 Education should be provided to citizens and the development community regarding natural processes of greenspaces and available incentive programs for conservation.

6.25 Increase the number of trash traps along waterways and continue to collect litter.

6.26 Develop a long-term plan for the redevelopment and/or reuse of Langdale Park, with the understanding of the limitations of the site being located in a floodplain.

Policies

6.27 Infrastructure, community facilities, and public services that support efficient growth and development patterns should be provided and funded.

6.28 Enhanced solid waste reduction and recycling initiatives should be supported, including systematic monitoring of solid and liquid waste disposal.

6.29 Awareness of available recycling programs should be encouraged and promoted, and waste reduction initiatives should be identified.

6.30 Recycling and renewable energy and resource efforts should be promoted throughout the community through education on the impact and benefits of recycling and energy conservation and the use of renewable resources (e.g. solar/wind power, water conservation, etc.).

6.31 The installation of public electric charging stations in suitable locations should be encouraged.

6.32 The increased use of solar panels should be encouraged.

6.33 Increased awareness of energy conservation as relates to transportation and manufacturing should be promoted.

6.34 The development of passive open space and parks should continue to be supported, including a cultural anchor facility that is in harmony with the existing environment.

6.35 Tourism opportunities which support the local economy, including eco-tourism and agri-tourism, should be promoted and utilized.

7. Cultural Resources

Goal: Preserve the community's rich cultural heritage and local character with the many cultural and recreational amenities and events available throughout the community.

Policies
<p>7.1 Efforts should be made to identify, preserve, protect, promote, provide access, and manage the broad range of cultural and historic resources in the Southern Georgia Region, engaging in public-private partnerships when appropriate.</p> <p>7.2 The continued publication, protection, promotion and utilization of historic resources, including ancient or record trees, should be encouraged and actively supported through efforts like National Register nominations and heritage tourism.</p> <p>7.3 The educational and cultural needs of the counties children would be well served by the establishment of a children's museum.</p>

8. Transportation

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

Policies

8.1 Bike and pedestrian transportation infrastructure should be built and promoted, as identified in developed plans, which link schools, neighborhoods, and activity centers, as well as planned transit services that attract residents and tourists for healthy alternative modes of transportation. The community should continue to be made increasingly bicycle and pedestrian friendly, while promoting economic development through scenic tourism.

8.2 Newly constructed, reconfigured, or retrofitted roadways should reflect NACTO (National Association of City Transportation Officials) standards of aesthetics, environmental stewardship, and urban design; and should fully accommodate multiple functions, including pedestrians, parking, alternative modes of transportation, and vehicular circulation.

8.3 Stakeholders and those affected by local transportation projects should be provided with early notification, and the public should be provided with opportunities to become involved in project goals, timelines, and information throughout the duration of each project.

8.4 Awareness through various forms (maps, brochures, etc.) about cycling, walking, sharing the road, public health, and planned transit services should be encouraged, especially to local schools and universities.

8.5 Walking, biking, and accessible public transit should be considered viable and sustainable forms of transportation supported through appropriate land use and infrastructure decisions.

8.6 Safety should be improved for pedestrians, cyclists, and motorists throughout the entire community through infrastructure improvements (bike lanes, traffic calming, etc.), education, and enforcement efforts.

8.7 Efforts should be made to reduce crashes resulting in injury and loss of life through education programs and improvements at identified intersections.

8.8 Speed limits should be enforced.

8.9 Pedestrian-friendly design should be employed, especially in areas with high pedestrian traffic.

8.10 Traffic calming measures should be employed where appropriate, especially in areas with congestion or high pedestrian traffic.

8.11 Local regulations should be amended, where applicable, to include requirements for sidewalks and bike routes to be installed with new land disturbance activities, including subdivisions, new construction, or other developments.

8.12 Budgets should include sidewalk, trail and bike lane construction and maintenance. Signage should be visible, all bike lanes should be clearly marked, and road shoulders should be kept clear of debris.

8.13 Efforts should be made to improve safety for walking and cycling within the entire community through infrastructure improvements (bike lanes, traffic calming, etc.), education, and enforcement efforts.

8.14 Corridor improvements and potential reuse of abandoned rail rights-of way should be evaluated for alternative modes of transportation.

8.15 Land development regulations should promote interconnected, clustered development at major roadways, which protects natural resources, and reduces traffic congestion, improves traffic circulation, and makes the most efficient use of available land, while providing frontage roads that provide access to businesses, reducing conflicts and congestion on major roads.

8.16 Coordination of land use planning and transportation planning should be encouraged in order to provide sufficient carrying capacity to support sustainable economic development while protecting natural and cultural resources and providing affordable, high quality housing.

8.17 Local governments should review their comprehensive plans, study growth patterns, and plan growth according to transportation attributes that promote a multi-modal transportation system.

8.18 Innovative traffic management techniques to reduce traffic congestion and emergency vehicle delays should be investigated.

8.19 Solutions should be investigated and implemented for calming traffic, improving traffic safety, and rerouting trucks away from downtown areas and from other areas where truck traffic poses a safety hazard.

8.20 It should be recognized that faster and wider roads are not safer, and the latest and best design standards should be employed in road design.

8.21 Border-to-border connectivity should be established in the region's transportation network, using a region-wide GIS analysis of activity centers, points of interest, and available transportation options.

8.22 Economic development should be encouraged through transportation improvements, connections, and programs that improve access to jobs, and encourage growth in private sector employment.

8.23 Development of efficient air and rail service should be encouraged to promote economic development by connecting the community with major regional centers.

8.24 A well-maintained system of rail lines should facilitate safe and efficient movement of passengers and goods to serve the economic needs of the community and region.

8.25 Efforts should be made to improve transportation safety throughout the community through capital improvements and public education campaigns.

8.26 Stakeholders and those affected by local transportation projects should be provided with early notification of projects, and the public should be provided with opportunities to become involved with project goals, timelines, and information throughout the duration of the project.

8.27 It should be recognized that narrower rights-of-way are safer in some locations due to the reduction in traffic speed brought about by reduced roadway width.

8.28 The community should continue developing, supporting, and expanding an airport that is safe and reliable, serving as a major gateway to southern Georgia and north Florida, as well as providing multiple, efficient services to major regional hubs.

8.29 Integrated and compatible land use scenarios should be considered which support the economic viability of the airport and surrounding community, and promote economic growth opportunities.

9. Community Facilities and Services

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

Policies

9.1 The feasibility of sewer service should be investigated in Lake Park, Dasher, and other areas where there is a need.

9.2 The feasibility of expanding sewer capacity to keep pace with projected growth should be investigated.

9.3 Infrastructure, community facilities, and public services that support efficient growth and development patterns should be provided and funded.

9.4 Adequate wastewater processing and industrial wastewater treatment capacity should be made available.

9.5 Adequate water production and conservation measures should be implemented to handle increased development.

9.6 The community should maximize the use of existing infrastructure, the efficient use of future investments in capital improvements, and the long-term operation and maintenance of facilities and equipment via identified and budgeted revenue sources and a prescribed timetable. This can be implemented by utilizing innovative technologies, such as Computerized Maintenance Management Systems (CMMS).

9.7 Efforts should be made to ensure all citizens have access to sufficient broadband technology.

9.8 Green building principles, energy efficiency, and green energy should be considered and implemented where possible in order to conserve natural resources, improve indoor air quality, and reduce energy costs.

9.9 Enhanced solid waste reduction and recycling initiatives should be supported.

9.10 Public awareness of local recycling programs should be encouraged and promoted, and waste reduction initiatives should be identified.

10. Intergovernmental Coordination

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

Policies

10.1 Cross-jurisdictional coordination and collaboration should be actively pursued to promote positive impacts of growth and development across jurisdictional boundaries, which is vital to a successful economy and a high quality of life.

10.2 Joint comprehensive planning efforts and resulting documentation should be employed as a vital tool for addressing community issues and opportunities.

10.3 Public entities within each community should utilize shared services and information to ensure consistent planning efforts.

10.4 Joint development authorities and local and regional planning and economic development efforts should be promoted to produce quality growth and development through appropriate planning and land use decisions.

10.5 Regular meetings of a stakeholders' committee should be established and coordinated in order to facilitate discussion and information dissemination regarding planning issues and projects of local and regional importance.

10.6 A wide range of methods and media should be used to engage the community.

10.7 Regional leadership should be developed in local government that promotes transparency, including access to documents and decisions, citizen engagement, and coordinated delivery of government services.

10.8 Collaboration and partnerships with non-profits should be supported, including the involvement of non-profits in growth and development discussions.

10.9 Partnerships of local governments and service providers should be established to leverage and supplement requested state and federal funding.

7.0 Reports of Accomplishment and Community Work Programs

7.1. Reports of Accomplishment (2017-2021 Community Work Programs)

Lowndes County

Project	Cost	Funding Source	F Y 17	F Y 18	F Y 19	F Y 20	F Y 21	Responsibility	Status
Economic Development									
Launch a business incubator to grow knowledge-based business in order to retain college and university graduates	\$2,000,000	Chamber of Commerce, Grants	X	X	X	X	X	Chamber of Commerce	Ongoing (expected completion FY24)
Transportation									
Construct improvements to I-75 Exit 22	\$28,000,000	State and Federal		X				Lowndes County	Complete
Construct improvements to I-75 Exit 29	\$28,000,000	State and Federal		X				Lowndes County	Complete
Construct improvements to I-75 Exit 2	\$28,000,000	State and Federal			X			Lowndes County	Ongoing (expected completion FY24)
Construct Old US 41 N Improvements (N Valdosta/Dasher Grove)	\$2,000,000	SPLOST			X			Lowndes County	Ongoing (expected completion FY24)
Implement Lowndes County portion of the adopted VLMPO Transportation Improvement Program	Staff Time	Local Government, State/Federal Funds		X	X	X	X	VLMPO Lowndes County	Ongoing (expected completion FY26)
Update Metropolitan Transportation Plan to 2045	Staff Time	Local Government, State/Federal Funds		X	X	X		VLMPO Lowndes County, City of Valdosta	Complete

Project	Cost	Funding Source	F Y 17	F Y 18	F Y 19	F Y 20	F Y 21	Responsibility	Status
Develop model ordinances for local governments that either require or encourage private investment in transportation infrastructure, such as: electric vehicle charging stations, bicycle racks and parking, access management for curb cuts, and cross-property access via connected parking lots or frontage roads.	Staff Time	Local Government, State/Federal Funds	X	X	X	X		VLMO Lowndes County, City of Valdosta	Ongoing, partially completed – finished EV ordinance
Produce a report on ways to implement Transportation Demand Management Strategies in the Valdosta-Lowndes MPO area	Staff Time	Local Government, State/Federal Funds	X	X	X			VLMO Lowndes County, City of Valdosta	Ongoing (expected completion FY24)
Air Carrier Apron Safety and Security Enhancement (Construction)	\$1,016,000	FAA, State, Local	X					Airport Authority	Ongoing (expected completion FY22)
Taxiway C Improvements – Removal of Shoulders (Construction)	\$80,000	State, Local	X					Airport Authority	Ongoing (expected completion FY22)
Acquire Portable Safety Enhancement Device	\$50,000	FAA, State, Local	X					Airport Authority	Ongoing (expected completion FY22)
Taxiway M Fillet Widening and Strengthening (Design, Construction)	\$112,000	FAA, State, Local		X	X	X		Airport Authority	Ongoing (expected completion FY24)
North T-Hangar Taxiway Rehabilitation (Design, Construction)	\$194,000	FAA, State, Local		X	X			Airport Authority	Ongoing (expected completion FY23)

Project	Cost	Funding Source	F Y 17	F Y 18	F Y 19	F Y 20	F Y 21	Responsibility	Status
Wildlife Hazard Management Plan Drainage Improvements (Environmental, Design, Construction)	\$1.2 million	FAA, State, Local		X	X	X		Airport Authority	Ongoing (expected completion FY26)
Update Airport Master Plan	\$300,000	FAA, State, Local				X		Airport Authority	Ongoing (expected completion FY26)
New Airfield Maintenance Building (Design, Construction)	\$500,000	FAA, State, Local				X	X	Airport Authority	Ongoing (expected completion FY23)
Airfield Pavement Markings per AF Update (Design)	\$44,000	FAA, State, Local					X	Airport Authority	Ongoing (expected completion FY22)
Replace Rotating Beacon at Airport	\$87,000	FAA, State, Local				X		Airport Authority	Ongoing (expected completion FY22)
Install Aircraft Wash Rack (Design)	\$62,000	FAA, State, Local					X	Airport Authority	Ongoing (expected completion FY22)
Miscellaneous Airport Drainage Improvements (Environmental)	\$40,000	FAA, State, Local					X	Airport Authority	Ongoing (expected completion FY22)
Program, design and construct the replacement air traffic control tower on the East Campus of the airport	\$3.5 million	FAA, State, Local	Long-term project postponed to FY 2022					Airport Authority	Ongoing (expected completion FY23)
Design and construct the new General Aviation Terminal building on the East Campus of the airport	\$3.5 million	FAA, State, Local	Long-term project postponed to FY 2022					Airport Authority	Ongoing (expected completion FY23)
Community Facilities and Services									
Virtualize Lowndes County server farm data center	\$400,000	General Fund, grants	X	X				Lowndes County	Complete

Project	Cost	Funding Source	F Y 17	F Y 18	F Y 19	F Y 20	F Y 21	Responsibility	Status
Upgrade County Network Capabilities to In-building Wireless for all County Facilities	\$200,000	General Fund, grants	X	X	X	X	X	Lowndes County	Ongoing (expected completion FY22)
Continue and expand Intranet Website	\$5,000	General Fund, grants	X	X	X	X	X	Lowndes County	Ongoing (expected completion FY26)
Implement Real-time Network Management and Monitoring Solutions	\$95,000	General Fund, grants					X	Lowndes County	Ongoing (expected completion FY23)
Redundant/Alternate path Underground 10G fiber link from NLDC to SLDC and E-911 Center	\$280,000	General Fund, grants					X	Lowndes County	Ongoing (expected completion FY26)
Primary 10G Fiber from NLDC to EOC, Secondary/Backup wireless link	\$125,000	General Fund, grants	X	X				Lowndes County	Complete
Primary 10G Fiber from NLDC to Fire HQ, Secondary/Backup wireless link	\$90,000	General Fund, grants	X	X				Lowndes County	Ongoing (expected completion FY23)
Redundant Underground 10G fiber link from E-911 to SLDC	\$18,000	General Fund, grants	X	X	X			Lowndes County	Complete
Wireless in Jail Court Rooms, LCSO Jail and LCSO Admin	\$8,000	General Fund, grants	X					Lowndes County	Ongoing (expected completion FY22)
Primary 10G Fiber from NLDC to Sprayfield, Secondary/Backup wireless link	\$300,000	General Fund, grants				X	X	Lowndes County	Ongoing (expected completion FY23)
Primary 10G Fiber from Sprayfield to Fire Lake Park Utilities, Secondary/Backup wireless link	\$40,000	General Fund, grants	X	X	X	X	X	Lowndes County	Ongoing (expected completion FY26)
Replace/Upgrade E-911 Network Core	\$38,000	General Fund, grants					X	Lowndes County	Complete

Project	Cost	Funding Source	F Y 17	F Y 18	F Y 19	F Y 20	F Y 21	Responsibility	Status
Add Loading Dock to ITS North Lowndes Data Center	\$9 million	General Fund, grants					X	Lowndes County	Ongoing (expected completion FY26)
Renovate Courthouse	\$2,000,000	SPLOST					X	Lowndes County	Ongoing (expected completion FY22)
Upgrade Coleman Rd. Lift Station	\$800,000	SPLOST		X				Lowndes County	Complete
Upgrade Hwy 84 Lift Station	\$400,000	SPLOST				X		Lowndes County	Ongoing (expected completion FY23)
Replace Force main (Coleman/Val Tech/James)	\$2,000,000	SPLOST		X				Lowndes County	Complete
Renovate Animal Shelter	\$800,000	SPLOST		X				Lowndes County	Ongoing (expected completion FY23)
Build-out and finish fire/rescue classroom and drill field	\$150,000	SPLOST		X				Lowndes County	Ongoing (expected completion FY22)
Renovate 911 Center	\$984,500	SPLOST			X			Lowndes County	Complete (Phase II is planned)
Acquire land and develop soccer complex at North Lowndes Park	\$5,500,000	SPLOST	X	X				Lowndes County	Complete
Construct boat ramp on Alapaha River near Naylor	\$50,000	SPLOST	X					Lowndes County	Complete
Construct new community center in Naylor	\$250,000	SPLOST	X					Lowndes County	Complete
Construct Miracle Field Complex at Freedom Park, including rubberized field, concession stand, playground, pavilion, and standard baseball fields	\$2,100,000 (County portion: \$150,000)	Grants, SPLOST, private funds	X	X				VLPR	Complete
Construct basketball courts at Freedom Park	\$100,000	VLPR, Grants, SPLOST	X	X				VLPR	Complete

Project	Cost	Funding Source	F Y 17	F Y 18	F Y 19	F Y 20	F Y 21	Responsibility	Status
Construct tennis courts at McKey Park	\$100,000	VLPRAs, Grants, SPLOST	X	X				VLPRAs	Complete
Renovate Library	\$1,582,000 (County portion)	SPLOST, Grants, private funds		X				South Georgia Regional Library	Complete

City of Dasher

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Community Wellness									
Install exercise stations along the existing walking track	\$30,000	General Fund, Grants, SPLOST	X	X				City of Dasher	Ongoing (expected completion FY22)
Construct an extension to the walking track around the park	\$75,000	General Fund, Grants, SPLOST	X	X				City of Dasher	Ongoing (expected completion FY22)
Natural Resources									
Convert approx. 20 acres of land to a park and wildlife preserve, including a man-made lake.	\$250,000	General Fund, Grants, SPLOST		X	X	X		City of Dasher	Postponed (expected completion FY23)
Transportation									
Pave approx. 2 miles of dirt roads	\$200,000	General Fund, Grants, SPLOST	X	X	X	X	X	City of Dasher	Postponed (expected completion FY23)
Acquire right-of-way and construct Triple Lakes Road cut-through	\$500,000	General Fund, Grants, SPLOST, GDOT		X	X	X		City of Dasher, GDOT	Ongoing (expected completion FY22)
Community Facilities and Services									
Construct library	\$500,000	General Fund, Grants, SPLOST		X	X	X		City of Dasher	Ongoing (expected completion FY26)
Implement engineering/distribution plan to provide water service to the city, tying into either the Valdosta or Lowndes County water system	\$300,000	General Fund, Grants, SPLOST		X	X	X	X	City of Dasher	Ongoing (expected completion FY26)
Construct 3-mile bike/pedestrian trail	\$450,000	General Fund, Grants, SPLOST			X	X	X	City of Dasher	Postponed (expected completion FY26)
Construct additional recreational facilities including ballfields, horseshoes/corn hole, shuffleboard, etc.	\$25,000	General Fund, Grants, SPLOST	X	X	X			City of Dasher	Postponed (expected completion FY22)
Purchase small bucket truck	\$20,000	General Fund, Grants, SPLOST	X					City of Dasher	Complete

City of Hahira

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Economic Development									
Provide financial assistance to existing and new businesses for redevelopment opportunities	\$100,000	General Fund, Grants	X	X	X	X	X	City of Hahira	Complete
Coordinate with Valdosta-Lowndes Development Authority (VLDA) to conduct a marketing campaign for Hahira Business Park.	Staff time	General Fund, VLDA	X	X	X	X	X	City of Hahira, VLDA	Ongoing (expected completion FY22)
Land Use									
Provide educational opportunities regarding programs, financial assistance, etc., to promote adaptive reuse and infill development.	Staff time	General Fund, Grants	X	X	X	X	X	City of Hahira	Cancelled
Cultural Resources									
Complete a study identifying areas for historic preservation	Staff time	General Fund, Grants	X	X				City of Hahira	Complete
Construct a new bandstand to celebrate the community's rail transportation heritage	\$250,000	General Fund, Grants	X	X	X			City of Hahira	Ongoing (expected completion FY24)
Transportation									
Coordinate road and underground utility improvements with GDOT regarding I-75 widening and interchange improvements projects within the City of Hahira.	\$2,000,000	General Fund, GDOT, Grants	X	X	X	X	X	City of Hahira	Complete
Construct approx. 1 mile of new sidewalks and pedestrian connections	\$100,000	General Fund, Grants	X	X	X	X	X	City of Hahira	Cancelled
Repair approx. 0.5 miles of sidewalks	\$50,000	General Fund, Grants	X	X	X	X	X	City of Hahira	Cancelled
Improve Main Street with benches, planters, street lights, street trees, and other streetscaping improvements	\$350,000	General Fund, Grants	X	X	X	X	X	City of Hahira	Cancelled

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Resurface approx. 2 miles of roads using a combination of local and state funds	\$375,000	General Fund, Grants	X	X	X	X	X	City of Hahira	Cancelled
Community Facilities and Services									
Rehabilitate manholes and construct slip lines in various locations.	\$1,000,000	General Fund, Grants	X	X	X	X	X	City of Hahira	Ongoing (expected completion FY26)
Modify and enhance existing water and wastewater treatment facilities through major capital expenditure.	\$3,000,000	General Fund, Grants	X	X	X	X	X	City of Hahira	Ongoing (expected completion FY24)
Investigate feasibility and grant opportunities for the design and construction of a Municipal Complex facility and Central Park.	Staff time	General Fund	X	X	X	X	X	City of Hahira	Ongoing (expected completion FY24)
Improve stormwater facilities as identified in the Stormwater Improvement Plan	\$200,000	General Fund, Grants	X	X	X	X	X	City of Hahira	Ongoing (expected completion FY24)
Intergovernmental Coordination									
Review and revise all development regulations; investigate the feasibility of document consolidation	Staff time	General Fund	X	X	X	X	X	City of Hahira	Cancelled

City of Lake Park

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Housing									
Renovate approx. 15 houses, including approx. 5 historic homes	\$600,000	Grants (CHIP), General Fund	X	X	X	X	X	City of Lake Park	Ongoing (expected completion FY26)
Land Use									
Annex approx. 200 acres of land for development with streets and utilities	Staff time	General Fund, Grants			X			City of Lake Park	Ongoing (expected completion FY26)
Cultural Resources									
Renovate approx. 10 historic commercial/institutional buildings	Staff time	General Fund, Grants		X	X	X	X	City of Lake Park	Ongoing (expected completion FY26)
Transportation									
Install approx. 6 miles of new sidewalks	\$2,000,000	General Fund, GDOT, Grants	X	X	X	X	X	City of Lake Park	Ongoing (expected completion FY24)
Repair approx. 3 miles of sidewalks	\$100,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	Ongoing (expected completion FY26)
Resurface approx. 10 miles of roads, with drainage facilities	\$50,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	Ongoing (expected completion FY25)
Install approx. 6 miles of new trails/bike facilities	\$350,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	Ongoing (expected completion FY25)
Improve approx. 6 miles of streets with benches, planters, trees, bricks, lights, and other streetscaping improvements	\$375,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	Ongoing (expected completion FY24)
Rehabilitate approx. 5 intersections	\$500,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	Ongoing (expected completion FY25)
Community Facilities and Services									
Construct a City park around newly refurbished Tom's Pond area	\$1,000,000	General Fund, Grants	X	X				City of Lake Park	Ongoing (expected completion FY24)

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Construct pavilion at Tom's Pond	\$3,000,000	General Fund, Grants		X	X			City of Lake Park	Ongoing (expected completion FY26)
Improve health of Tom's Pond area with weed-eating carp, fertilizer for grass, etc.	Staff time	General Fund	X					City of Lake Park	Complete
Upgrade the City water system with increased capacity, better water flow, updated water lines, final connection to water tank, improved fire protection, repairs/replacement of water tower, etc.	\$1,500,000	General Fund, Grants		X	X	X	X	City of Lake Park	Ongoing (expected completion FY26)
Construct shelter/storage facility for City equipment, and remove old shelter	\$250,000	General Fund, Grants		X	X	X		City of Lake Park	Ongoing (expected completion FY26)
Purchase land for expanded City maintenance facility	\$100,000	General Fund, Grants		X	X	X		City of Lake Park	Ongoing (expected completion FY26)
Install solar panels and master emergency generators for City buildings	\$500,000	General Fund, Grants		X	X	X	X	City of Lake Park	Ongoing (expected completion FY26)
Purchase electronic message sign for emergency situations, etc.	\$40,000	General Fund, Grants	X	X				City of Lake Park	Ongoing (expected completion FY26)
Build community center	\$300,000	General Fund, Grants	X	X	X			City of Lake Park	Ongoing (expected completion FY26)
Construct Veterans Memorial with wall	\$50,000	General Fund, Grants		X	X	X	X	City of Lake Park	Ongoing (expected completion FY26)
Purchase and develop land for new/expanded cemetery	\$200,000	General Fund, Grants				X	X	City of Lake Park	Ongoing (expected completion FY26)

City of Remerton

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Economic Development									
Provide financial assistance to existing and new businesses for redevelopment opportunities	\$50,000	General Fund, Grants	X	X	X	X	X	City of Remerton	Ongoing (expected completion FY26)
Housing									
Renovate/update approx. 10 dilapidated homes	\$100,000	General Fund, Grants	X	X	X	X	X	City of Remerton	Ongoing (expected completion FY26)
Land Use									
Provide educational opportunities regarding programs, financial assistance, etc., to promote adaptive reuse and infill development.	Staff time	General Fund, Grants	X	X				City of Remerton	Complete
Natural Resources									
Conduct an education program for residents and businesses regarding stormwater Best Management Practices	\$5,000	General Fund, Grants	X	X	X	X	X	City of Remerton	Complete
Conduct annual river cleanup	\$5,000 + staff time	General Fund, Grants	X	X	X	X	X	City of Remerton	Complete
Cultural Resources									
Preserve Remerton Mill Smokestack	\$1,000,000	General Fund, Grants	X	X	X	X	X	City of Remerton	Ongoing (expected completion FY26)
Transportation									
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.	Staff time	General Fund, Grants	X	X	X	X	X	City of Remerton	Complete
Investigate possibility of railroad crossing at Remer Lane.	Staff time	General Fund, Grants	X	X	X	X	X	City of Remerton	Delete

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Install sidewalk between Plum and Poplar Streets	\$5,000	General Fund, Grants	X	X				City of Remerton	Ongoing (expected completion FY26)
Improve streetscaping on West Gordon St., Baytree Rd., Baytree Place, and Melody Lane with planters, benches, improved sidewalks, etc.	\$50,000	General Fund, Grants		X	X	X		City of Remerton	Ongoing (expected completion FY26)
Resurface 3.2 miles of streets	\$2,000,000	General Fund, Grants	X	X	X	X	X	City of Remerton	Ongoing (expected completion FY26)
Install 3.2 miles of sidewalks and/or bike trails	\$320,000	General Fund, Grants	X	X	X	X	X	City of Remerton	Ongoing (expected completion FY26)
Investigate the possibility of a railroad Quiet Zone between Lankford Dr. and Baytree Rd.	Staff time	General Fund, Grants	X	X				City of Remerton	Delete
Community Facilities and Services									
Pursue development of a general purpose community center.	\$2,000,000	General Fund, Grants	X	X	X	X		City of Remerton	Ongoing (expected completion FY26)
Pursue development of City park (Passive recreation, skateboard park, dog park).	\$250,000	General Fund, Grants	X	X	X	X		City of Remerton	Ongoing (expected completion FY26)
Purchase of building and land for the expansion of City Hall and Police Department Offices.	\$880,000	General Fund, Grants	X	X	X	X	X	City of Remerton	Ongoing (expected completion FY26)
Expand street lighting network	\$100,000	General Fund, Grants		X	X	X		City of Remerton	Ongoing (expected completion FY26)
Build new fire station/training facility for fire and police	\$1,000,000	General Fund, Grants			X	X	X	City of Remerton	Ongoing (expected completion FY26)
Implement improvements in City's water distribution system, including updated water lines and remote meters	\$500,000	General Fund, Grants	X	X	X	X	X	City of Remerton	Ongoing (expected completion FY26)

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Implement improvements and updates in sanitary sewer and storm sewer systems, including updating of lines per EPD regulations	\$500,000	General Fund, Grants	X	X	X	X	X	City of Remerton	Ongoing (expected completion FY26)
Intergovernmental Coordination									
Update City website and launch e-newsletter	Staff time	General Fund, Grants	X					City of Remerton	Ongoing (expected completion FY26)

City of Valdosta

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Economic Development									
Implement goals and specific provisions of the Downtown Master Plan	Staff time	General Fund, Grants	X	X	X	X	X	City of Valdosta	Ongoing (expected completion FY26)
Prepare and adopt a Retail Tourism overlay district for I-75 areas near Exit 16 and Exit 18	Staff time	General Fund	X	X				City of Valdosta	Ongoing (expected completion FY24)
Revise and Implement a master redevelopment plan for the Five Points area	\$35,000,000	General Fund, Grants, SPLOST					X	City of Valdosta	Ongoing (expected completion FY25)
Housing									
Identify appropriate locations for future Active Adult Retirement Communities in collaboration with Triple Crown Hometown and the local development community	Staff time	General Fund	X	X	X			City of Valdosta	Ongoing (expected completion FY26)
Master Plan and redevelop the Ora Lee West public housing area	\$10,000,000	CDBG, Grants, General Fund, GICH	X	X	X	X	X	City of Valdosta	Ongoing (expected completion FY26)
Construct additional units of quality affordable housing in the City's Neighborhood Revitalization Areas (NRA), utilizing green building standards and guidelines in project contracts and construction	\$2,000,000	CDBG, Grants, General Fund Entitlement HUD Funding	X	X	X			City of Valdosta	Ongoing (expected completion FY26)

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Land Use									
Update the existing land use inventory database, analyze growth trends, and make projections for future growth areas	Staff time	General Fund	X	X				City of Valdosta	Complete
Prepare and adopt a new digital official Zoning Map and database for the City of Valdosta	Staff time	General Fund		X	X			City of Valdosta	Ongoing (expected completion FY24)
Investigate the feasibility of establishing a special land use "college district" in the area between downtown and the VSU main campus	Staff time	General Fund	X	X	X			City of Valdosta VSU, Chamber	Ongoing (expected completion FY23)
Natural Resources									
Coordinate with other governments and agencies in developing strategies to mitigate impacts from regional river flooding in the Withlacoochee River drainage basin	Staff time	General Fund, Grants	X	X	X	X		City of Valdosta VSU, Chamber	Complete
Cultural Resources									
Reactivate the Municipal Auditorium Steering Committee to revise plans for a new facility to replace the existing Mathis Auditorium	Staff time	General Fund				X	X	City of Valdosta	Ongoing (expected completion FY24)

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Conduct historic resources inventory in areas adjacent to the existing local Historic District, consider possible revisions to the local district Design Guidelines, and possible amendments to the Historic District boundary	Staff time	General Fund, Grants		X	X	X		City of Valdosta	Ongoing (expected completion FY25)
Transportation									
Implement the Valdosta portion of the adopted VLMPO Transportation Improvement Program	Staff time	Local Governments, State/Federal Funds	X	X	X	X	X	City of Valdosta VLMPO	Ongoing (expected completion FY26)
Implement the Valdosta portion of the VLMPO Transportation Vision Plan	\$6,500,00	State/Federal funds, SPLOST, Grants	X	X	X	X	X	City of Valdosta VLMPO	Ongoing (expected completion FY26)
Implement Intelligent Transportation Systems Planning to aid in providing information and improve transportation opportunities to travelers	\$1,000,000	Local Governments, State/Federal Funds	X	X	X	X	X	VLMPO City of Valdosta Lowndes County	Ongoing (expected completion FY24)
Implement Martin Luther King Jr. (MLK) Drive Streetscape Project, Phase 2	\$700,000	General Fund, Grants	X	X	X	X		City of Valdosta	Ongoing (expected completion FY24)
Investigate feasibilities of implementing a downtown "traffic bypass" route, as well as an east-west "truck bypass" route	\$50,000	General Fund, State/Federal funds, Grants	X	X				City of Valdosta VLMPO	Ongoing (expected completion FY24)

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Investigate a fixed-route transit system within the Valdosta urbanized area	\$100,000	Local Governments, Grants, SPLOST, State/Federal Funds	X	X				City of Valdosta Lowndes County VLMPO	Complete
Seek funding for additional "Gateway" signage and beautification projects at the City's roadway entrances	\$100,000	Grants, General Fund	X	X	X			City of Valdosta	Complete
Implement TE Grant funding for streetscape improvements to North Patterson Street between downtown and Gordon Street	\$500,000	General Fund, Grants	X	X	X			City of Valdosta	Complete
Community Facilities and Services									
Implement roads, water, sewer, and general drainage master plans and review these for revisions and additions	\$5,000,000	Grants, Utilities & Stormwater Funds, General Fund	X	X	X	X		City of Valdosta	Ongoing (expected completion FY26)
Implement Drainage Master Plan provisions for regional retention areas	\$2,000,000	Stormwater Funds, Grants, General Fund	X	X	X	X		City of Valdosta	Ongoing (expected completion FY24)
Construct new Customer Service Building on selected property near City Hall	\$4,500,000	General Fund, CVDA	X	X	X	X	X	City of Valdosta	Ongoing (expected completion FY26)
Expand the existing water and sewer service areas and facilities to include the remaining unincorporated islands that were annexed	\$6,000,000	Utilities Funds, SPLOST, Grants, CDBG, General Fund	X	X	X			City of Valdosta	Complete
Investigate public-private partnerships for utilizing green energy (including solar arrays) at the City's water and wastewater treatment plans	\$20,000	General Fund	X	X	X			City of Valdosta	Complete

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Investigate implementation strategies for gray water (treated wastewater) utility, including possible re-use for industrial and recreational facilities.	\$100,000	General Fund, Grants	X	X	X	X		City of Valdosta	Ongoing (expected completion FY26)

7.2. 2022-2026 Community Work Program

Lowndes County

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Economic Development									
Launch a business incubator to grow knowledge-based business in order to retain college and university graduates.	\$2 million	Chamber of Commerce, Grants	X	X	X	X	X	Chamber of Commerce	1
Community Wellbeing									
Acquire land and develop soccer complex at North Lowndes Park Ph. 1.	\$6.5 million	SPLOST	X					Lowndes County Engineering Department	9
Acquire land and develop soccer complex at North Lowndes Park Ph. 2.	\$1.8 million	SPLOST	X					Lowndes County Engineering Department	9
Construct new community center in Naylor.	\$250,000	SPLOST	X	X				Lowndes County Engineering Department	9
Construct Clyattville Community Center.	\$350,000	SPLOST	X					Lowndes County Engineering Department	9
Construct North Lowndes Baseball Complex.	\$5.3 million	SPLOST			X	X	X	Lowndes County Engineering Department	9
Construct Senior Citizens Center.	\$2.5 million	SPLOST			X	X	X	Lowndes County Engineering Department	9
Natural and Cultural Resources									
Historical Society Museum Renovation.	\$150,000	SPLOST	X	X	X	X	X	Lowndes County Engineering Department	7
Renovate Courthouse.	\$11 million	SPLOST	X					Lowndes County Engineering Department	9
Construct boat ramp on Alapaha River near Naylor.	\$50,000	SPLOST	X					Lowndes County Engineering Department	9

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Transportation									
Construct improvements to I-75 Exit 2.	\$28 million	State and Federal			X			Lowndes County, GDOT	8
Construct Old US 41 N Improvements (N Valdosta/Dasher Grove).	\$2 million	SPLOST			X			Lowndes County Engineering Department	8
Implement Lowndes County portion of the adopted VLMPO Transportation Improvement Program.	Staff Time	Local Government, State/Federal Funds	X	X	X	X		Lowndes County Engineering Department	8
Develop model ordinances for local governments that either require or encourage private investment in transportation infrastructure, such as: bicycle racks and parking, access management for curb cuts, and cross-property access via connected parking lots or frontage roads.	Staff Time	Local Government, State/Federal Funds	X	X	X	X		VLMPO Lowndes County Engineering & Planning/Zoning Departments, City of Valdosta	8
Produce a report on ways to implement Transportation Demand Management Strategies in the Valdosta-Lowndes MPO area.	Staff Time	Local Government, State/Federal Funds	X	X	X			VLMPO, Lowndes County, City of Valdosta	8
Air Carrier Apron Safety and Security Enhancement (Construction).	\$1 Million	FAA, State, Local	X					Airport Authority	8
Taxiway C Improvements – Removal of Shoulders (Construction).	\$80,000	State, Local	X					Airport Authority	8
Acquire Portable Safety Enhancement Device.	\$50,000	FAA, State, Local	X					Airport Authority	8
Taxiway M Fillet Widening and Strengthening (Design, Construction).	\$112,000	FAA, State, Local	X	X	X			Airport Authority	8
North T-Hangar Taxilane Rehabilitation (Design, Construction).	\$194,000	FAA, State, Local	X	X				Airport Authority	8
Wildlife Hazard Management Plan Drainage Improvements (Environmental, Design, Construction).	\$1.2 million	FAA, State, Local	X	X	X	X	X	Airport Authority	8

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Update Airport Master Plan.	\$300,000	FAA, State, Local	X	X	X	X	X	Airport Authority	8
New Airfield Maintenance Building (Design, Construction).	\$500,000	FAA, State, Local	X	X				Airport Authority	8
Airfield Pavement Markings per AF Update (Design).	\$44,000	FAA, State, Local	X					Airport Authority	8
Replace Rotating Beacon at Airport.	\$87,000	FAA, State, Local	X					Airport Authority	8
Install Aircraft Wash Rack (Design).	\$62,000	FAA, State, Local	X					Airport Authority	8
Miscellaneous Airport Drainage Improvements (Environmental).	\$40,000	FAA, State, Local	X					Airport Authority	8
Program, design and construct the replacement air traffic control tower on the East Campus of the airport.	\$3.5 million	FAA, State, Local	X	X				Airport Authority	8
Design and construct the new General Aviation Terminal building on the East Campus of the airport.	\$3.5 million	FAA, State, Local	X	X				Airport Authority	8
Community Facilities and Services									
Virtualize Lowndes County server farm data center.	\$400,000	General Fund, grants	X	X				Lowndes County ITS Department	9
Upgrade County Network Capabilities to In-building Wireless for all County Facilities.	\$200,000	General Fund, grants	X					Lowndes County ITS Department	9
Continue and expand Intranet Website.	\$5,000	General Fund, grants	X	X	X	X	X	Lowndes County ITS Department	9
Implement Real-time Network Management and Monitoring Solutions.	\$95,000	General Fund, Grants	X	X				Lowndes County ITS Department	9
Redundant/Alternate path Underground 10G fiber link from NLDC to SLDC and E-911 Center.	\$312,000	General Fund, Grants	X	X	X	X	X	Lowndes County ITS Department	9
Primary 10G Fiber from NLDC to EOC, Secondary/Backup wireless link.	\$125,000	General Fund, Grants	X	X				Lowndes County ITS Department	9
Primary 10G Fiber from NLDC to Fire HQ, Secondary/Backup wireless link.	\$293,000	General Fund, Grants	X	X				Lowndes County ITS Department	9

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Redundant Underground 10G fiber link from E-911 to SLDC.	\$18,000	General Fund, Grants	X	X	X			Lowndes County ITS Department	9
Wireless in Jail Court Rooms, LCSO Jail and LCSO Admin.	\$8,000	General Fund, Grants	X					Lowndes County ITS Department	9
Primary 10G Fiber from NLDC to Sprayfield, Secondary/Backup wireless link.	\$500,000	General Fund, Grants	X	X				Lowndes County ITS Department	9
Primary 10G Fiber from Sprayfield to Fire Lake Park Utilities, Secondary/Backup wireless link.	\$90,000	General Fund, Grants	X	X	X	X	X	Lowndes County ITS Department	9
Replace/Upgrade E-911 Network Core.	\$38,000	General Fund, Grants	X					Lowndes County ITS Department	9
Add Loading Dock to ITS North Lowndes Data Center.	\$300,000	General Fund, Grants	X	X	X	X	X	Lowndes County ITS Department	9
Upgrade Coleman Rd. Lift Station.	\$400,000	SPLOST	X					Lowndes County	9
Upgrade Hwy 84 Lift Station.	\$400,000	SPLOST	X	X				Lowndes County	9
Replace Force main (Coleman/Val Tech/James).	\$2 million	SPLOST	X					Lowndes County	9
Renovate 911 Center Ph. 2.	\$350,000	SPLOST		X	X			Lowndes County Engineering Department	9
Renovate Animal Shelter.	\$800,000	SPLOST	X	X				Lowndes County Engineering Department	9
Build-out and finish fire/rescue classroom and drill field.	\$150,000	SPLOST	X					Lowndes County Engineering Department	9
Construct records storage building.	\$375,000	SPLOST		X	X			Lowndes County Engineering Department	9
Building Energy Solutions.	\$43 million	Energy Savings	X					Lowndes County Engineering Department, CM	9
Clyattville Fire Station Renovations.	\$75,000	General Fund	X					Lowndes County Engineering Department	9

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Bemiss Fire/EMS Additions/Renovations.	\$796,865	SPLOST	X					Lowndes County Engineering Department	9
North Lowndes Fire Station.	\$1 million	SPLOST	X					Lowndes County Engineering Department	9
Griner Parking Lot Greenspace.	\$550,000	General Fund	X					Lowndes County Engineering Department	9
Southside Library Renovations.	\$175,000	SPLOST		X				Lowndes County Engineering Department	9
Sheriff's Office Firing Range Pavilion.	\$250,000	SPLOST	X					Lowndes County Engineering Department	9
SGRC Building Acquisition.	\$250,000	SPLOST	X					Lowndes County Engineering Department	9
Val Del Water main Extension to McMillian.	\$550,000	SPLOST	X	X				Lowndes County Utilities Department	9
LAS Upgrade.	\$5 million	SPLOST	X	X	X			Lowndes County Utilities Department	9
Alapaha Nanofiltration Upgrade.	\$1.5 million	SPLOST		X	X			Lowndes County Utilities Department	9
North Lowndes/Spring Creek Nanofiltration.	\$3 million	SPLOST			X	X	X	Lowndes County Utilities Department	9
NLDC Storage Refresh.	\$500,000	General Fund, grants	X	X	X	X	X	Lowndes County ITS Department	9
SLDC Computer/Storage.	\$50,000	General Fund	X					Lowndes County ITS Department	9
Probate Court Eagle Software.	\$100,000	General Fund	X					Lowndes County ITS Department	9
Softcode.	\$85,000	General Fund	X					Lowndes County ITS Department	9
ERP Software.	\$1.5 million	General Fund	X	X	X	X	X	Lowndes County ITS Department	9

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Courtroom Technology Refresh.	\$800,000	General Fund	X	X				Lowndes County Engineering, ITS, CM Department	9
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$1 -\$10 million	General Fund, SPLOST, grants, private funding	X	X	X	X	X	Lowndes County ITS Department	9
Adopt a Broadband Ordinance.	Staff time	General Fund	X	X	X	X	X	Lowndes County ITS Department	9
Apply for Broadband Ready Certification.	Staff time	General Fund	X	X	X	X	X	Lowndes County ITS Department	9
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	General Fund	X	X	X	X	X	Lowndes County ITS Department	9

City of Dasher

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Community Wellbeing									
Install exercise stations along the existing walking track.	\$30,000	General Fund, Grants, SPLOST	X					City of Dasher	3
Construct an extension to the walking track around the park.	\$75,000	General Fund, Grants, SPLOST	X					City of Dasher	3
Natural and Cultural Resources									
Convert approx. 20 acres of land to a park and wildlife preserve, including a man-made lake.	\$250,000	General Fund, Grants, SPLOST	X	X				City of Dasher	6
Transportation									
Pave approx. 2 miles of dirt roads.	\$200,000	General Fund, Grants, SPLOST	X	X				City of Dasher	8
Acquire right-of-way and construct Triple Lakes Road cut-through.	\$500,000	General Fund, Grants, SPLOST, GDOT	X					City of Dasher	8
Community Facilities and Services									
Construct library.	\$500,000	General Fund, Grants, SPLOST	X	X	X	X	X	City of Dasher	9
Implement engineering/distribution plan to provide water service to the city, tying into either the Valdosta or Lowndes County water system.	\$300,000	General Fund, Grants, SPLOST	X	X	X	X	X	City of Dasher	9
Construct 3-mile bike/pedestrian trail.	\$450,000	General Fund, Grants, SPLOST	X	X	X	X	X	City of Dasher	9
Construct additional recreational facilities including ballfields, horseshoes/corn hole, shuffleboard, etc.	\$25,000	General Fund, Grants, SPLOST	X					City of Dasher	9
Adopt a Broadband Ordinance.	Staff time	General Fund	X	X	X	X	X	City of Dasher	9

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Apply for Broadband Ready Certification.	Staff time	General Fund	X	X	X	X	X	City of Dasher	9
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General Fund	X	X	X	X	X	City of Dasher	9

City of Hahira

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Economic Development									
Coordinate with the V-LC Development Authority to conduct marketing campaign for the Hahira Business Park.	Staff time	General Fund, VLDA	X					City of Hahira, VLCDA	1
Housing									
Complete inventory of existing housing stock and neighborhood housing patterns, evaluate minimum floor area requirements, and amend Zoning Ordinance as needed.	Staff time	General Fund	X	X				City of Hahira	4
Land Use									
Prepare and adopt a new digital official Zoning Map and database for the City of Hahira.	Staff time	General Fund, Grants		X	X	X		City of Hahira	5

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Review and revise all existing development regulations, and investigate feasibility of ordinance consolidation.	Staff time	General Fund		X	X	X		City of Hahira	5
Natural and Cultural Resources									
Complete a historic resources inventory for possible designation of a local Historic District.	Staff time, \$10,000	General Fund, Grants	X	X				City of Hahira	7
Transportation									
Coordinate with Lowndes County Schools to study future entrances/exit roads and overall traffic circulation for Hahira Elementary School.	Staff time	General Fund		X	X	X		City of Hahira	8
Coordinate with the VLC Parks & Recreation Authority to study a secondary entrance route for the North Lowndes Recreation Complex.	Staff time	General Fund		X	X			City of Hahira	8
Community Facilities and Services									
Implement remaining design and construction of the downtown Municipal Complex and related facilities.	Variable	SPLOST, Grants	X	X	X			City of Hahira	9

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Rehabilitate manholes and construct slip lines in various locations.	\$1 million	Grants, General Fund	X	X	X	X	X	City of Hahira	9
Modify and enhance capacity of existing water and wastewater treatment facilities.	\$3 million	SPLOST, Grants	X	X	X			City of Hahira	9
Improve stormwater facilities as identified in the Stormwater Improvement Plan.	\$200,000	SPLOST, Grants	X	X	X			City of Hahira	9
Adopt a local Broadband Ordinance.	Staff time	General Fund	X	X				City of Valdosta; Planning, Engineering	9
Apply for Broadband Ready Certification.	Staff time	General Fund		X	X	X		City of Valdosta; Engineering, Public Works	9
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General Fund		X	X	X		City of Valdosta; Planning, Engineering	9
Provide communitywide adequate high speed broadband access.	\$1 million	Grants, SPLOST, General Fund, Private funding		X	X	X		City of Valdosta; Engineering, Public Works, private sector	9
Intergovernmental Coordination									
Resolve disputes and mitigation of the latest Service Delivery Strategy.	Staff time	General Fund	X	X				City of Hahira	10

City of Lake Park

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Housing									
Renovate approx. 15 houses, including approx. 5 historic homes.	\$600,000	Grants (CHIP), General Fund	X	X	X	X	X	City of Lake Park	4
Land Use									
Annex approx. 200 acres of land for development with streets and utilities.	Staff time	General Fund, Grants	X	X	X	X	X	City of Lake Park	5
Natural and Cultural Resources									
Renovate approx. 10 historic commercial/institutional buildings.	Staff time	General Fund, Grants	X	X	X	X	X	City of Lake Park	7
Transportation									
Install approx. 6 miles of new sidewalks.	\$2 million	General Fund, GDOT, Grants	X	X	X			City of Lake Park	8
Repair approx. 3 miles of sidewalks.	\$100,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	8
Resurface approx. 10 miles of roads, with drainage facilities.	\$50,000	General Fund, Grants	X	X	X	X		City of Lake Park	8
Install approx. 6 miles of new trails/bike facilities.	\$350,000	General Fund, Grants	X	X	X	X		City of Lake Park	8
Improve approx. 6 miles of streets with benches, planters, trees, bricks, lights, and other streetscaping improvements.	\$375,000	General Fund, Grants	X	X	X			City of Lake Park	8
Rehabilitate approx. 5 intersections.	\$500,000	General Fund, Grants	X	X	X	X		City of Lake Park	8
Community Facilities and Services									
Construct a City park around newly refurbished Tom's Pond area.	\$1 million	General Fund, Grants	X	X	X			City of Lake Park	9
Construct pavilion at Tom's Pond.	\$3 million	General Fund, Grants	X	X	X	X	X	City of Lake Park	9

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Upgrade the City water system with increased capacity, better water flow, updated water lines, final connection to water tank, improved fire protection, repairs/replacement of water tower, etc.	\$1,500,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	9
Construct shelter/storage facility for City equipment, and remove old shelter.	\$250,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	9
Purchase land for expanded City maintenance facility.	\$100,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	9
Install solar panels and master emergency generators for City buildings.	\$500,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	9
Purchase electronic message sign for emergency situations, etc.	\$40,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	9
Build community center.	\$300,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	9
Construct Veterans Memorial with wall.	\$50,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	9
Purchase and develop land for new/expanded cemetery.	\$200,000	General Fund, Grants	X	X	X	X	X	City of Lake Park	9
Provide communitywide adequate high speed broadband access.	\$1 -\$10 million	General Fund, SPLOST, grants, private funding	X	X	X	X	X	City of Lake Park	9
Adopt a Broadband Ordinance.	Staff time	General Fund	X	X	X	X	X	City of Lake Park	9
Apply for Broadband Ready Certification.	Staff time	General Fund	X	X	X	X	X	City of Lake Park	9
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General Fund	X	X	X	X	X	City of Lake Park	9

City of Remerton

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Economic Development									
Provide financial assistance to existing and new businesses for redevelopment opportunities.	\$50,000	General Fund, Grants	X	X	X	X	X	City of Remerton DDA	1
Land Use									
Update Zoning Ordinance.	\$10,000	General Fund	X	X	X			City of Remerton Planning and Zoning	5
Natural and Cultural Resources									
Preserve Remerton Mill Smokestack.	\$1 million	General Fund, Grants	X	X	X	X	X	City of Remerton DDA	7
Transportation									
Install sidewalk between Plum and Poplar Streets.	\$5,000	General Fund, Grants	X	X	X			City of Remerton Streets Dept.	8
Improve streetscaping on West Gordon St., Baytree Rd., Baytree Place, and Melody Lane with planters, benches, improved sidewalks, etc.	\$50,000	General Fund, Grants	X	X	X	X	X	City of Remerton Streets Dept.	8
Resurface all 3.2 miles of streets.	\$2 million	General Fund, Grants	X	X	X	X		City of Remerton Streets Dept.	8
Install 3.2 miles of sidewalks and/or bike trails.	\$320,000	General Fund, Grants	X	X	X	X		City of Remerton Streets Dept.	8
Community Facilities and Services									
Pursue development of a general purpose community center.	\$2 million	General Fund, Grants	X	X	X			City of Remerton Administration	9
Pursue development of City park (Passive recreation, skateboard park, dog park).	\$250,000	General Fund, Grants	X	X	X	X	X	City of Remerton DDA and Streets Dept.	9
Purchase of building and land for the expansion of City Hall and Police Department Offices.	\$880,000	General Fund, Grants	X	X	X	X	X	City of Remerton Administration	9
Expand street lighting network.	\$100,000	General Fund, Grants	X	X	X	X	X	City of Remerton Streets Dept.	9

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Build new fire station/training facility for fire and police.	\$1 million	General Fund, Grants	X	X	X	X	X	City of Remerton Fire and Police Depts.	9
Implement improvements in City's water distribution system, including updated water lines and remote meters.	\$500,000	General Fund, Grants	X	X	X	X	X	City of Remerton Water and Sewer Depts.	9
Implement improvements and updates in sanitary sewer and storm sewer systems, including updating of lines per EPD regulations.	\$500,000	General Fund, Grants	X	X	X	X	X	City of Remerton Water and Sewer Depts.	9
Provide communitywide adequate high speed broadband access.	\$1 -\$10 million	General Fund, SPLOST, grants, private funding	X	X	X	X	X	City of Remerton Administration	9
Adopt a Broadband Ordinance.	Staff time	General Fund	X	X	X	X	X	City of Remerton Administration	9
Apply for Broadband Ready Certification.	Staff time	General Fund	X	X	X	X	X	City of Remerton Administration	9
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General Fund	X	X	X	X	X	City of Remerton Administration	9

City of Valdosta

* Fiscal years ending June 30th

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Economic Development									
Implement goals and specific provisions of the Downtown Master Plan.	Staff time	General Fund, Grants	X	X	X	X	X	City of Valdosta; CVDA, Main Street	1
Prepare and adopt a Retail Tourism overlay district for I-75 areas near Exit 16 and Exit 18.	Staff time	General Fund		X	X			City of Valdosta; Planning Dept.	1
Revise and Implement a master redevelopment plan for the Five Points area.	\$35 million	General Fund, Grants, SPLOST		X	X	X		City of Valdosta	1
Housing									
Identify appropriate locations for future Active Adult Retirement Communities in collaboration with Triple Crown Hometown and the local development community.	Staff time	General Fund		X	X	X	X	City of Valdosta; Planning Dept., Local developers	4
Master Plan and redevelop the Ora Lee West public housing area.	\$10 million	General Fund, Grants, GICH		X	X	X	X	City of Valdosta	4
Construct additional units of quality affordable housing in the City's Neighborhood Revitalization Areas (NRA), utilizing green building standards and guidelines in project contracts and construction.	\$2 million	CDBG/HUD Funding, General Fund	X	X	X	X	X	City of Valdosta; Neighborhood Development	4
Conduct fair housing education and outreach seminars for 150+ persons/year.	\$10,000 yearly	CDBG	X	X	X	X		City of Valdosta; Neighborhood Development	4
Low/moderate income housing rehabilitations & reconstruction: 8 units/year (total).	\$280,000 yearly	CDBG	X	X	X	X		City of Valdosta; Neighborhood Development	4

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Demolition and removal of urban blight.	\$50,000 yearly	CDBG	X	X	X	X		City of Valdosta; Neighborhood Development	4
Workforce development and job training, broadband for low/moderate income populations.	\$88,000 Yearly	CDBG	X	X	X	X		City of Valdosta; Neighborhood Development	4
Streets/sidewalks infrastructure and other public facility needs, parks & recreation facilities, and transportation to benefit low/moderate income populations.	\$100,000 Yearly	CDBG	X	X	X	X		City of Valdosta; Neighborhood Development	4
Land Use									
Prepare and adopt a new digital official Zoning Map and database for the City of Valdosta.	Staff time	General Fund	X	X	X			City of Valdosta; Planning Dept.	5
Investigate benefits & feasibility of establishing a special land use "college district" in the area between downtown and the VSU main campus.	Staff time	General Fund	X	X				City of Valdosta; Planning Dept.	5
Natural and Cultural Resources									
Finalize plans for a new Municipal Auditorium to replace the existing Mathis Auditorium.	Staff time	General Fund	X	X	X			City of Valdosta; Public Works	7
Complete Phase 2 of the historic resources inventory of the local Historic District.	\$30,000	Grants, General Fund	X	X				City of Valdosta; Planning Dept.	7
Conduct historic resources survey of areas adjacent to the local Historic District. Consider revisions to the District boundary & Design Guidelines.	\$20,000	Grants, General Fund		X	X	X		City of Valdosta; Planning Dept.	7
Complete a study on Langdale Park to determine the best recreational and conservation uses for this property.	Staff time	General Fund, Grants	X	X	X	X	X	VLPRA	7

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Transportation									
Implement the Valdosta portion of the adopted VLMPO Transportation Improvement Plan.	Staff time	Local Govts, State/Federal MPO funding	X	X	X	X	X	City of Valdosta; Engineering	8
Implement the Valdosta portion of the adopted VLMPO Transportation Vision Plan.	\$6.5 million	State/Federal funds, grants, SPLOST	X	X	X	X	X	City of Valdosta; Engineering	8
Implement Intelligent Transportation Systems Planning to aid in providing information and improve transportation opportunities to travelers.	\$1 million	Local Govts, State/Federal funds	X	X	X			City of Valdosta; Engineering	8
Implement Phase 2 of the MLK Jr. Drive streetscape improvement project.	\$700,000	General Fund, Grants	X	X	X			City of Valdosta; Engineering	8
Investigate feasibilities and designs to implement traffic "bypass routes" for the downtown area and east-west truck traffic flow.	\$50,000	General Fund, State/Federal funds, Grants	X	X	X			City of Valdosta; Engineering	8
Construct additional "Gateway" signage and beautification projects at the City's roadway entrances.	\$100,000	Grants, General Fund	X	X	X	X	X	City of Valdosta; Engineering	8
Community Facilities and Services									
Implement roads, water, sewer and stormwater master plans and annually review these for additions and revisions.	\$5 million	Grants, Utility Funds, SPLOST	X	X	X	X	X	City of Valdosta; Engineering, Utilities Depts.	9
Construct additional regional stormwater management facilities.	\$3 million	Grants, Stormwater Utility	X	X	X			City of Valdosta; Engineering	9
Construct amphitheater and site improvements to the downtown Lee Street Park.	\$1 million	Grants, SPLOST, General Fund	X	X				City of Valdosta; Engineering, Public Works	9

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Construct new "Customer Service Building" on a selected site.	\$5 million	SPLOST, Grants, General Fund			X	X	X	City of Valdosta Finance	9
Acquire site and construct Fire Station # 7 in northeastern part of the City.	\$5 million	SPLOST, Grants, General Fund	X	X	X			City of Valdosta; Fire	9
Finalize plans for construction / rehabilitation of a Municipal Auditorium.	\$20 million	SPLOST, Grants, General Fund		X	X	X		City of Valdosta, VLC Conf. Center & Tourism Authority	9
Construct one or more Police Department substations in strategic areas of the City.	\$2 million	SPLOST, Grants, General Fund	X	X	X			City of Valdosta; Police	9
Investigate feasibility and implementation strategies for a "gray water" utility to serve industrial & recreational users.	\$100,000	Grants, General Fund				X	X	City of Valdosta; Utilities, Engineering	9
Adopt a Broadband Ordinance.	Staff time	General Fund	X	X				City of Valdosta; Planning, Engineering	9
Apply for Broadband Ready Certification.	Staff time	General Fund		X	X	X		City of Valdosta; Engineering, Public Works	9
Review and reduce local obstacles to development and rollout of broadband infrastructure.	Staff time	General Fund		X	X	X		City of Valdosta; Planning, Engineering	9
Provide communitywide adequate high speed broadband access.	\$1 million	Grants, SPLOST, General Fund, Private funding		X	X	X		City of Valdosta; Engineering, Public Works, private sector	9
Intergovernmental Coordination									
Resolve disputes and mitigation of the latest Service Delivery Strategy.	Staff time	General Fund	X	X				City of Valdosta; Administration	10

8. Housing Element

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

The major sections of the Consolidated Plan include: a listing of Lead and Responsible Agencies; a Citizen Participation Plan; a Housing Needs Assessment and Public Housing Assessment; a Homeless Needs Assessment; a list of Non-Housing Community Development Needs; a Housing Market Analysis; a Homeless Facilities Needs and Assessment list; a Special Needs Facilities and Services survey; a Barriers to Affordable Housing Assessment; a Business Market Analysis; a Hazard Mitigation Plan, a Strategic Action Plan; Goals and Strategies; Expected Income; Annual Goals and Objectives; Proposed Projects, Resolution and Appendix.

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

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

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

Summary of Housing Needs

The Needs Assessment looks at a variety of issues including housing, homelessness, community development and special needs through an examination of census and Comprehensive Housing Affordability Strategy (CHAS) data, created by the U.S. Department of Housing and Urban Development and the U.S. Census Bureau. These data quantify housing problems, such as overcrowding and cost burden, and measure the magnitude of the special needs population, such as the elderly, frail elderly, and persons with HIV/AIDS.

HUD has determined four housing conditions that are problematic for Low-to-Moderate-Income (LMI) and special needs populations which are: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities, 3) the home is overcrowded – defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

Valdosta has expanded the four HUD housing conditions by combining the housing the “lack of complete kitchen facilities” and “lack of complete plumbing facilities” into one category, and adding more definition to the overcrowding and cost burden categories to create a five-category measure outlined as following:

1. Lack of complete plumbing or kitchen facilities
2. Overcrowding (1.01 to 1.5 persons per room)
3. Severe Overcrowding (more than 1.5 persons per room)
4. Cost Burden (paying more than 30% of household income on housing)
5. Severe Cost Burden (paying more than 50% of household income on housing)

Cost Burden has been determined to be the greatest identified problem for the special needs population in Valdosta with Severe Cost Burden not far behind. The following statistics outline the percentages of the population affected.

- 58% of Home Renters earn less than 30% AMI and pay more than 50% income on housing.
- 62% of Home Owners earn less than 30% AMI and pay more than 50% income on housing.
- 69% of Home Renters earn less than 100% AMI and pay more than 30% income on housing.
- 62% of Home Owners earn less than 100% AMI and pay more than 30% income on housing.

A review of housing stock in Valdosta revealed that the largest sector of housing units in Valdosta are single-family detached structures at 65%. With no homes priced at a level affordable to those earning below 30% of the AMI, rental properties are their only option. The data show that 10% of the rental units are affordable to those earning less than 30% of the AMI. It was concluded that the use of single-family structures for rental housing does address some of the need for larger housing units for renter households. Still, however, the vast disparity of larger units between renter (45%) and owner (89%) households suggest the need for new housing development aimed specifically toward larger renter households requiring three or more bedrooms.

The Valdosta Housing Authority operates 534 public housing units in four developments. According to the housing needs assessment, there is a small number of people on a waiting list for accessible units, but there is no waiting list for public housing in Valdosta.

Although there are noted disparities in the Hispanic and Asian American populations in Valdosta, the percentage of the population these groups make up is small compared to the two major racial/ethnic groups, White and African American, which comprise more than 96.7 percent of the population of Valdosta. CHAS data show the majority of the housing disparity issues in Valdosta arise within the very-low and low-income African American Households.

In addition to the housing needs assessment, a non-housing community development needs survey was conducted to determine if additional public improvements were needed that could be addressed with CDBG funding. The results of the survey concluded that utilities upgrades of obsolete and deteriorated utilities, water and sewer, streets, sidewalks, curb and gutter in both downtown and low-moderate income neighborhoods will be needed in order to improve existing

housing stock. It was determined that these types of improvements could help create new affordable housing in single and multi-family developments and downtown as a part of mixed-use development and commercial adaptive reuse projects.

Goals, Objectives, and Strategies

The City of Valdosta funds owner-occupied housing rehabilitation through direct loans and grants to low-and-moderate-income homeowners for the rehabilitation of single-family residential structures. The City also funds an emergency home repair program, minor repair program, major repair program, demolition and lead paint abatement, in an attempt to maintain housing stock, so that non-homeless persons with special needs can continue to reside in their own homes. The City's programs work with qualified homeowners to address pressing issues that arise, such as roof leaks or plumbing failures, and more extensive rehabilitation needed to bring a home completely up to current building code. The City of Valdosta does not directly fund programs that address supportive service needs of non-homeless special needs populations nor does the City provide housing for the homeless.

The following tables list the Goals, Objectives, and Strategies in the 2020-2024 Consolidated Plan. For more detail, please refer to the complete Consolidated Plan for the City of Valdosta (ES-05 Executive Summary – 24 CFR 92.200©, 91.220(b).

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Table 1. Housing Goals, Timelines, and Needs Addressed

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration Strategy 1.1-Program Administration	2020	2024	Administration	CDBG Eligible Block Groups	Emergency Home Repairs, Fair Housing Education, Outreach Housing Rehabilitation, Reconstruction, Job Training, Workforce Development, Technical Assistance to Small Business	CDBG: \$659,080	Other: 5 Other
2	Administration Strategy 1.2-Fair Housing	2020	2024	Administration	CDBG Eligible Block Groups	Fair Housing Education and outreach	CDBG: \$50,000	Other: 750 Other
3	Affordable Housing Strategy 1.1 - Housing Rehab	2020	2024	Affordable Housing	CDBG Eligible Block Groups	Housing Rehabilitation and Reconstruction	CDBG: \$1,396,320	Homeowner Housing Rehabilitated: 40 Household Housing Unit
4	Public Service Youth Service	2020	2024	Non-housing Community Development	CDBG Eligible Block Groups	Demolition / Removal of Slum and Blight	CDBG: \$250,000	Other: 25 Other
5	Non-Housing Community Development-Economic Develop	2020	2024	Non-Housing Community Development	CDBG Eligible Block Groups	Employment Training, Job Training, Workforce Development, Broadband	CDBG: \$440,000	Other: 50 Other
6	Community Development	2020	2024	Non-Housing Community Development	CDBG Eligible Block Groups	Infrastructure (Streets and Sidewalks), Other Public Facility Needs, Parks and Recreation Facilities, Public Improvements, Community Facilities and Transportation	CDBG: \$500,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted

SP-45 Goal Summary Descriptions – 91.215(a)(4)

Table 2. Housing Goals, Objectives, Strategies, and Performance Goals

No.	Goal Name	Goal Description
1	Administration Strategy 1.1- Program Administration	<p>Goal: Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, non-housing community development needs including community, public and park facilities; public services and the non-homeless special needs populations.</p> <p>Objective 1: Continue to Plan, Monitor and Administer Entitlement Grant Programs and ensure compliance with Federal Regulations.</p> <p>Strategy 1.1: Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.</p> <p>Performance Goal: \$131,816 CDBG Funding allocated 1st Year; A maximum of 20% of the CDBG Entitlement will be allocated each of the additional 4 annual plan years.</p>
2	Administration Strategy 1.2- Fair Housing	<p>Goal: Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, non-housing community development needs including community, public and park facilities; public services and the non-homeless special needs populations.</p> <p>Objective 1: Continue to Plan, Monitor and Administer Entitlement Grant Programs and ensure compliance with Federal Regulations.</p> <p>Strategy 1.2: Provide Fair Housing Education and Outreach to improve the public's awareness and protection of their rights under the Federal Fair Housing Act. Eligible participants are low and moderate-income persons at 80% or below the median income and persons residing in CDBG Eligible Census Tracts and Designated Revitalization Areas.</p> <p>Performance Goal: \$ 10,000 in CDBG funds allocated 1st Year for seminars supporting 150 persons. \$10,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$40,000 for seminars each remaining Annual Plan Year benefiting 150 persons each annual plan year).</p>
3	Affordable Housing Strategy 1.1 - Housing Rehab	<p>Goal: Improve the condition and availability of affordable housing over a five-year period.</p> <p>Objective 1: Improve the condition of housing for low-income homeowners.</p> <p>Strategy 1.1: Provide Emergency Housing Repairs, Major Rehabilitation, and Reconstruction to improve the habitability of owner-occupied housing. Eligible applicants are low and moderate-income at 80% or below the median income citywide.</p> <p>Performance Goal: \$ 279,264 in CDBG funds allocated 1st Year for 8 units (4 units of reconstruction and 4 units of Emergency Repair or Major Rehabilitation).</p>
4	Public Service Youth Service	<p>Goal: Improve employment opportunities to youth through partnerships with local businesses.</p> <p>Objective 1: Promote economic development and job training.</p> <p>Strategy 1.2: Provide part-time and full-time positions to high school students during the school year and summer break.</p>
5	Community Development	<p>Goal: Improve living conditions in Valdosta by addressing non-housing community development needs.</p> <p>Objective 1: Support community infrastructure projects, public service organizations and facilities, transportation, and others deemed as needed in the designated revitalization area of the city.</p> <p>Strategy 1.1: Support the improvement of community infrastructure projects.</p> <p>Performance Goal: Support one project during the five-year consolidated plan period.</p>

AP-20 Annual Goals and Objectives

Table 3. Housing Goals, Timelines, and Needs Addressed

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration Strategy 1.1-Program Administration	2020	2024	Administration	CDBG Eligible Block Groups	Emergency Assistance, Fair Housing, Education and Outreach, Housing Assistance- Homeownership, Housing Rehabilitation, and Reconstruction	CDBG: \$131,816	Other: 5 Other
2	Administration Strategy 1.2-Fair Housing	2020	2024	Administration	CDBG Eligible Block Groups	Fair Housing Education and Outreach	CDBG: \$10,000	Other: 150 Other
3	Affordable Housing Strategy 1.1 - Housing Rehab	2020	2024	Affordable Housing	CDBG Eligible Block Groups	Housing Rehabilitation and Reconstruction	CDBG: \$279,264	Homeowner Housing Rehabilitated: 8 Household Housing Units
4	Public Service Youth Service	2020	2024		CDBG Eligible Block Groups	Demolition / Removal of Slum and Blight	CDBG: \$50,000	Other: 5 Other
5	Non-Housing Community Development-Economic Develop	2020	2024	Non-Housing Community Development	CDBG Eligible Block Groups	Job Development/Creation and Small Business Loans	CDBG: \$88,000	Other: 10 Other
6	Community Development	2020	2024	Non-Housing Community Development	CDBG Eligible Block Groups	Homeless Prevention and Emergency Assistance, Infrastructure (Streets and Sidewalks), Legal Services, Meals/Food, Other Public Facility Needs, Parks and Recreation Facilities, Public Improvements, Public and Community Facilities, Senior Services, Transitional Housing, Transportation, Youth Services and Broadband	CDBG: \$100,000 CDBG: \$834,765	Public Service Activities other than Low/Moderate Income Housing Benefit: 12,000 persons assisted Other: 250 Other

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

Table 4. Funding

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available - Remainder of Consolidated Plan Funds \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition, Administration, Planning, Economic Development, Housing, Public Improvements, and Public Services	658,979	0	0	658,979	2,635,916	Expected resources equal the first year CDBG and Program Income funding times 4.
Other	Public-Federal	Other	843,765	0	0	843,765	0	This funding is the combined amounts from the two CARES Act Allocations for the City of Valdosta to prepare, respond, and prevent the spread of the COVID-19 virus in Valdosta.

AP-35 Projects – 91.220(d)

Table 5. Projects

1	Project Name	Program Administration 2020
	Target Area	CDBG Eligible Block Groups
	Goals Supported	Administration Strategy 1.1-Program Administration
	Needs Addressed	Housing Rehabilitation and Reconstruction, Emergency Home Repairs, Demolition/Removal of Slum and Blight, Emergency Assistance and Youth Services
	Funding	CDBG: \$131,816
	Description	
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Program Administration for all 5 strategies.
	Location Description	Citywide
	Planned Activities	Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.
2	Project Name	Single-Family Residential Rehabilitation 2020
	Target Area	CDBG Eligible Block Groups
	Goals Supported	Affordable Housing Strategy 1.1 – Housing rehab
	Needs Addressed	Housing Rehabilitation and Reconstruction and Emergency Home Repairs
	Funding	CDBG: \$279,264
	Description	
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Six (6)
	Location Description	Eligible applicants are low and moderate-income at 80% or below the median income citywide.
	Planned Activities	Emergency Housing Repairs, Major Rehabilitation, and Reconstruction to improve the habitability of owner-occupied housing.

3	Project Name	Fair Housing Education and Outreach 2020
	Target Area	CDBG Eligible Block Groups
	Goals Supported	Administration Strategy 1.2-Fair Housing
	Needs Addressed	Fair Housing Education and Outreach 2020
	Funding	CDBG \$10,000
	Description	Provide Fair Housing Outreach to improve the public's awareness and protection of their rights under the Federal Fair Housing Act. Eligible participants are low and moderate-income persons at 80% or below the median income and person residing in CDBG Eligible Census Tracts and Designated Revitalization Areas.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	150
	Location Description	Citywide
	Planned Activities	Provide Fair Housing Education and Outreach to improve the public's awareness and protection of their rights under the federal Fair Housing Act. Eligible participants are low and moderate-income persons at 80% or below the median income and person residing in CDBG Eligible Census Tracts and Designated Revitalization Areas.
4	Project Name	Great Promise Partnership Program
	Target Area	CDBG Eligible Block Groups
	Goals Supported	Public Service Youth Service
	Needs Addressed	Job Training, Workforce Development, Job Development/Creation, and Youth Services
	Funding	CDBG: \$50,000
	Description	Job Training/Mentorship
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5
	Location Description	Great Promise Partnership Program
Planned Activities	Job Training/Mentorship	

5	Project Name	Economic Development and Job Training 2020
	Target Area	CDBG Eligible Block Groups
	Goals Supported	Non-Housing Community Development-Economic Development
	Needs Addressed	Technical Assistance to Small businesses, Job Training, Workforce Development and Employment Training
	Funding	CDBG \$88,000
	Description	Support the enhancement and development of small business and emerging businesses by providing funding for technical assistance and continuing education to inform, educate and promote economic development in support of job creation for low, and moderate-income persons.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 persons/businesses and Job Creation/Retention of 7 positions.
	Location Description	Citywide
	Planned Activities	Support the enhancement and development of small business and emerging businesses by providing funding for technical assistance and continuing education to inform, educate and promote economic development in support of job creation for low, and moderate-income persons.
6	Project Name	Community Sidewalk Project
	Target Area	CDBG Eligible Block Groups
	Goals Supported	Community Development
	Needs Addressed	Infrastructure (Streets and Sidewalks)
	Funding	CDBG: \$100,000
	Description	Support Housing Rehabilitation and Neighborhood Revitalization through the removal of slum and blighted conditions and providing designated collection points for bulk trash and vacant lot debris to improve the habitability of housing and support neighborhood improvement.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Families residing in Designated Revitalization Areas
	Location Description	Citywide
	Planned Activities	Support Housing Rehabilitation and Neighborhood Revitalization through the removal of slum and blighted conditions and providing designated collection points for bulk trash and vacant lot and public space debris to improve the habitability of housing and support neighborhood improvement.

7	Project Name	COVID-19 Temporary Utility Grant Program
	Target Area	CDBG Eligible Block Groups
	Goals Supported	Community Development
	Needs Addressed	Emergency Assistance
	Funding	CDBG-CV: \$387,715
	Description	To assist low-moderate income residents or those affected by financial losses due to COVID-19 maintain the utilities necessary to continue to shelter-in-place, promote constant hand washing and personal/environmental hygiene to respond, prepare and prevent the spread of COVID-19 in Valdosta.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,100 eligible households with \$350.00 grant assistance payments.
	Location Description	Applications and awards will be made at the city of Valdosta Customer Service Building, 102 North Lee Street, Valdosta, GA 31601.
	Planned Activities	Emergency Housing Repairs, Major Rehabilitation, and Reconstruction to improve the habitability of owner-occupied housing.
8	Project Name	COVID-19 PPE and Sanitation Equipment for Public Buildings
	Target Area	CDBG Eligible Block Groups
	Goals Supported	Community Development
	Needs Addressed	Other Public Facility Needs
	Funding	CDBG-CV \$465,050
	Description	Funding will be used to purchase mobile room sanitizing units for the Valdosta City School buildings for students and teaching staff, to purchase and air purifying and sanitizing system for the city of Valdosta Public Buildings and to purchase materials to equip council chambers for socially distanced public meetings.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that at least 12,000 individuals/households will benefit from the activities of this project. There are approximately 8,000 students and 400 teachers/staff who occupy Valdosta City School buildings, who would benefit from the services they could provide for additional safety measures with the portable room sanitizers, and the rest of the potentially 12,000 individuals/households will be those of the City staff and public visitors to our buildings to complete any number of functions offered by the City to the public.
	Location Description	
Planned Activities		

9. Transportation Element

The Vision2045 Metropolitan Transportation Plan (adopted September 1, 2020), which serves as the federally required metropolitan transportation plan for the Valdosta-Lowndes Metropolitan Planning Organization (VLMPO) for the Valdosta Urbanized Area under the Fixing America’s Surface Transportation Act (FAST Act), is hereby incorporated by reference into this Comprehensive Plan to serve as the Transportation Element for Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta.

The Vision2045 Metropolitan Transportation Plan guides the transportation policies and projects to be implemented throughout the community over the next twenty-five years. The Vision2045 Metropolitan Transportation Plan directs how the community plans to address its transportation needs, prioritizes those needs, and outlines funding resources for implementing projects from federal, state, local and private sources for highways, mass transit, multi-use trails, airports, and freight / intermodal facilities. The Vision2045 Metropolitan Transportation Plan is designed to be a regional multi-modal transportation plan that addresses transportation needs through a coordinated, cooperative, continuing planning process led by the Southern Georgia Regional Commission as the Valdosta-Lowndes Metropolitan Planning Organization for the Valdosta Urbanized Area.

In order to build a framework and jointly develop performance measures and targets through performance-based planning and programming, as well as provide a better display of the framework of integration of goals in the Vision2045 Transportation Plan, the following chart was developed to show how the eighteen aspirational goals and objectives that were identified in the Common Community Vision (CCV) for Lowndes County relate to the national goals, and planning factors.

Table 1. Integrated Local Goals/Objectives, and National Goals and Planning Factors

National Goals	Planning Factors	CCV Transportation Objectives
<i>Freight Movement and Economic Vitality</i>	Support Economic Vitality Enhance travel and tourism	Support Regional Economic Engines through Accessible, Multi-Modal Transportation Systems for the Movement of People and Goods.
		Improve Workforce Development Training Through Investments in Affordable, Accessible, Multi-Modal Transportation Systems for the Movement of People.
	Increase accessibility and mobility of people and freight	Encourage Entrepreneurship and Small Businesses through Affordable, Accessible, Multi-modal Transportation Investments.
	Enhance the integration and connectivity of the transportation system	Support local schools through affordable, accessible, and efficient multi-modal and public transit investments.
	Enhance the integration and connectivity of the transportation system	Provide Regional Connectivity through an Efficient, Safe, Accessible, and Affordable Multi-Modal Transportation System
Implement Transportation and Land Use Policies that Support Cultural/Historic Resources and Promote Tourism.		
<i>Environmental Sustainability</i>	Improve the resiliency and reliability of the transportation	Develop Basic Transportation and Utility Infrastructure that Promotes Resiliency and

	system	Reliability.
	Protect and enhance the environment, promote energy conservation	Promote Conservation and Renewable Energy through Alternative Transportation and Fuel Technologies.
<i>Congestion Reduction</i>	Promote consistency between transportation improvements and State and local planned growth and economic development patterns	Develop Land Use Policies that Promote to Community Infrastructure and Amenities through Multi-Modal Transportation Investments
		Provide Housing that is Safe, Affordable and Accessible to All Income Levels and has Multi-Modal Transportation Investments that are Context Sensitive.
<i>Safety – Reduce Fatalities and Serious Injuries</i>	Improve the quality of life	Promote Healthy Eating and Active Lifestyles by Implementing Active, Healthy Lifestyle Transportation Strategies
	Increase the safety of the transportation system for motorized and nonmotorized users	Implement Bicycle and Pedestrian Transportation Projects that Promote an Active, Healthy Lifestyle
<i>System Reliability</i>	Emphasize the preservation of the existing transportation system	Coordinate with Emergency Responders to Develop Resilient, Well Maintained Transportation Infrastructure.
<i>Reduced Project Delivery Delays</i>	Promote efficient system management and operation	Develop Regional Leadership that Promotes Transparency, Citizen Engagement, and Coordinated Planning and Delivery of Transportation Projects.

Table 2. Performance Measures and Targets

	Performance Measures:	Targets:		Performance Measures:	Targets:
Goal 1: Safety and System Reliability	% of the person-miles traveled on the Interstate that are reliable	2-year: 73%; 4-year: 67%	Goal 2: Infrastructure Condition	% of Interstate System Pavements in Good/Poor Condition	> = 50%/ < = 5%
	# of Fatalities	1,655		% of non-Interstate NHS pavements in Good/Poor Condition	> = 40%/ < = 12%
	Rate of Fatalities (/100M VMT)	1.31		% of NHS Bridges in Good/Poor Condition	> = 60%/ < = 10%
	# of Serious Injuries	24,324			
	Rate of Serious Injuries(/100M VMT)	18.9			
	Number of Combined Non-Motorized Fatalities and Non-Motorized Serious Injuries	1,026			

Goal 3: Congestion Reduction	Performance Measures: % of person-miles traveled on the non-Interstate that are reliable % of the person-miles traveled on the Interstate that are reliable	Targets: 2-year: NA; 4-year: 81% 2-year: 73%; 4-year: 67%	Goal 4: Freight Movement and Economic Vitality	Performance Measures: Truck Travel Time Reliability (TTTR) Index	Targets: 2-year: 1.66; 4-year: 1.78
Goal 5: Environmental Sustainability	Performance Measures: No federal performance measures determined at this time	Targets: Report on local activities to promote infrastructure resiliency to extreme weather events and local investments in alternative fuel infrastructure	Goal 6: Reduced Project Delivery Delays	Performance Measures: No federal performance measures determined at this time	Targets: Report on local activities to promote regional leadership, transparency, citizen engagement, and coordinated planning and delivery of transportation investments

10. Land Use Element

10.1. Character Areas

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

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

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

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

Urban Service Area (USA)

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

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

The USA boundaries delineated in following Character Area/Future Development Maps should not be considered a projection for the long term. Currently, the USA boundaries are based

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

Moody Activity Zone (MAZ)

The Moody Activity Zone (MAZ) reflects the area surrounding Moody Air Force Base (MAFB) located in the northeastern portion of the County. The MAZ includes the Clear Zone, the Accident Potential Zones, and the areas of higher noise decibels from Base activities, as identified by the Base. Recognizing the value of MAFB to the community, the MAZ serves to protect the Base from incompatible uses, which could inhibit the Base's mission.

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

Agriculture/Forestry/Conservation Character Area

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



Description

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

Predominant Land Uses

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

areas.

Permitted Zoning:

Conservation (CON)

Residential Agriculture (R-A)

Estate-Agricultural (E-A)

Crossroads-Commercial (C-C)

Development Strategy

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

Quality Community Objectives:

- Resource Management
- Economic Prosperity
- Efficient Land Use

Implementation Measures:

- **Agricultural Land Use Regulations (DCA Model Code 4-1)** - Encouraging preservation of agricultural operations and reducing conflicts between agricultural and non-agricultural land uses.
- **Transferable Development Rights** - Enables landowners in an area planned to remain as open space to sell their property development rights for use in other "receiving" areas of the community where higher density development can be accommodated.
- **Agricultural Buffers (DCA Model Code 4-3)** - Requiring new non-agricultural development adjacent to designated agricultural land to provide an agricultural buffer to minimize future potential conflicts between them.
- **Agricultural Use Notice and Waiver (DCA Model Code 4-2)** - Requiring new non-agricultural land uses abutting or within 1000 feet of agricultural land uses to sign a waiver against future nuisance complaints about agricultural operations and their noise, odor or other effects.

Community Activity Center Character Area

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



Description

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

Predominant Land Uses

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

Permitted Zoning:

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

Office Institutional (O-I)
Neighborhood Commercial (C-N)
Community Commercial (C-C)
General Commercial (C-G)
Highway Commercial (C-H)
Planned Development (P-D)

Development Strategy

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

Quality Community Objectives:

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

Implementation Measures:

- **Minimum Density Requirement** - Requiring the number of dwelling units or units of occupancy per acre to meet minimum requirements, encouraging compact development.

- **Mixed-Income Housing** - Mixing the middle-class with the poor in affordable developments, and creating viable communities by providing increased maintenance and security, as well as the social services needed to sustain the mix.
- **Density Bonuses** - Granting zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing.
- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.
- **Walkability Audit** - An assessment based on commonly used measurements such as connected street networks, high densities of intersections, few dead-ends, short block lengths, and mixed land uses in close proximity to each other.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Heat Island Mitigation** - Reducing heat in developed areas by planting shade trees, preserving open space, using cool roofing and porous paving materials.

Downtown Activity Center Character Area

(Lowndes County and the Cities of Hahira and Valdosta)



Description

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

Predominant Land Uses

Commercial, Residential, Offices, and Services.

Permitted Zoning:

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

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

Development Strategy

Downtown should include relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linking to neighborhood communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools. New residential

and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites.

Quality Community Objectives:

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

Implementation Measures:

- **Choosing Businesses to Recruit and Support** - Process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.
- **Traffic Calming** - Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.
- **Urban Redevelopment/Downtown Development (DCA Model Code 5-5)** - Using Georgia’s legal redevelopment tools to revitalize central business districts.
- **Infill Development Program** - A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods.
- **Heat Island Mitigation** - Reducing heat in developed areas by planting shade trees, preserving open space, using cool roofing and porous paving materials.

Established Residential Character Area

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



uses.

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.

Predominant Land Uses

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

Permitted Zoning:

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

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

Low Density Residential (R-1)

Development Strategy

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

Quality Community Objectives:

- Housing Options
- Efficient Land Use
- Sense of Place

Implementation Measures:

- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Infill Development Program** - A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods.
- **Pocket Parks** - Small open spaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to greenspace in urban areas and contribute to protection of wildlife and landscape. They may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.
- **Georgia Historic Resource Survey** - Collection and recording of information about extant historic buildings, including architectural descriptions, age, history, setting and location in the community.
- **Historic Preservation (DCA Model Code 5-4)** - DCA Model Code module for protecting places, districts, sites, buildings and structures having historic or cultural or aesthetic value.

Industrial Activity Center Character Area

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



Description

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

Predominant Land Uses

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

Permitted Zoning:

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

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

Development Strategy

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

Quality Community Objectives:

- Economic Prosperity
- Local Preparedness

Implementation Measures:

- **Access Control Measures** - Providing reasonable access to developments, while preserving the safe flow of traffic on an arterial or major collector. Techniques like managing where and how approaches or signals are allowed, use of medians, creation of turn lanes, and supportive local ordinances improve the driving atmosphere. In some cases they also make movement easier and safer for pedestrians and bicyclists.
- **Orderly Expansion of Water and Sewer Services** - Effectively managing growth and governmental expenditures through planned, phased expansion of infrastructure guided by community vision.
- **Water Resource Management** - Managing and protecting water supply, watersheds and coastal areas; providing safe drinking water and wastewater treatment services.
- **Environmental Impact Review (DCA Model Code 6-5)** - An ordinance requiring analysis of environmental effects of proposed developments that may suggest mitigation measures.
- **Landscaping Guidelines/Ordinance** - May include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc.

Institutional Activity Character Area

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



learning.

Description

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

Predominant Land Uses

Public health facilities and institutions of higher

Permitted Zoning:

Environmental Resource (E-R)
Single-family Residential (R-10, R-6)

Office-Professional (O-P)
Office Institutional (O-I)

Multi-family Residential (R-M)
Residential Professional (R-P)

Neighborhood-Commercial (C-N)
Community Commercial (C-C)

Development Strategy

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

Quality Community Objectives:

- Local Preparedness

Implementation Measures:

- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.
- **Landscaping Guidelines/Ordinance** - May include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc.
- **Transportation Demand Management (TDM)** - Increasing the efficiency of the existing transportation system through programs like ride sharing, parking management, vanpooling, transit pass subsidies, congestion pricing, telecommuting and flextime.
- **Parking Management** - Designating a single organization to manage parking matters in the community, including planning for parking, implementing solutions to parking problems, and handling ongoing parking maintenance and enforcement issues.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas. Proper design provides for more pedestrian-friendly street environments, affords appropriate access for bicyclists, and facilitates implementation of the community's multi-modal transportation element of its comprehensive plan.
- **Bicycle Facility Standards (DCA Model Code 2-6)** - Ensuring safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings.

Linear Greenspace and Trails Character Area (Lowndes County and the City of Valdosta)



Description

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

Predominant Land Uses

Protected open spaces with passive and active recreation uses.

Permitted Zoning:

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

Conservation (CON)
Estate-Agricultural (E-A)
Any zoning if public access easements are utilized for connectivity

Development Strategy

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

Quality Community Objectives:

- Resource Management
- Transportation Options

Implementation Measures:

- **Bicycle Facility Standards (DCA Model Code 2-6)** - Ensuring safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings.
- **Heat Island Mitigation** - Reducing heat in developed areas by planting shade trees, preserving open space, using cool roofing and porous paving materials.
- **Transportation Enhancement Program** - Providing grant funds for alternative transportation projects, such as sidewalks, bike trails, rail depot renovations, and streetscape improvements.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.

Moody Activity Zone Character Area
(Lowndes County and the City of Valdosta)



Description

The Moody Activity Zone (MAZ) reflects the area surrounding Moody Air Force Base (MAFB) located in the northeastern portion of the County. The MAZ includes the Clear Zone, the Accident Potential Zones, and the areas of higher noise decibels from Base activities, as identified by the Base. Recognizing the value of MAFB to the community, the MAZ serves to protect the Base from incompatible uses, which could inhibit the Base's mission.

Predominant Land Uses

Department of Defense military installations and adjacent lands.

Permitted Zoning:

MAZ-1

MAZ-2
MAZ-3

Development Strategy

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

Quality Community Objectives:

- Local Preparedness
- Economic Prosperity

Implementation Measures:

- **Identify Areas of Planning Coordination with Other Governments and Public Entities** - Local governments should strive to maintain consistency, regarding goals, objectives, plans and programs, with other local governments, agencies and authorities.
- **Establish Processes for Joint Decision-Making About Facilities and Infrastructure** - Create and maintain processes for joint decision-making, and strategies for collaborative planning, about facilities and infrastructure

Neighborhood Activity Center Character Area

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



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

Description

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

Predominant Land Uses

Commercial, Residential, Offices, and Services.

Permitted Zoning:

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

City of Remerton Permitted Zonings:
Office/Retail

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

Multi-Family Residential
Light Industrial

Development Strategy

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

Quality Community Objectives:

- Sense of Place
- Economic Prosperity
- Local Preparedness

Implementation Measures:

- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Heat Island Mitigation** - Reducing heat in developed areas by planting shade trees, preserving open space, using cool roofing and porous paving materials.
- **Traffic Calming** - Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways.
- **Infill Development Program** - A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods.
- **Bicycle Facility Standards (DCA Model Code 2-6)** - Ensuring safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings.
- **Mixed-Income Housing** - Mixing the middle-class with the poor in affordable developments, and creating viable communities by providing increased maintenance and security, as well as the social services needed to sustain the mix.

Park/Recreation/Conservation Character Area

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



Description

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

Predominant Land Uses

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

Permitted Zoning:

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

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

Development Strategy

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

Quality Community Objectives:

- Resource Management

Implementation Measures:

- **Conservation Easements** - A mechanism for protection of natural resources or open space that involves donation of private property development rights in exchange for income tax, property or estate tax benefits.
- **Land Acquisition** - "Fee simple" purchase of land in order to permanently protect natural resources, open space or farmland.
- **Land Trust** - Non-profit land trusts, working with communities, can help save valued areas (generally environmental resources) through voluntary land conservation.
- **Purchase of Development Rights** - Purchase of private development rights, by a qualified conservation organization or government agency, to protect properties from development and preserve open space.

Regional Activity Center Character Area

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



Predominant Land Uses

Commercial, Residential, Offices, and Services.

Permitted Zoning:

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

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

Development Strategy

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

Quality Community Objectives:

- Economic Prosperity
- Local Preparedness

Implementation Measures:

- **Access Control Measures** - Providing reasonable access to developments, while preserving the safe flow of traffic on an arterial or major collector, often a strip mall environment. Techniques like managing where and how approaches or signals are allowed, use of medians, creation of turn lanes, and supportive local ordinances improve the driving atmosphere. In some cases they also

- **Parking Management** - Designating a single organization to manage parking matters in the community, including planning for parking, implementing solutions to parking problems, and handling ongoing parking maintenance and enforcement issues.
- **Mixed-Income Housing** - Mixing the middle-class with the poor in affordable developments, and creating viable communities by providing increased maintenance and security, as well as the social services needed to sustain the mix.
- **Density Bonuses** - Granting zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing.
- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.

Remerton Mill Town Character Area

(Lowndes County and the Cities of Remerton and Valdosta)



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.

Predominant Land Uses

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

Permitted Zoning: *(City of Remerton)*

Community Commercial
 Light Industrial
 Multi-Family Residential
 Office-Retail

Development Strategy

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

Quality Community Objectives:

- Economic Prosperity
- Local Preparedness

- Sense of Place
- Efficient Land Use

Implementation Measures:

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

Remerton Neighborhood Village Character Area

(Lowndes County and the Cities of Remerton and Valdosta)



Description

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

Predominant Land Uses

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

Permitted Zoning: (*City of Remerton*)

Light Industrial
Multi-Family Residential
Office-Retail

Development Strategy

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

Quality Community Objectives:

- Sense of Place
- Housing Options
- Transportation Options

Implementation Measures:

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

Rural Residential Character Area

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



Description

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

Predominant Land Uses

Lower density residential with limited commercial.

Permitted Zoning:

Estate-Agricultural (E-A)
Low Density Residential (R-1)
Rural Planned Development

Residential Agriculture (R-A)
Crossroads-Commercial (C-C)

Development Strategy

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

Quality Community Objectives:

- Resource Management
- Sense of Place
- Housing Options

Implementation Measures:

- **Low Impact Development (LID)** - Using various land planning and design practices and technologies to conserve and protect natural resource systems and reduce infrastructure costs.
- **Promoting Environmentally-Sensitive Site Design** - Designing development to protect environmentally sensitive areas and prevent mass grading and clear cutting.

- **Farmland Protection** - Strategies for keeping productive farmland in agricultural uses.
- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.

Rural Activity Center Character Area
(Lowndes County and the City of Valdosta)



Description

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

Predominant Land Uses

Commercial uses supportive of travelers.

Permitted Zoning:

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

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

Development Strategy

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

Quality Community Objectives:

- Local Preparedness
- Economic Prosperity

Implementation Measures:

- **Promoting Environmentally-Sensitive Site Design** - Designing development to protect environmentally sensitive areas and prevent mass grading and clear cutting.
- **Farmland Protection** - Strategies for keeping productive farmland in agricultural uses.
- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.
- **Controlling Big Box Development** - Zoning/regulation information to manage, limit and plan for large commercial “big box” development.

Suburban Character Area

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



Description

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

Predominant Land Uses

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

Permitted Zoning:

Environmental Resource (E-R)
Estate Residential (R-E)
Single-family Residential (R-25, R-15, R-10, R-6)
Multi-family Residential (R-M)
Residential Professional (R-P)
Office-Professional (O-P)
Neighborhood Commercial (C-N)
Community Commercial (C-C)
Low Density Residential (R-1)

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

Development Strategy

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

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

Quality Community Objectives:

- Sense of Place
- Housing Options
- Local Preparedness

Implementation Measures:

- **Traditional Neighborhood Development (TND) by Floating Districts** - Enables building of new TND developments at particular locations proposed by a developer, provided these locations meet certain criteria specified in the ordinance.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Infill Development Program** - A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods.
- **Traffic Calming** - Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways.

Transitional Neighborhood Character Area

(Lowndes County and the Cities of Remerton and Valdosta)



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

Description

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

Predominant Land Uses

Permitted Zoning:

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

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

Development Strategy

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

Quality Community Objectives:

- Sense of Place
- Housing Options
- Local Preparedness

Implementation Measures:

- **Mixed-Income Housing** - Mixing the middle-class with the poor in affordable developments, and creating viable communities by providing increased maintenance and security, as well as the social services needed to sustain the mix.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Infill Development Program** - A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods.
- **Pocket Parks** - Small open spaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to greenspace in urban areas and contribute to protection of wildlife and landscape. They may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.
- **Community Housing Partnership** - Create a partnership with the local public housing agency, non-profits and neighborhood organizations, using tools available to agencies, non-profits, and governmental bodies to create safe and affordable housing for people.

Transportation/Communication/Utilities Character Area

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

Description



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

Predominant Land Uses

Communications and Utilities uses.

Permitted Zoning:

Environmental Resource (E-R)
 Community Commercial (C-C)
 Highway Commercial (C-H)
 Intensive Services District (I-S)
 Light Manufacturing (M-1)

Heavy Manufacturing (M-2)
 High Intensity Industrial (M-3)
 Any other zoning district if compatible with surrounding zonings and uses and for public facility

Development Strategy

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

Quality Community Objectives:

- Transportation Options
- Local Preparedness

Implementation Measures:

- **Strategic Location of Public Facilities** - Being intentional in locating public facilities to ensure that these facilities contribute to achieving the community's desired development patterns.
- **Landscaping and Buffer Requirements (DCA Model Code 3-9)** - Requiring planting areas to mask unattractive land uses, provide visual and sound barriers between incompatible adjacent uses, protect water and the environmental quality of rivers and streams.
- **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.