

# COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Lanier County and City of Lakeland**

RC: **SGRC**

Submittal Type: **Comp Plan Update**

Preparer:  RC  Local Government  Consultant: Specify

Cover Letter Date: **3/14/16**

Date Submittal Initially Received by RC: **3/21/16**

Explain Unusual Time-lags or Other Anomalies, when present:

*Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.*

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

**LANIER COUNTY**

**RESOLUTION TO ADOPT  
2016 JOINT LANIER COUNTY  
AND CITY OF LAKELAND  
COMPREHENSIVE PLAN**

**WHEREAS**, Lanier County has completed the 2016 Joint Lanier County and City of Lakeland Comprehensive Plan;

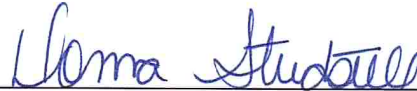
**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

**BE IT THEREFORE RESOLVED**, that Lanier County does hereby adopt the 2016 Joint Lanier County and City of Lakeland Comprehensive Plan.

Adopted this 9<sup>th</sup> day of may, 2016.



Alex Lee, Chair  
Lanier County Commission



ATTEST: Donna Studstill, County Clerk

**CITY OF LAKELAND**


**RESOLUTION TO ADOPT  
2016 JOINT LANIER COUNTY  
AND CITY OF LAKELAND  
COMPREHENSIVE PLAN**


**WHEREAS**, the City of Lakeland has completed the 2016 Joint Lanier County and City of Lakeland Comprehensive Plan;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

**BE IT THEREFORE RESOLVED**, that the City of Lakeland does hereby adopt the 2016 Joint Lanier County and City of Lakeland Comprehensive Plan.

Adopted this 10 day of May, 2016.

  
\_\_\_\_\_  
Bill Darsey, Mayor  
City of Lakeland

  
\_\_\_\_\_  
ATTEST: Diane Westberry, City Clerk

# 2016 Joint Comprehensive Plan Update for Lanier County and The City of Lakeland

Adopted  
May 10, 2016



Prepared for: Lanier County and The City of Lakeland

Prepared by the



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

## **1. Introduction**

The 2016 Lanier County – City of Lakeland Comprehensive Plan Update 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.

As required by the Local Comprehensive Planning Standards, the 2016 Lanier County – City of Lakeland Comprehensive Plan Update consists of the following elements:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Economic Development Element  
(As a community included in the Georgia Job Tax Credit Tier 1 category)  
Although a separate summarized economic development element is included in this Comprehensive Plan, which by reference adopts the current regional Comprehensive Economic Development Strategy (CEDS), any economic development goals, policies, needs, opportunities, and objectives pertaining to Lanier County and the City of Lakeland have also been integrated directly into their parallel components in this Comprehensive Plan.
- Land Use Element  
(As a community with zoning or land development regulations subject to the Zoning Procedures Law)

## **2. Community Involvement**

All of the required elements have been developed with extensive opportunity for involvement and input from stakeholders throughout the county and cities. 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 county:

- a) Stakeholders were identified. These included the Lanier County Board of Commissioners; the City of Lakeland; City and County law enforcement; local businesses and industries; and the general public.
- b) Participation techniques were identified. Techniques used included a kick-off public information meeting, printed public information in local newspapers, and information on the Southern Georgia Regional Commission's website and local government websites. A steering committee was formed to oversee and participate in planned development, including representatives from the stakeholders mentioned above.
- c) A participation program was conducted. Identified stakeholders were invited and attended, yielding specific input in plan content. The steering committee held regular meetings to provide input and feedback.

The public hearing kicking off the comprehensive planning process was held on Oct. 22, 2015 at the County Commission in Lakeland. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now under way, explaining the purpose of the update, and encouraging residents and other stakeholders to actively participate in the plan update.

### **3. Identification of Stakeholders**

A comprehensive list of potential stakeholders was put together with input from the Chamber of Commerce, Development Authority, elected officials, and residents. Copies of every meeting's sign-up sheets are included in this plan in the Appendix.

### **4. Identification of Participation Techniques**

The following participation techniques were utilized during the update process:

- Three Public Hearings:
  - Kick-off
  - Transmittal
  - Adoption
- Three Workshops:
  - Goals, issues, and opportunities
  - Report of Accomplishments & Community Work Program
  - Economic Development and Land Use
- Extensive e-mail correspondence with stakeholders (notices of meetings, e-mail requests for comments, distribution of revised drafts and final documents)
- Special Webpage on SGRC website as well as County and City Websites
- Dissemination of Information in the newspaper (public notices, advertisements)

### **5. Conduct Participation Program**

A foundational principle utilized by the Southern Georgia Regional Commission in all of its planning projects is public and stakeholder participation from and coordination with multiple and diverse interest groups. In order to ensure the broadest buy-in and diversity of input into the comprehensive plan update, all participants were included in the stakeholder group. Outreach to the public, local governments, chambers of commerce, economic development authorities, and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, Facebook postings, the project website, and updates provided at workshops and other group meetings. Opportunity for public comment was provided at public hearings and city and county commission meetings.

In addition to the three required public hearings, SGRC held a series of three workshops to discuss several elements of the plan. The first workshop was used to review the existing goals, issues, and opportunities; in the form of a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis, participants updated the list of goals, issues, and opportunities to meet current needs. Copies of the sign-in sheets are provided in the appendix along with public hearing notices.

The Report of Accomplishments was developed in the second workshop along with the draft of the updated Community Work Program. The Community Work Program was developed by the participants to include specific action items and projects that would be feasible for the County and the individual communities to implement should funding be available.

The third workshop was utilized to update the Economic Development Element and the Land Use Element and Maps as desired by the local governments.



## 6. Consideration of Regional Water Plan and Environmental Planning Criteria

During the preparation of the Comprehensive Plan Update, the local governments must review both the Regional Water Plan covering its area and the GDNR Rules for Environmental Planning Criteria as laid out in 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

Lanier County and the City of Lakeland lie within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2011.

The Suwannee-Satilla Regional Water Plan had identified 13 goals, listed below, to implement its vision of managing water resources in a sustainable manner under Georgia's regulated riparian and reasonable use laws to support the state's and regions' economy, to protect public health and natural resources, and to enhance the quality of life for all citizens; while preserving the private property rights of Georgia's landowners, and in consideration of the need to enhance resource augmentation and efficiency opportunities.



Source: CDM Suwannee-Satilla Regional Water Plan

Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, and industrial water needs, including all agricultural sectors (including agro-forestry).
2. Manage ground 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 quality and quantity.
11. Identify and implement cost-effective water management strategies.
12. Seek to provide economically affordable power and water resource service to all citizens in 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.

#### 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
4. Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns (1 in 10 year 7 day low flow condition)
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
8. Evaluate the potential to use existing storage to address 7Q10 low flow concerns
9. Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow concerns

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

##### 1. Point Sources:

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

##### 2. Non-Point Sources:

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

### 3. Non-point Source Existing Impairments:

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

Longer Term (20 – 40 years) water quantity and quality management practices include:

- Improve 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 feasibility of regional inter-basin transfer
- Continue wastewater and stormwater master planning

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

The Environmental Planning Criteria that are part of the Minimum Planning Standards deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains, the last of these not being 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 utilities 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 which shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.

## **II. PLAN ELEMENTS**

### **1. Community Goals and Vision**

The purpose of the Community Goals Element is to lay out a road map for Lanier County and the City of Lakeland; to generate local buy-in to the plan; and to ensure that the plan is implemented. The Goals as listed below were developed in the 2010 Partial Update through several community workshops. The goals are listed by category and are not listed in order of priority. These Goals were reviewed and updated individually during the first workshop of this 2016 Comprehensive Plan update.

#### Vision

To improve the total lifestyle of our citizens with smart and controlled growth that takes advantage of our County's rich history, resources, and talents.

Goal 1:           **Identify, conserve, and protect the broad range of cultural resources in Lanier County and the City of Lakeland.**

Goal 2:           **Foster meaningful business and employment opportunities sufficient to establish a sound and balanced economy in which income and employment levels are closer to the levels of the State and Nation.**

Goal 3:           **Ensure that all residents within Lanier County have access to quality and affordable housing.**

Goal 4:           **Establish and maintain conservation and protection measures for natural areas, where those areas would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas, protected river corridors, forested hardwood areas and areas where endangered species (state and federal) and habitat exist.**

Goal 5:           **Protect and enhance the value of existing development areas; promote development and redevelopment within urbanized areas; create and enhance stable neighborhoods; and maintain accessible open space for future land use opportunities.**

Goal 6:           **Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities.**

Goal 7:           **Enhance and maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Lanier County.**

### **2. Issues and Opportunities**

The initial Needs and Opportunities were developed and identified in the 2010 Update for Lanier County and the City of Lakeland. For this comprehensive plan update, the issues and opportunities were reviewed in the first of three workshops. Each of the previously identified issues and opportunities was reviewed and discussed by the participants, and then either deleted, amended, or retained as deemed applicable to Lanier County and the City of Lakeland. This was done utilizing a strengths, weaknesses, opportunities, and threats (SWOT) analysis with stakeholders and residents, analysis of statistical data and information, and review and revision as applicable of the issues and opportunities. Each of the following needs and opportunities is addressed by corresponding implementation measures in the Community Work Program for Lanier County and the City of Lakeland.

## **Resource Conservation - Cultural Resources**

### **Cultural Resources**

#### **Issues:**

- ❖ Historic homes and other buildings are not officially designated as such, and buildings eligible for the local and national historic registers need to be inventoried, and are falling into disrepair.
- ❖ Historic vacant buildings are not restored and occupied.

#### **Opportunities:**

- ❖ The majority of the historical inventory is located downtown, making it feasible to create a walkable historic district tour.
- ❖ The Farmers Merchant Bank has the potential for a historical designation.
- ❖ Burnt Church could be placed on the national or local historic register.
- ❖ Lakeland Inn may qualify for historic designation.
- ❖ Jones Hotel, located at Oak and Main, has historic qualities.
- ❖ The old school house in Stockton is a historic structure.
- ❖ Lanier County has an active historical society.

## **Economic Development**

#### **Issues:**

- ❖ The downtown area has an excess of dilapidated and/or vacant buildings.
- ❖ Funding is needed to restore empty buildings and offer incentives for attracting new occupants.
- ❖ There are not enough hotels/motels.
- ❖ The Development Authority needs additional funding to support small businesses.
- ❖ Banks Lake Wildlife refuge is underutilized as a tourist attraction.
- ❖ More jobs and industrial businesses are needed.

#### **Opportunities:**

- ❖ The Stockton area has access to the railroad and a 4-lane highway, and is at roughly equal distances from the Ports of Brunswick, Jacksonville, and Savannah. Therefore, this area has potential for commercial development.
- ❖ Wiregrass Tech offers job training programs in the county.
- ❖ Milltown Motorcade and the murals have tourist appeal.
- ❖ The Chamber of Commerce has created a brochure to advertise economic development throughout the County. A brochure for the Georgia Grown Trail 37 is in development.
- ❖ The hospital applied for a USDA Grant to develop a 62-bed nursing home with green space and gardening for residents.
- ❖ Expand/create new industrial spaces as needed.
- ❖ Local festivals, such as the Flatlanders Festival and Outdoor Fest, have the potential to become major tourist attractions.
- ❖ Lakeland/Lanier County's proximity to Moody Air Force Base offers the potential for attracting residents and businesses, and for taking advantage of the Military Enterprise Zone.

## **Development Patterns - Housing**

#### **Issues:**

- ❖ There are blighted areas with a large number of mobile homes.
- ❖ Property taxes are too high for some residents to afford.

#### **Opportunities:**

- ❖ New city and county land development regulations encourage high-quality residential development.

### **Resource Conservation - Natural Resources**

#### **Issues:**

- ❖ Banks Lake, the Alapaha River, and Lake Irma are not realizing their full potential, especially for canoeing.
- ❖ More advertising is needed to promote the water bodies in the county for tourism.

#### **Opportunities:**

- ❖ There are several public lakes and other water bodies throughout the county that are tourist attractions.
- ❖ Canoe trips on the Alapaha River could improve recreational activity options for visitors and residents.
- ❖ The Robert Simpson Nature Trail/Bike Trail is an excellent tourism/recreation asset.

### **Development Patterns - Land Use**

#### **Issues:**

- ❖ None identified.

#### **Opportunities:**

- ❖ The county is mostly designated as agricultural and has wide selection of sites that can be converted to other uses with the proper land use regulations.
- ❖ Stockton has sites available for industrial land uses.
- ❖ Moody Activity Zone (MAZ) overlay districts prevent encroachment of incompatible uses and support the operations of Moody Air Force Base.

### **Community Facilities and Services**

#### **Issues:**

- ❖ Traffic lights are needed in the City of Lakeland.
- ❖ More youth recreational opportunities need to be developed, but funding is lacking to develop land that has already been acquired.
- ❖ The high school is in need of their own three ball fields (baseball, softball, and middle school).
- ❖ Some roads need to be paved; there are roughly 125 miles of dirt roads throughout the County.
- ❖ Sewer line extensions and water quality improvement are needed in the City of Lakeland.
- ❖ Some sidewalks are in the need of repair and sidewalks are needed on Oak Street.
- ❖ Signage is needed to redirect trucks onto the truck route rather than passing through the core of the City of Lakeland, which creates a hazard, especially for children crossing the road. A better truck route is needed.
- ❖ Many City streets and County roads need resurfacing and repairs.

#### **Opportunities:**

- ❖ The County and the City are currently utilizing funding from LMIG grants for road projects.
- ❖ The hospital receives financial support from the County and City.

### **Intergovernmental Coordination**

#### **Issues**

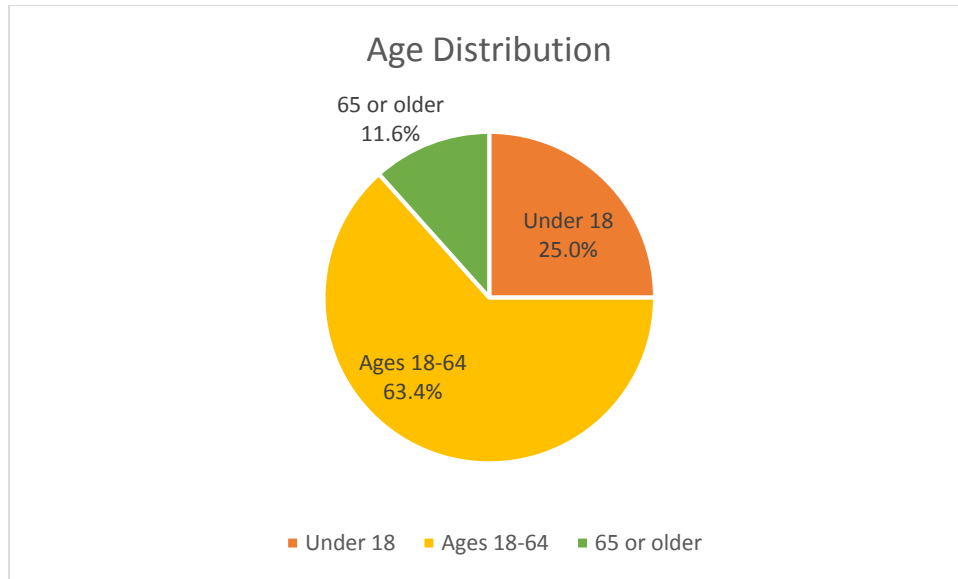
- ❖ City and County public services (such as health, recreation, library, and 911) are not adequately funded.

#### **Opportunities**

- ❖ Library service delivery is consolidated and receives funding from the County and the City.
- ❖ Encourage partnering with surrounding counties to increase fire rating and improve services.
- ❖ Increase support for EMS and 911 operations.

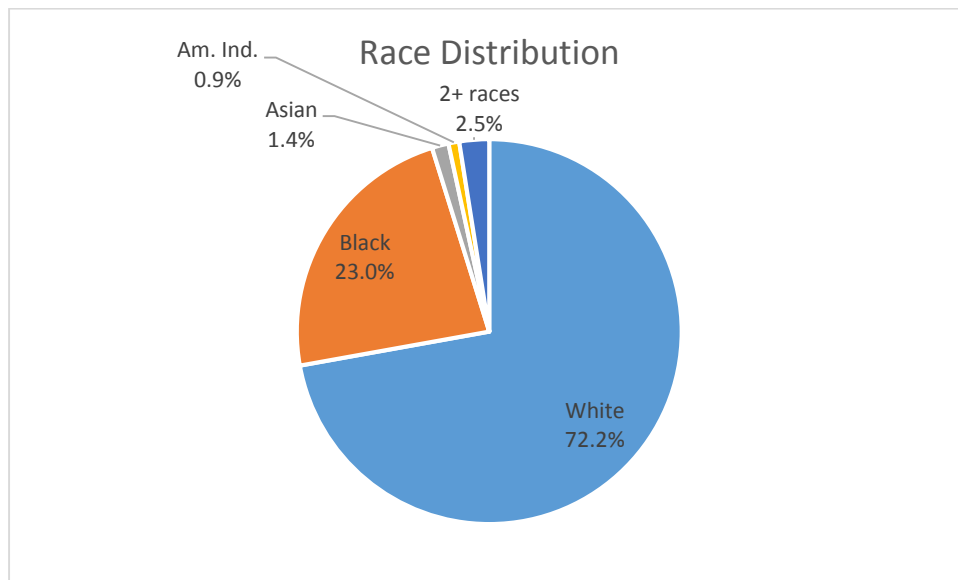
### 3. Analysis of Data and Information

#### Lanier County



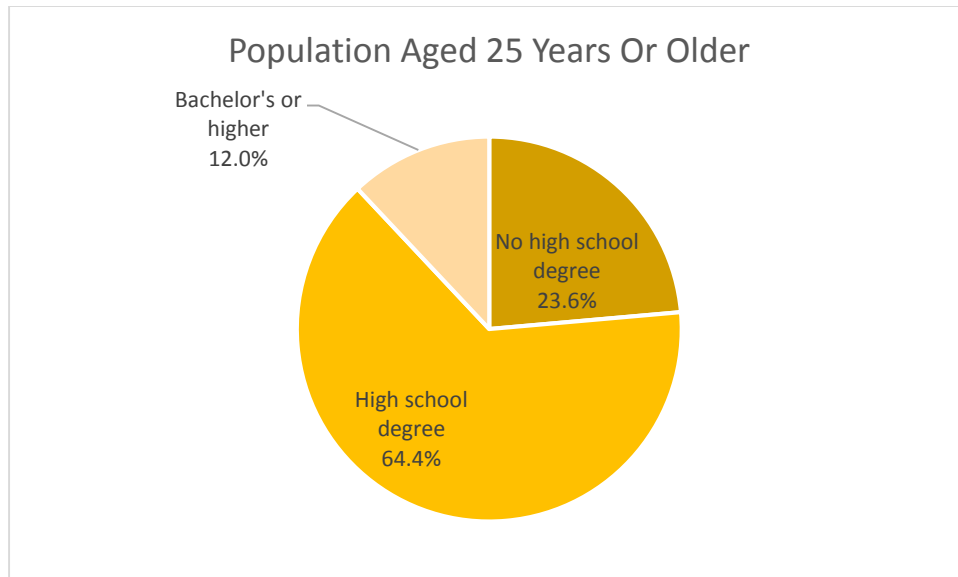
Data source: U.S. Census Bureau, American Community Survey, 2014 1-year estimates.

The 2014 population of Lanier County is 10,373. Since the 2010 Census, the population has increased by 3.0 percent. As of the U.S. Census Bureau's 2013 estimate, 25.0 percent of the population are under age 18, 63.4 percent are between 18 and 64, and 11.6 percent are aged 65 or older. The population is 49 percent female and 51 percent male.



Data source: U.S. Census Bureau, American Community Survey, 2013 1-year estimates.

As of 2013, Lanier County's population is 72.1 percent White, 23 percent Black or African American, 1.4 percent Asian, 0.9 percent American Indian and Alaska Native, and 2.5 percent of two or more races. 5.2 percent of the population are of Hispanic/Latino ethnicity (regardless of race). 2.5 percent of the population are foreign-born and 5.5 percent of people aged 5 or older speak a language other than English at home.



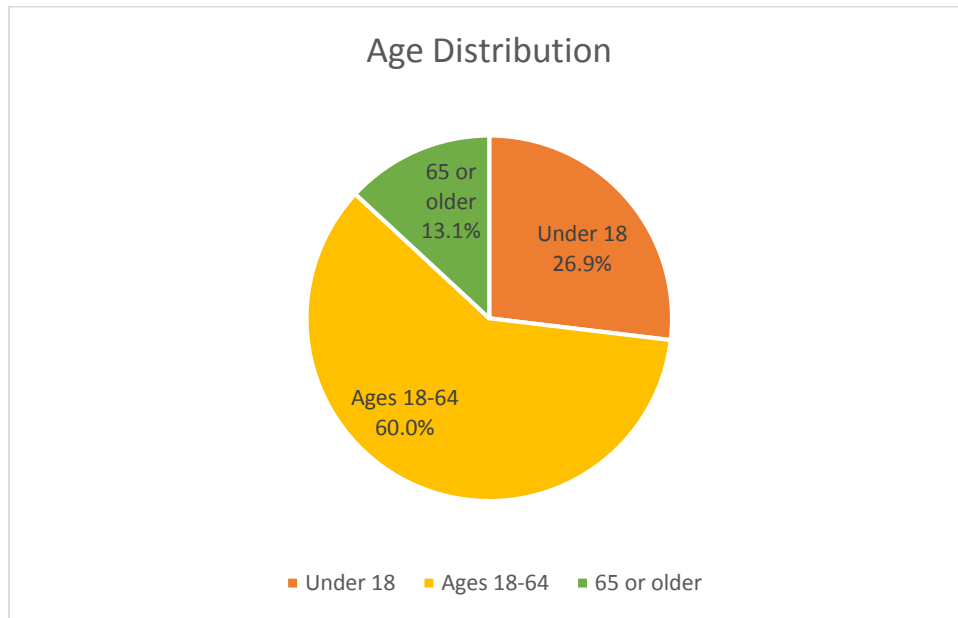
Data source: U.S. Census Bureau, American Community Survey, 2009-2013 5-year estimates.

According to 2009-2013 five-year Census Bureau estimates, 76.4 percent of the population aged 25 or older have at least a high school degree. 12 percent have a bachelor's or higher degree. 23.6 percent of those 25 or older do not have a high school degree.

There are 3,275 households in Lanier County, with an average of 2.66 persons per household. The homeownership rate is 60.9 percent, and the median owner-occupied home value is \$111,800. The median household income is \$39,452 and the per capita income is \$17,264, measured in 2013 dollars. 26.7 percent of the population lives below the poverty level.

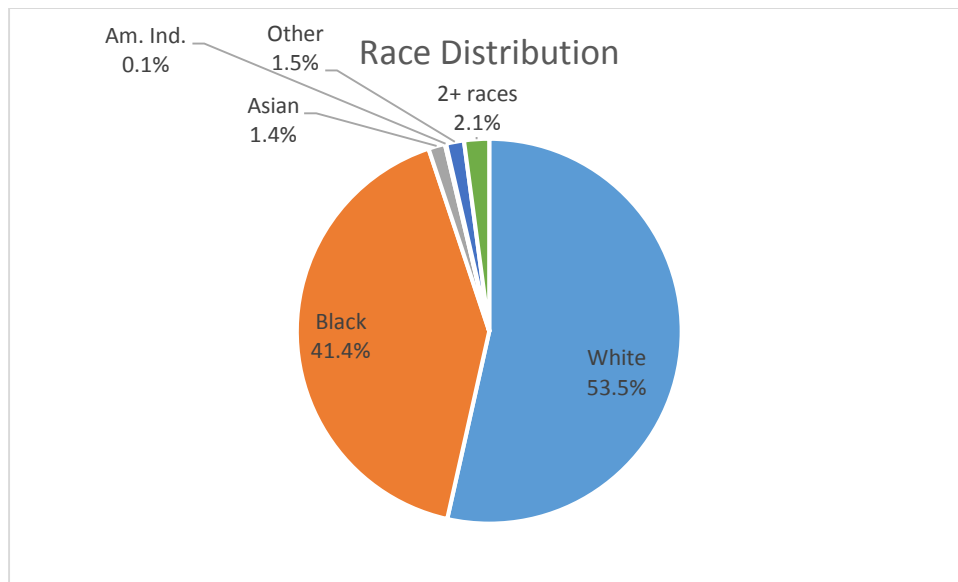


**Lakeland**



Data source: U.S. Census Bureau, American Community Survey, 2014 1-year estimates.

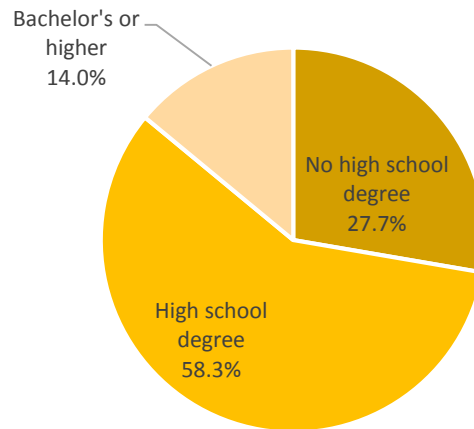
The 2010 Census population of the City of Lakeland is 3,366. As of the U.S. Census Bureau's 2013 estimate, 26.9 percent of the population are under age 18, 60.0 percent are between 18 and 64, and 13.1 percent are aged 65 or older. The population is 50 percent female and 50 percent male.



Data source: U.S. Census Bureau, 2010 Census, Summary File 1.

As of 2010, Lakeland's population is 53.4 percent White, 41.3 percent Black or African American, 1.4 percent Asian, 0.1 percent American Indian and Alaska Native, 1.5 percent of some other race, and 2.1 percent of two or more races. 3.9 percent of the population are of Hispanic/Latino ethnicity (regardless of race).

### Population Aged 25 Years Or Older



Data source: U.S. Census Bureau, American Community Survey, 2009-2013 5-year estimates.

According to 2009-2013 five-year Census Bureau estimates, 72.3 percent of the population aged 25 or older have at least a high school degree. 14 percent have a bachelor's or higher degree. 27.7 percent of those 25 or older do not have a high school degree.

There are 1,192 households in Lakeland, with an average of 2.61 persons per household. The homeownership rate is 51.9 percent. The median household income is \$25,495 and the per capita income is \$14,803. 33.2 percent of the population lives below the poverty level.

## 4. Consideration of DCA Quality Community Objectives

### DCA Quality Community Objectives and Best Practices:

#### 1. Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

##### Best Practices recommended for Lanier County and the City of Lakeland:

- Research and create a source book to identify technical and financial assistance available for local businesses from regional, state and federal sources and make it available to local businesses.
- Track business needs of existing businesses to help with business retention.
- Tailor training programs to provide workforce skills needed by local businesses.
- Plan a tourist and marketing campaign based on the three heritage festivals in town: Peacock Festival, Harvest Festival and Christmas Festival.

#### 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.

##### Best Practices recommended for Lanier County and the City of Lakeland:

- Create an inventory of environmentally sensitive areas such as groundwater recharge areas, river corridors and wetlands, as a first step to create a local strategy for minimizing negative impacts on water quality and quantity.

#### 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.

##### Best Practices recommended for Lanier County and the City of Lakeland:

- Create a historic preservation overlay zone to ensure the preservation of historic properties.
- Consider adopting a rehabilitation code in addition to a new construction code to help keep costs down thereby encouraging rehabilitation of properties.

#### 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.

##### Best Practices recommended for Lanier County and the City of Lakeland:

- Ensure consistency of Lanier County's and the City of Lakeland's ordinances with the adopted comprehensive plan.
- Pursue CDBG grants to implement needed infrastructure projects.
- Continue implementation of a Service Delivery Strategy.

#### 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.

Best Practices recommended for Lanier County and the City of Lakeland:

- Adopt manufactured home regulations to ensure compatibility of manufactured homes with surrounding single family residences and to regulate appearance, layout and location of manufactured homes.

## **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.

Best Practices recommended for Lanier County and the City of Lakeland:

- Meet regularly with SGRC staff to discuss local priorities and projects and explore opportunities for assistance and coordination with regional efforts.

## **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.

Best Practices recommended for Lanier County and the City of Lakeland:

- Consider creating an ordinance to allow cottage zoning to allow very small single family homes to fill the need for affordable housing, utilize vacant properties and keep cost down for construction and so eliminate the need for manufactured homes.
- Provide education on home loan assistance to foster rehabilitation and revitalization.

## **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.

Best Practices recommended for Lanier County and the City of Lakeland:

- Create a continuous, well maintained sidewalk network, especially around schools.
- Ensure safe, adequate and well-designed facilities for bicyclists.

## **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.

Best Practices recommended for Lanier County and the City of Lakeland:

- Ensure that all schools and libraries have adequate and efficient access to the internet to provide sufficient opportunities for on-line education and certification opportunities.

## **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.

### Best Practices recommended for Lanier County and the City of Lakeland:

- Develop a comprehensive listing of health services and assistance resources for local citizens.

## **5. Goals, Issues and Policies**

### **Cultural Resources**

**Goal 1: Identify, conserve, and protect the broad range of cultural resources in Lanier County and the City of Lakeland.**

#### **Issues & Policies**

- ❖ Historic homes and other buildings are not officially designated as such, and buildings eligible for the local and national historic registers need to be inventoried, and are falling into disrepair.

Policy 1.1: Encourage inventorying and official designation of historic properties.

- ❖ Historic vacant buildings are not restored and occupied.

Policy 1.2: Encourage appropriate agencies to research funding for renovations.

### **Economic Development**

**Goal 2: Foster meaningful business and employment opportunities sufficient to establish a sound and balanced economy in which average per capita and employment levels are closer to the levels of the State and Nation.**

#### **Issues & Policies**

- ❖ The downtown area has an excess of dilapidated and/or vacant buildings.

Policy 2.1: Consider creating a Lakeland “main street program” for downtown.

- ❖ Funding is needed to restore empty buildings and offer incentives for attracting new occupants.

Policy 2.1: Encourage and assist in research for funding and applicable incentives.

- ❖ There are not enough hotels/motels.

Policy 2.2: Consider identifying sites for hotels to be located in Lakeland.

- ❖ The Development Authority needs additional funding to support small businesses.

Policy 2.3: Pursue funding opportunities for the support of small businesses.

- ❖ Banks Lake Wildlife refuge is underutilized as a tourist attraction.

Policy 2.4: Find ways to advertise the wildlife refuge through radio and television stations surrounding Lanier County.

- ❖ More jobs and industrial businesses are needed.

Policy 2.5: Promote a capable workforce through the Work Ready Program to attract employers.

Policy 2.6: Identify potential sites to acquire for new developments that can be supported with grant funding.

### **Housing**

**Goal 3:        Ensure that all residents within Lanier County have access to quality and affordable housing.**

**Issues & Policies**

- ❖ There are blighted areas with a large number of mobile homes.

Policy 3.1: Support and enhance Code Enforcement departments and personnel throughout the County.

Policy 3.2: Research the Community Housing Investment Program (CHIP) and Community Development Block Grant (CDBG) funding opportunities that can help develop good low income housing.

- ❖ Property taxes are too high for some residents to afford.

Policy 3.3: Encourage local ownership/management of rental housing through property tax and permitting fee reductions.

**Natural Resources**

**Goal 4:        Establish and maintain the conservation and protection measures for natural areas, where those areas would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas, protected river corridors, forested hardwood areas and areas where Georgia and Federally Endangered species and habitat exist.**

**Issues & Policies**

- ❖ Banks Lake, the Alapaha River, and Lake Irma are not realizing their full potential, especially for canoeing.

Policy 4.1: Coordinate with the Georgia Department of Natural Resources, the Georgia Department of Transportation and other applicable state agencies to establish more public access points along the Alapaha River.

- ❖ More advertising is needed to promote the water bodies in the county for tourism.

Policy 4.2: Consider advertisement through the Chamber of Commerce and nearby media outlets in Valdosta and Florida.

**Land Use**

**Goal 5:        Protect and enhance the value of existing development areas; promote development and redevelopment within urbanized areas; create and enhance stable neighborhoods; and maintain accessible open space for future land use opportunities.**

**Issues & Policies**

No issues identified.

Policy 5.1: Maximize use of sites that are currently agricultural but can be converted to other uses with the proper land use regulations.

Policy 5.2: Encourage taking advantage of sites available for industrial land uses, especially in Stockton.

Policy 5.3: Utilize Moody Activity Zone (MAZ) overlay districts to prevent encroachment of incompatible uses and support the operations of Moody Air Force Base.

## **Community Facilities and Services**

**Goal 6:        Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities.**

### **Issues & Policies**

- ❖ Traffic lights are needed in the City of Lakeland.

Policy 6.1: Encourage conducting a traffic study to assess the feasibility of traffic lights in the City.

- ❖ More youth recreational opportunities need to be developed, but funding is lacking to develop land that has already been acquired.

Policy 6.2: Research funding to acquire land for youth and school recreational facilities.

- ❖ The high school is in need of their own three ball fields (baseball, softball, and middle school).

Policy 6.2: Research funding to acquire land for youth and school recreational facilities.

- ❖ Some roads need to be paved; there are roughly 125 miles of dirt roads throughout the County.

Policy 6.3: Coordinate with SGRC Staff to find funding for the improvement of infrastructure throughout the County.

- ❖ Sewer line extensions and water quality improvement are needed in the City of Lakeland.

Policy 6.3: Coordinate with SGRC Staff to find funding for the improvement of infrastructure throughout the County.

- ❖ Some sidewalks are in the need of repair and sidewalks are needed on Oak Street.

Policy 6.3: Coordinate with SGRC Staff to find funding for the improvement of infrastructure throughout the County.

- ❖ Signage is needed to redirect trucks onto the truck route rather than passing through the core of the City of Lakeland, which creates a hazard, especially for children crossing the road. A better truck route is needed.

Policy 6.4: Find ways to improve enforcement of local laws that restrict the routes of large trucks through Lakeland.

- ❖ Many City streets and County roads need resurfacing and repairs.

Policy 6.3: Coordinate with SGRC Staff to find funding for the improvement of infrastructure throughout the County.

### **Intergovernmental Coordination**

**Goal 7:        Enhance and maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Lanier County.**

- ❖ City and County public services (such as health, recreation, library, and 911) are not adequately funded.

Policy 7.1: Coordinate with SGRC Staff to find funding for the improvement of public services throughout the County.



## 6. Community Work Program

### Report Of Accomplishments: Lanier County

(5-Year Short-Term Work Program Update 2014 - 2018)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ROA	FY 14	FY 15	FY 16	FY 17	FY 18
<b>COMMUNITY FACILITIES AND SERVICES</b>									
Construct a Fire Station in the New Hope Community	\$100,000	Lanier County	Fire grants, local	Complete	x	x	x	x	x
Pave a mile of Smith Dairy Road	\$220,000	Lanier County	GDOT, Lanier County	Ongoing; expected completion FY2017		x	x	x	x
Resurface Empire Church Road	\$300,000	Lanier County	GDOT, Lanier County	Ongoing; expected completion FY2017				x	x
Construct softball field at recreation department	\$65,000	Lanier County	GA Recreation Grant, Lanier County	Complete		x	x	x	x
<b>ECONOMIC DEVELOPMENT</b>									
Continue to financially support the Lakeland/Lanier County Chamber of Commerce	\$5,000/yr	Lanier County	General fund	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
Continue to financially support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Lanier	\$60,000/yr	Lanier County	General fund	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
Continue to seek funding to acquire additional industrial park land and service with infrastructure	Staff time	County Commission, City Council	DCA, EDA, General fund	Ongoing; expected completion FY2021.	x	x	x	x	x

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ROA	FY 14	FY 15	FY 16	FY 17	FY 18
Continue to seek land for industrial park at Stockton or near Hw 125	Staff time	County Commission, City Council	DCA, EDA, General fund	Ongoing; expected completion FY2021. Combined with above project in new work program.	x	x	x	x	x
Seek ways to utilize Military Zone Status for tax credits	Staff time	County Commission, City Council	DCA, EDA, General fund	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
<b>HOUSING</b>									
Pursue funding for Community Home Investment Program	\$250,000	Lanier County	DCA/CHIP	Complete	x	x	x	x	x
Recruit and check for qualification ability to establish need for CHIP	Staff time	Lanier County	DCA/CHIP	Complete	x	x	x	x	x
<b>LAND USE</b>									
Continue to amend the Land Development Ordinance, as needed to assist the implementation of the Lanier County Future Land Use Plan	Staff time	Lanier County	Local	Complete	x	x	x	x	x
<b>NATURAL AND HISTORIC RESOURCES</b>									
Conduct a county-wide historic resources inventory	Staff time	Lanier County	Local	Ongoing; expected completion FY2017.	x	x	x	x	x
<b>PLANNING</b>									
Continue annually re-evaluate the Lanier County Short-Term Work Program	Staff time	Lanier County	General fund	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
Participate in all updates to the Greater Lanier Comprehensive Plan	Staff time	Lanier County	General fund	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ROA	FY 14	FY 15	FY 16	FY 17	FY 18
Prepare all grant/loan applications (CDBG,EDA,RD,etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	Staff time	Lanier County	General fund	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
Continue to implement the Lanier County Service Delivery Plan	Staff time	Lanier County	General fund	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
Continue to provide representation on the Lakeland/Lanier County Planning Advisory Commission	Staff time	Lanier County	General fund	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
Update Pre-Disaster Mitigation Plan	\$24,000	Lanier County	GEMA grant	Complete	x	x	x	x	x

**Report Of Accomplishments: City of Lakeland**

(5-Year Short-Term Work Program 2014 - 2018)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ROA	FY 14	FY 15	FY 16	FY 17	FY 18
<b>COMMUNITY FACILITIES</b>									
Update digital set of as-built sanitary sewer system maps for the city GIS system as needed	\$200/YR	City Council	Local	Complete		x	x	x	x
Prepare engineering studies to upgrade the water and sewer distribution system	\$50,000	City Council	Local	Complete	x	x	x	x	x
Install sidewalks on Oak Street from E. Simpson Avenue to Jackson Avenue.	\$250,000	City Council	GDOT	Ongoing; expected completion FY2017.	x	x	x	x	x
Continue participation in the LIMG program of GA DOT	TBD	City Council	GDOT	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
Keep Community Parks maintained as needed	\$1500/yr	City Council	General fund	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
Seek funding for rehabbing of sidewalks West Thigpen	\$250,000	City Council	GDOT, TEA grants	Complete			x	x	x
Pursue funding for rehab and maintenance of sewer lift station	\$750,000	City Council	Local, CDBG grants, DCA, water/sewer fund	Ongoing (expected completion FY2018)	x	x	x	x	x
Pursue "Immediate Threat and Danger Grant" funding from DCA to repair lift station to prevent possible contamination of Banks Lake	\$250,000	City Council	DCA, local	Complete	x	x	x	x	x
<b>ECONOMIC DEVELOPMENT</b>									

<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>ROA</b>	<b>FY 14</b>	<b>FY 15</b>	<b>FY 16</b>	<b>FY 17</b>	<b>FY 18</b>
Continue to financially support the program objectives of the Lakeland/Lanier County Chamber of Commerce	\$5000/yr	City Council	General fund	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
Continue to work with Chamber to research and develop incentives to attract business to Lakeland.	Staff time	City Council	General fund	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Lanier	Staff time	City Council	General fund	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
Continue to encourage tourism by promoting Downtown Lakeland as the Historical City of Murals	Staff time	City Council	General fund	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
<b>HOUSING</b>									
Pursue funding for Community Home Investment Program	\$250,000	City Council	DCA, CHIP	Complete	x	x	x	x	x
Recruit and check for qualification ability to establish need for CHIP	Staff time	City Council	DCA, CHIP	Complete	x	x	x	x	x
<b>LAND USE</b>									
Continue to update and amend the zoning ordinance to implement the Lakeland Future Land Use Plan	Staff time	City Council	Local, Lanier County PAC	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
<b>NATURAL AND HISTORIC RESOURCES</b>									

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ROA	FY 14	FY 15	FY 16	FY 17	FY 18
Conduct a county-wide historic resources inventory	Staff time	City Council	Local, Lanier County PAC	Ongoing. County is now the lead on the project, so project is moved to County work program.	x	x	x	x	x
<b>PLANNING</b>									
Continue to update the Pre Disaster Mitigation Plan	Staff time	City of Lakeland, Lanier County	Local	Complete	x	x	x	x	x
Prepare all grant/loan applications (CDBG, EDA, RD, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	Staff time	City of Lakeland	Local	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
Phase II of Robert Simpson Mountain Bike Trail through DNR Recreation Trails Grant	\$42,000	City of Lakeland	DNR Grant	Ongoing (expected completion FY2019)				x	x
Annually re-evaluate the City of Lakeland Short-Term Work Program	Staff time	City Council	Local	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x
Provide representation on the Lakeland/Lanier County Planning Advisory Commission	Staff time	City Council	Local	Complete. Item is continued as part of regular operations and not as a special project.	x	x	x	x	x

**6. Community Work Program**

**Lanier County 5-Year Community Work Program Update  
(2017 - 2021)**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
<b>CULTURAL RESOURCES</b>									
Conduct a county-wide historic resources inventory	Staff time	Lanier County	General fund	1	X	X			
<b>ECONOMIC DEVELOPMENT</b>									
Seek funding to acquire additional industrial park land and service with infrastructure, including industrial park land near Stockton or Hwy 125	Staff time	Lanier County/City of Lakeland	Shared General Funds/DCA/EDA	2	X	X	X	X	X
<b>HOUSING</b>									
None identified									
<b>NATURAL RESOURCES</b>									
None identified									
<b>LAND USE</b>									
None identified									
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									
Resurface 15 miles of roads, including Teeterville Rd. and Empire Church Rd.	\$1 million	Lanier County	General Fund/GDOT	6	X	X	X	X	X
Pave 1 mile of Smith Dairy Road	\$220,000	Lanier County	General Fund/GDOT		X				
Construct 2 passing lanes on US-221 from Lakeland south to Lowndes County line	\$2.5 million	Lanier County	General Fund/GDOT	6		X			
Construct 1-mile multi-use trail at new Parks & Recreation facility	\$150,000	Lanier County	General Fund/grants	6			X	X	
Construct community center building	\$2 million	Lanier County	General Fund/grants	6				X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
Construct new Parks & Recreation facility, including ball fields	\$5 million	Lanier County	General Fund/grants	6				X	X
Construct new EMA Command Center	\$1 million	Lanier County	General Fund/grants	6		X	X		
Purchase 1 new fire engine	\$300,000	Lanier County	General Fund/grants	6	X				
Construct new nutrition/Head Start building	\$2.5 million	Lanier County	General Fund/grants	6				X	X
Construct new courthouse or courthouse annex, or expand and renovate existing courthouse with updated wiring, plumbing, and other needed updates	\$5 million	Lanier County	General Fund/grants	6				X	X
Purchase 5 new sheriff's patrol cars	\$200,000	Lanier County	General Fund/grants	6	X	X	X	X	X
Hire 4 full-time fire fighters	\$200,000	Lanier County	General Fund/grants	6					X
<b>INTERGOVERNMENTAL COORDINATION</b>									
None identified									



**City of Lakeland 5-Year Community Work Program Update**  
(2017 - 2021)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
<b>CULTURAL RESOURCES</b>									
None identified									
<b>HOUSING</b>									
None identified									
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									
Resurface approximately 10 miles of streets, including Washington Street and North Pine Street	\$750,000	City of Lakeland	SPLOST, LMIG	6	X	X	X	X	X
Pave approximately 3 miles of dirt roads on the east side of the City	\$250,000	City of Lakeland	SPLOST, LMIG	6	X	X	X		
Install sidewalks on Oak Street from E. Simpson Avenue to Jackson Avenue	\$60,000	City of Lakeland	CDBG, General Fund	6	X	X			
Install water filtration system and rehabilitate oxidation plant	\$700,000	City of Lakeland	Grants, CDBG	6		X	X		
Rehabilitate sewers west of Oak Street and at Hospital Drive and Pine Street	\$1 million	City of Lakeland	USDA loan, CDBG	6		X	X		
Conduct rehabilitation and maintenance of sewer lift station	\$750,000	City of Lakeland	USDA, CDBG, DCA grants/loans	6	X	X			
Purchase new residential curbside garbage cans for residences citywide	\$715,000	City of Lakeland	Deep South Solid Waste	6	X				
Purchase 1 police car, safety equipment vests, cameras for inside police cars, and upgraded radar detectors for police	\$150,000	City of Lakeland	General fund, grants	6	X	X	X	X	X
Upgrade Intox machine	\$17,000	City of Lakeland	General fund, grants	6		X			
Purchase 10 radios for police cars	\$6,000	City of Lakeland	General fund, grants	6	X				

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
Purchase 10 handheld radios for police officers	\$4,000	City of Lakeland	General fund, grants	6	X				
Upgrade computers and software in City Hall and Police Department	\$24,000	City of Lakeland	General fund, grants	6					X
Repair fire station roof	\$2,000	City of Lakeland, Lanier County	General fund, grants	6	X	X			
Purchase new equipment, including playground equipment, for children's park	\$20,000	City of Lakeland	General fund, grants	6		X	X	X	
Install ADA facilities at locations that are still not fully accessible	\$20,000	City of Lakeland	SPLOST	6	X	X	X	X	X
<b>NATURAL RESOURCES</b>									
Rebuild bridge on Robert Simpson Nature Trail	\$500	City of Lakeland	General Fund, Grants	4, 6	X				
Construct Phase II of Robert Simpson Mountain Bike Trail	\$42,000	City of Lakeland	DNR, Grants	4, 6		X	X		
Rebuild boardwalk at Lake Irma	\$2500	City of Lakeland	General Fund, Grants	4, 6		X			
<b>LAND USE</b>									
None identified									
<b>INTERGOVERNMENTAL COORDINATION</b>									
None identified									

## 7. Economic Development Element

The September 2012 Comprehensive Economic Development Strategy (CEDS), as developed by the Southern Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration, is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Lanier County and The City of Lakeland.

The Southern Georgia Regional Commission's (SGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting private investment that creates jobs. The SGRC CEDS is a regionally-owned strategy that is the result of a continuing economic development planning process developed with regional public- and private-sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southern Georgia region and clearly defines the measures of success.

The Southern Georgia CEDS gives an overview of the region, briefly describing geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the regional economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southern Georgia Regional Commission's successful development and implementation of the 2013-2018 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SGRC District.

Policies, issues and opportunities, and Short-term Work Program implementation strategies located in the current Comprehensive Plans for each jurisdiction in our 18-county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects, and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Lanier County and The City of Lakeland.

### **Goal:**

*Improve/upgrade educational levels and labor force skills within the region.*

### **Objective:**

*Develop and support community-based efforts to address improved educational levels and labor force skills.*

➔ The objective above is consistent with Policy 2.5.

### **Goal:**

*Public services and facilities adequate to accommodate existing and future growth.*

### **Objective:**

*Availability of speculatively built and other buildings to attract new and expanding businesses and industries in the region.*

➔ The above objective is consistent with Policy 2.6.

**Objective:**

*Availability of adequate financing and/or financial incentives to attract new and expanding businesses and industries to the region.*

- The need for funding to support small businesses has been identified as an issue in the present Comprehensive Plan Update. Policy 2.3 is consistent with the above objective.

**Goal:**

*Maintenance and improvement of existing and future housing and the elimination of the region's substandard housing conditions.*

**Objective:**

*Assist local governments with the development of a Building Inspection Program.*

- This objective is consistent with Policy 3.1.

**Objective:**

*Encourage local governments to participate in CHIP, CDBG, and USDA housing programs.*

- This objective is consistent with Policy 3.2.

**Objective:**

*Work with local governments to develop ordinances for manufactured home usage and placement.*

- Blighted areas with large numbers of mobile homes have been identified as an issue in the present Comprehensive Plan Update.

**Goal:**

*Provide affordable housing options for low- to moderate-income persons.*

**Objective:**

*Develop homebuyer programs for low- to moderate-income persons.*

- Affordable housing has been identified as an issue in the present Comprehensive Plan Update, and the goal above is also consistent with Policy 3.3.

## 8. Land Use Element

### Descriptions of Land Use Categories

#### Agriculture/Forestry



Development in this category consists of agriculture and related activities, forestry, conservation, groundwater recharge areas, and very low-density residential development.

Allowable zoning districts in this category are:

- County A-U (Agricultural Use)
- County R-R (Rural Residential)
- County R-C (Rural Commercial)
- City RA (Residential Agricultural)
- Moody Activity Zone (MAZ) Overlay Districts 1, 2, and 3

## Residential



Development in this category is predominantly residential, ranging from single-family densities to multi-family densities. Uses also allowed within this district include public and private schools, churches, and other uses as allowed in the zoning districts permitted under this land use.

Allowable zoning districts in this category are:

- County R-1 (Single Family Residential)
- County R-1A (Single Family Residential)
- County M-H-P (Manufactured Housing Park)
- City RC (Residential Conservation)
- City R-1 (Residential Single Family)
- City R-2 (Residential Single Family)
- City R-3 (Residential Mixed Family)
- Moody Activity Zone (MAZ) Overlay Districts 1, 2, and 3

## Industrial



Development in this category includes manufacturing and wholesale as well as warehousing and similar uses.

Allowable zoning districts in this category are:

- County WLI (Wholesale-Light Industrial)
- County H-I (Heavy Industrial)
- City I (Industrial)
- Moody Activity Zone (MAZ) Overlay Districts 1, 2, and 3

## Commercial



This land use is intended for areas in Lanier County or the City of Lakeland that contain retail uses, office uses, highway commercial, or other similar uses. These are mainly retail sales or service uses that can function independently of adjoining development.

Allowable zoning districts in this category are:

- County G-B General Business:
- City GB (General Business)
- City CBD (Central Business)
- Moody Activity Zone (MAZ) Overlay Districts 1, 2, and 3



## Parks/Recreation/Conservation



Land under this category is dedicated to active or passive recreational uses and areas that require special protection from development due to unique historical or natural resources and characteristics. Approximately 9% of the county's land area falls under this category.

Allowable zoning districts in this category are:

- County A-U (Agricultural Use)
- County R-R (Rural Residential)
- City RC (Residential Conservation)
- Moody Activity Zone (MAZ) Overlay Districts 1, 2, and 3

## Transportation/Communication/Utilities



This category includes such uses as major transportation routes, public utilities, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, and other similar uses.

Allowable zoning districts in this category are:

- County R-C (Rural Commercial)
- County G-B General Business:
- County WLI (Wholesale-Light Industrial)
- County H-I (Heavy Industrial)
- City GB (General Business)
- City CBD (Central Business)
- City I (Industrial)
- Moody Activity Zone (MAZ) Overlay Districts 1, 2, and 3
- And other compatible uses.

## Public/Institutional



This category includes certain state, federal, or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of other institutional land uses include colleges, churches, cemeteries, hospitals, etc.

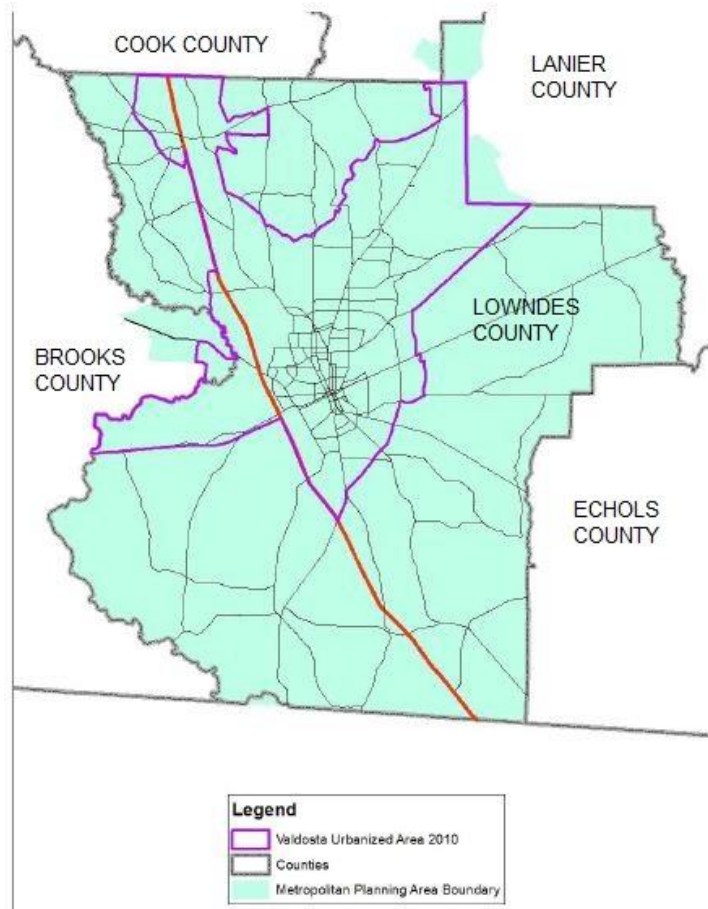
Allowable zoning districts in this category are:

- County R-C (Rural Commercial)
- County G-B General Business:
- County WLI (Wholesale-Light Industrial)
- City GB (General Business)
- City CBD (Central Business)
- Moody Activity Zone (MAZ) Overlay Districts 1, 2, and 3

## 9. Transportation Element

Portions of Lanier County are included within the Metropolitan Planning Area (MPA) of the Valdosta-Lowndes Metropolitan Planning Organization (VLMPO), the federally designated Metropolitan Planning Organization (MPO) for the greater Valdosta area. As such, the present Plan Update is required to include a Transportation Element. The 2040 Transportation Vision Plan (adopted September 2, 2015), which serves as the federally required Metropolitan Transportation Plan for the VLMPO under the Moving Ahead for Progress in the 21st Century Act (MAP-21), is hereby incorporated by reference into this Comprehensive Plan to serve as the Transportation Element for Lanier County and the City of Lakeland.

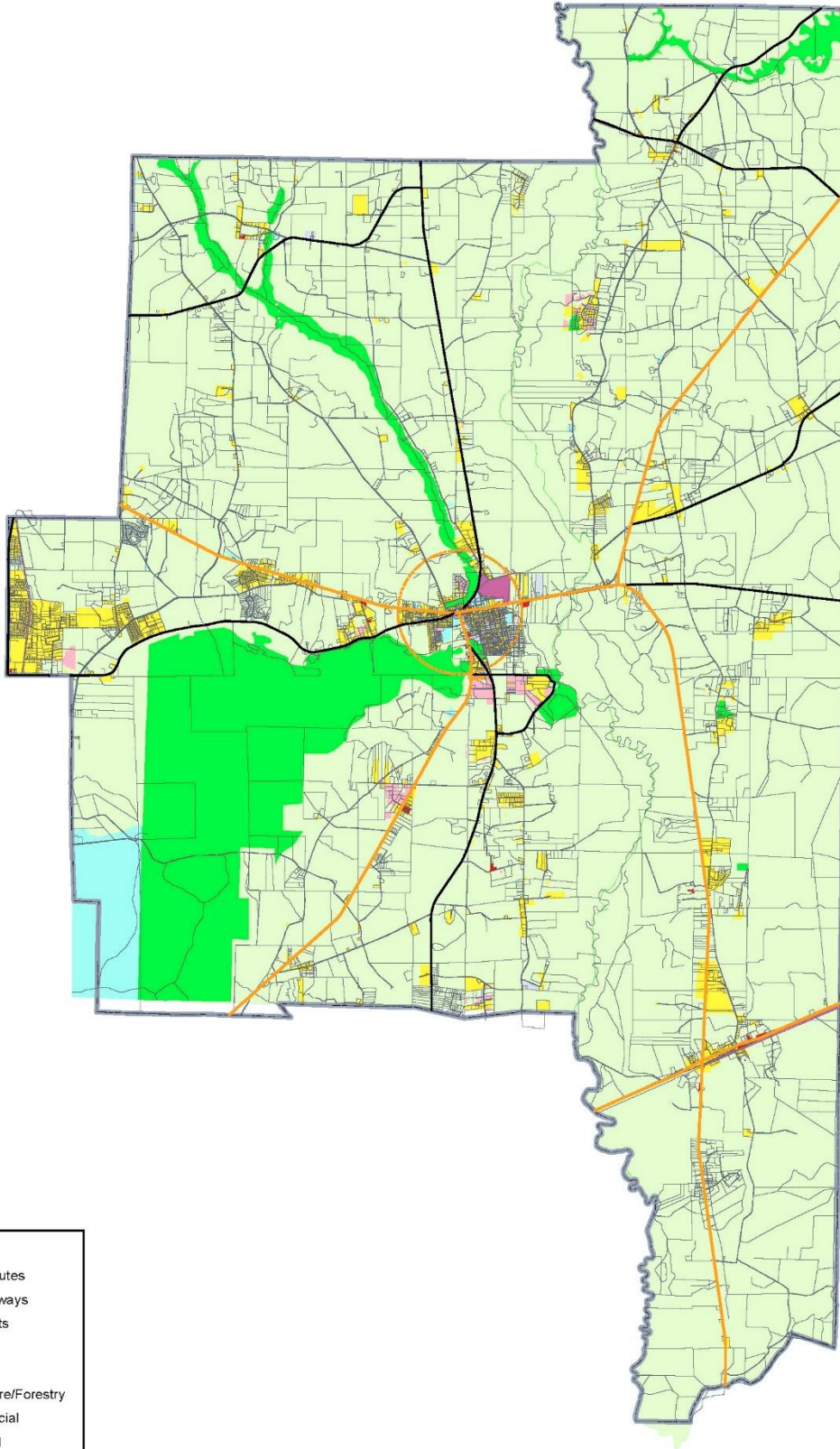
The 2040 Transportation Vision Plan guides the transportation policies and projects to be implemented throughout the community over the next twenty-five years. The 2040 Transportation Vision Plan directs how the community plans to address its transportation needs, prioritizes those needs, and outlines 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 2040 Transportation Vision 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 Metropolitan Planning Organization for the Valdosta Urbanized Area.



*Metropolitan Planning Area (MPA) Boundary Map*

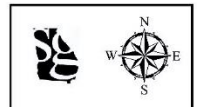
# **Existing and Future Land Use Maps**

# Lanier County Existing Land Use

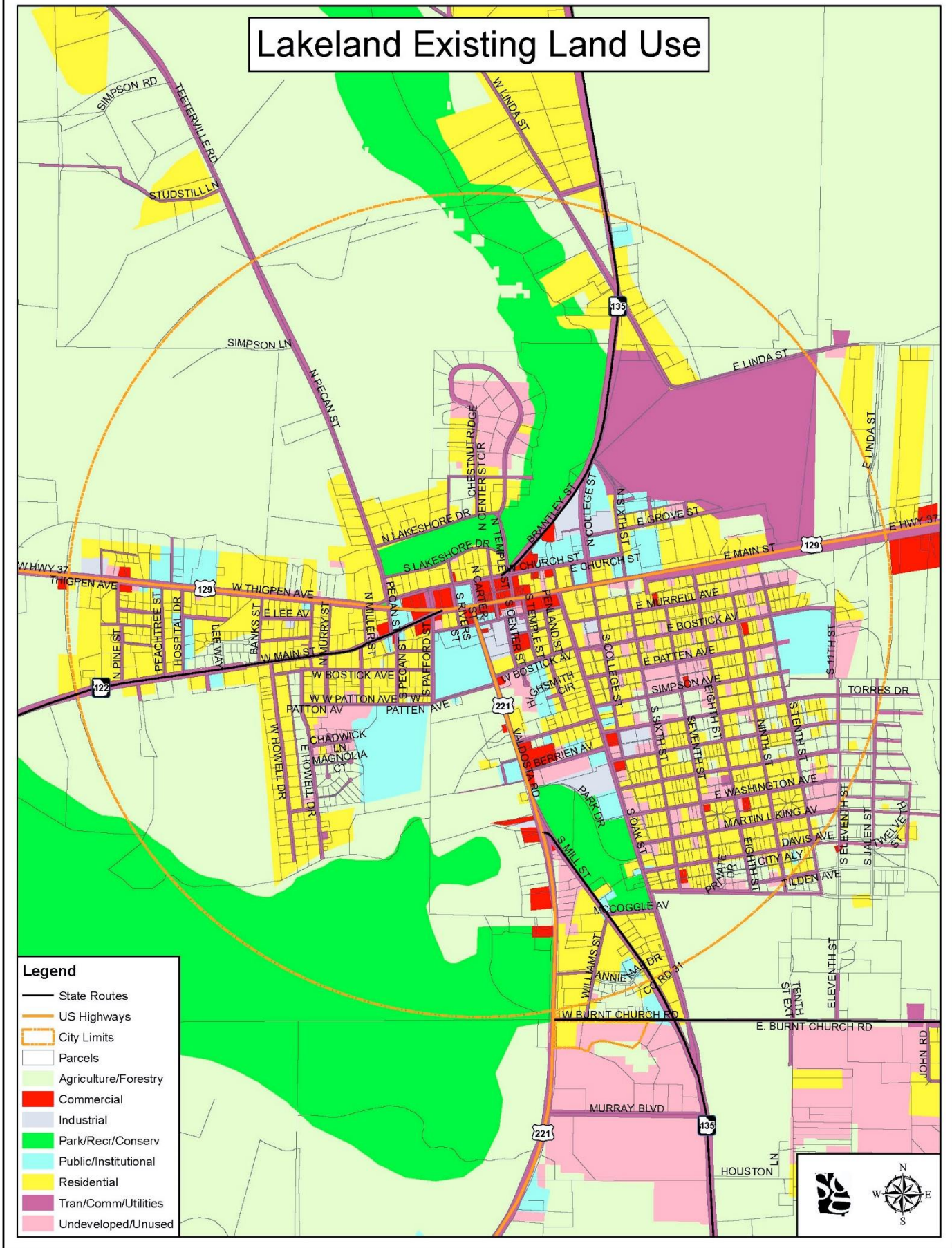


- Legend**
- State Routes
  - US Highways
  - - - City Limits
  - ▭ Parcels
  - ▭ County
  - ▭ Agriculture/Forestry
  - ▭ Commercial
  - ▭ Industrial
  - ▭ Park/Recreational/Conservation
  - ▭ Public/Institutional
  - ▭ Residential
  - ▭ Transportation/Community/Utilities
  - ▭ Undeveloped/Unused

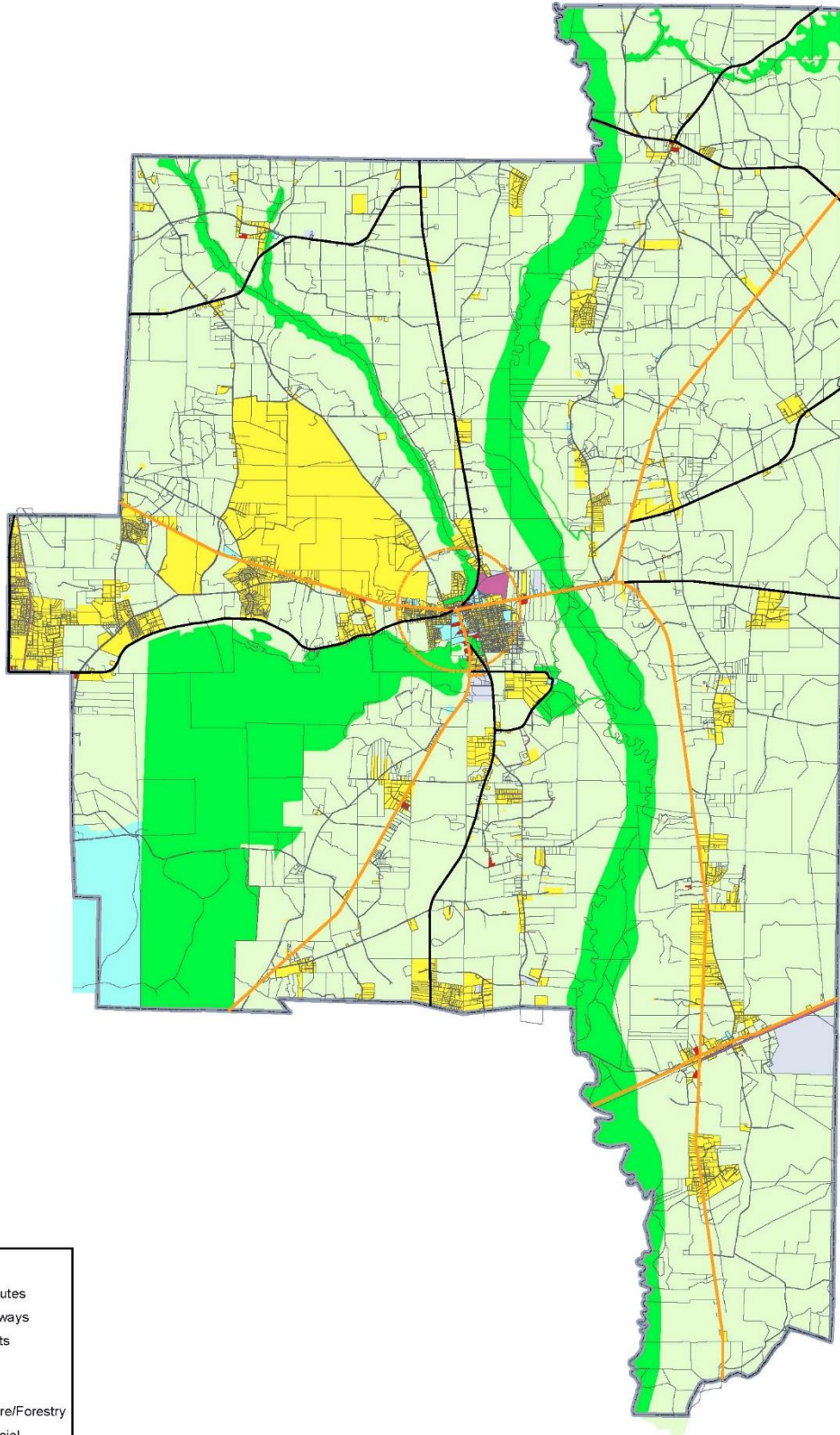
0 1.25 2.5 5 Miles



# Lakeland Existing Land Use

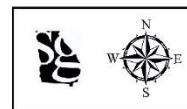


# Lanier County Future Land Use



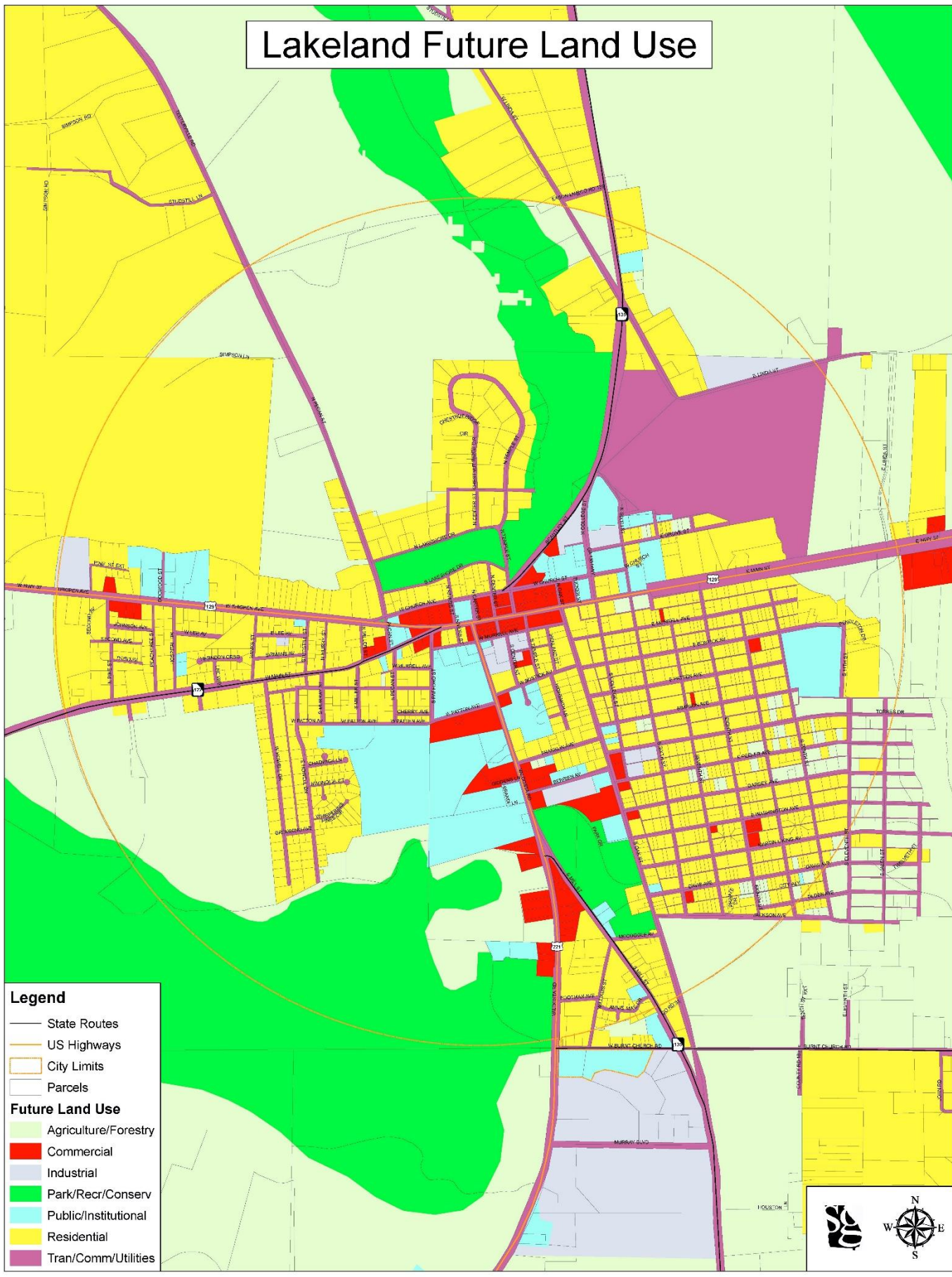
- Legend**
- State Routes
  - US Highways
  - City Limits
  - Parcels
  - County
  - Agriculture/Forestry
  - Commercial
  - Industrial
  - Park/Recr/Conserv
  - Public/Institutional
  - Residential
  - Tran/Comm/Utilities

0 1.25 2.5 5 Miles





# Lakeland Future Land Use



- Legend**
- State Routes
  - US Highways
  - City Limits
  - Parcels
- Future Land Use**
- Agriculture/Forestry
  - Commercial
  - Industrial
  - Park/Recr/Conserv
  - Public/Institutional
  - Residential
  - Tran/Comm/Utilities



# **Appendices**

**Appendix A:  
Advertisements and Sign-in Sheets**

**Appendix B:  
Lanier County Moody Activity Zone (MAZ) Overlay District Ordinance**

## Appendix A: Advertisements and Sign-in Sheets

Courthouse door in Lanier County, Georgia, between the legal hours for sale on the first Tuesday in November, 2015, the following property, to wit:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, Nashville, Georgia 31639, (229) 686-7444. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument.

Said property will be sold as (ch 10/7-10/28)

Evelyn Cox (Debtor)  
W. Cavan Perry  
Attorney for:  
The Citizens Bank  
301 South Davis Street  
Nashville, GA. 31639

*Sherry SM/ik*

### Kick Off – Joint Public Hearing

For Lanier County and the City of Lakeland  
Comprehensive Plan Update

A public meeting will be held at 5:15 p.m. on Thursday, October 22 at the County Annex Building located at 162 West Thigpen, to announce the beginning of the 2016 Joint Comprehensive Plan Update for Lanier County and the City of Lakeland. The purpose of this hearing is to brief the community on the process to be used to develop the Comprehensive Plan, announce opportunities for public participation in development of the plan, and obtain input on the proposed planning process.

Persons with special needs relating to disability access or foreign language should contact the Lanier County Commission Office at 229-482-2088. Persons with hearing disabilities may consider using the Georgia Relay Service, at 1-800-255-0135.

All persons are invited to attend the public hearing. If you would like more information, please contact Ariel Godwin at the Southern Georgia Regional Commission, (229) 333-5277.

### October is Domestic Violence Awareness Month

... a contract offer to a Head and SACS.

### PUBLIC NOTICE

A public hearing to review and transmit the Joint 2016 Lanier County and City of Lakeland Comprehensive Plan Update to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review will be held at 5:30 p.m. on March 14, 2016 at Lanier County's Annex Building, 162 West Thigpen Avenue, Lakeland, Georgia. Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the County Commission office and at Lakeland City Hall, and for download at the SGRC website: [www.sgrc.us](http://www.sgrc.us).

Persons with special needs relating to disability access or foreign language should contact Lanier County at (229) 482-2088. Persons with hearing disabilities may consider using the Georgia Relay Service, at (Voice) 1-800-255-0135.

All persons are invited to attend the public hearing. If you would like more information, please contact Ariel Godwin, SGRC Planner, at (229) 333-5277.

*Lanier County Advocate Feb. 17, 2014*

## **PUBLIC NOTICE**

A public hearing to adopt the Lanier County and City of Lakeland Comprehensive Plan Update will be held on May 9, 2016 at 9:00 AM. The meeting will be held at the Lanier County Annex Building, 162 West Thigpen Avenue, Lakeland, Georgia. Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the Lanier County Commission office, at Lakeland City Hall, on the City and County websites, and for download at the Southern Georgia Regional Commission website: [www.sgrc.us](http://www.sgrc.us).

For more information, contact the Lanier County Commission at (229) 482-2088, or the Southern Georgia Regional Commission at (229) 333-5277.

Lanier County Advocate - April 6, 2016

Southern Georgia Regional Commission  
 Lanier County and the City of Lakeland  
 Comprehensive Plan Update – Kickoff Public Hearing  
 Date: 10/22/2015

Name	Organization	Phone	Email
Tony Collins	Lanier County	912-337-9935	lanier.boc@laniercountydoc.com
Tip Harrison	Lakeland City Council	229-560-3127	Tharrison@lanier.k12.ga.us
Alex Lee	Lanier BOC	229-560-6523	alee@fnb.net
Diane Westberry	City of Lakeland	229-482-3100	dwestberry@lakelandga.gov
Edward Spivey	Lanier Co.	229-760-6527	ttsfarms@yahoo.com
Sherry Davidson	SGRC		
Aused Bowling	Lanier Co	482.7528	sbawling@fnb.net

Southern Georgia Regional Commission  
 Lanier County and the City of Lakeland  
 Comprehensive Plan Update – Workshop #1  
 Date: 11/09/2015

Name	Organization	Phone	Email
Tony Collins	Lanier County	229-482-2088	Lanier.Boc@LanierCountyBoc
Diane Westberry	City of Lakeland	229-482-3100	dwestberry@lakelandga.gov
DENNIS FENDER	LANIER CO. COMM.	229-251-2783	dennis.fender@live.com
Alex Lee	Lanier Boc	229-5606523	alee@fb.net
Paul Beatty	'' ''	229-482-2511	
Susan Dawling	County BOC	229-482-7528	sbawling@fmb.net
Harold Simpson	County BOC	<del>229-482-460</del> 229-460-6529	htsforsn@yaho.com

**Southern Georgia Regional Commission  
Lanier County and the City of Lakeland  
Comprehensive Plan Update – Second Workshop  
Date: 12/14/2015**

Name	Organization	Phone	Email
Ariel Godwin	SGRC	333-5277	agodwin@sgrc.us
Tony Collins	Lanier County	229-482-2088	twcollins@laniercountyga.gov
DENNIS FENDER	Lanier County	229-251-2783	dennis.fender@live.com
Alex Lee	Lanier County	229-560-6523	alee@fmb.net
Susan Bowling	Lanier Co	482-7528	sbowling@fmb.net
Cindy Pullen	Lanier	678-773-6826	cindy.pullen@ymail.com
Ardena Docket	City Council	229-482-3863	
Shirley Roberts	City Council	229-482-3198	
Paul Brooks	Lanier County	229-482-2541	
Harold Simpson	Lanier Co.	229-482-6527	h.simpson@yahoo.com
Dorinda Patten	City of Lakeland	229-482-5025	D.P.Patten@lakelandga.gov
Diane Westberry	City of Lakeland	229-482-3000	dwestberry@lakelandga.gov

**Southern Georgia Regional Commission  
Lanier County and the City of Lakeland  
Comprehensive Plan and Assessment  
Date: 01/11/2016**

Name	Organization	Phone	Email
Herold Simpson	Lanier Co. Com	229-460-6531	Htsforms@gates.com
Susan Bowling	"	482-7528	sbowling@fmb.net
DENNIS FENDER	"	251-2783	dennis.fender@live.com
Tony Collins	LANIER CO.	482-2088	LANIERBOC@LANIERCOUNTYBOC.COM
Diane Westberry	City of Lakeland	229-482-3100	dwestberry@lakelandga.gov
Alex Lee	Lanier BOC	482-2249	alee@fmb.net
Paul Brantingham	Lanier Co. BOC	482-2541	---
Julia Shaddles	SGrRC	229-300-0924	jshaddles@sgrc.us



Laurens Comprehensive Plan Mtg 1/26/16

- o Donald Patten 229-482-5025  
City Council
- o Tony Giddens 229-412-1603  
Council member
- o William P. Darsey Mayor 229-300-3096
- o Dicine Westberry, CMC 229-482-3100
- o Ariel Goodwin SGRC 229-333-5277
- o Julia Showchuk, SGRC 229-300-0924



***LANIER COUNTY BOARD OF COMMISSIONERS***

56 Main Street, Suite 9  
Lakeland, Georgia 31635  
(229) 482-2088  
Fax (229) 482-8187  
[boardofcomm@windstream.net](mailto:boardofcomm@windstream.net)

3/14/2016

To: Southern Georgia Regional Commission  
327 West Savannah Avenue  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Donna Studstill, Lanier County Clerk, at (229) 482-2088 or [boardofcomm@windstream.net](mailto:boardofcomm@windstream.net).

Sincerely,

A handwritten signature in blue ink, appearing to read "Alex Lee".

Alex Lee, Chair  
Lanier County Board of Commissioners

**CITY OF LAKELAND**  
64 SOUTH VALDOSTA ROAD  
LAKELAND, GEORGIA 31635  
PHONE (229) 482-3100 FAX (229)482-3390

---

William P. (Bill) Darsey  
Mayor

Diane Westberry, CMC  
City Clerk/Finance Officer

3/15/2016

To: Southern Georgia Regional Commission  
327 West Savannah Avenue  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

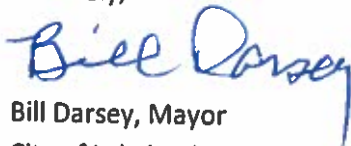
The City of Lakeland has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact Diane Westberry, City Clerk, at (229) 482-3100 or [dwestberry@lakelandga.gov](mailto:dwestberry@lakelandga.gov).

Sincerely,



Bill Darsey, Mayor  
City of Lakeland

## **Appendix B: Lanier County Moody Activity Zone Overlay District Ordinance**

*The Lanier County Moody Activity Zone (MAZ) Overlay Districts Ordinance, adopted as an Amendment to the Land Development Code of Lanier County, is included here as an Appendix to the Comprehensive Plan.*

### **Overview**

This Lanier County Moody Activity Zone (MAZ) Overlay Districts Ordinance is adopted by Lanier County Commissioners in order to promote compatible land use between Lanier County's residents and Moody Air Force Base. This Ordinance accomplishes this goal through the establishment of three Moody Activity Zone (MAZ) Overlay Districts (referred to in this document for the sake of brevity as MAZ-1, MAZ-2, and MAZ-3) in the vicinity of Moody Air Force Base. Geographically, the Ordinance pertains to lands within the jurisdiction of Lanier County as shown in Figure 1. For each of these three Districts, this Ordinance establishes a set of compatibility criteria applicable to new development.

### **1.1 Purpose**

The purpose of the three Moody Activity Zone (MAZ) Overlay Districts is to:

- a. Protect and promote the general health, safety, economy and welfare of Lanier County residents and Moody Air Force Base (MAFB);
- b. Prevent infringement upon, and promote the operation and safety of, MAFB;
- c. Promote land use compatibility between MAFB and surrounding Lanier County current and future land uses; and
- d. Protect MAFB from encroaching development that would hinder its continued safe and efficient operation.

### **1.2 Definitions**

The following definitions shall be used to interpret the terms used in this chapter.

**Accessory structures.** Structures that are clearly incidental to, and customarily found in connection with, the principal use and/or structure of the property (non-living quarters).

**Aircraft Noise Contours.** The geographic area that is affected by MAFB flight operations and that lies within the 65 Ldn and greater noise exposure area as defined by the noise zone map contained within the MAFB Air Installation Compatible Use Zone Study.

**Attenuation.** Special design and construction practices intended to lower the amount of noise and vibration that penetrates the windows, door and walls of a building.

**A-weighted sound level.** The sound pressure level in decibels as measured on a sound level meter using the A-weighting network which discriminates against the lower frequencies according to a relationship approximating the auditory sensitivity of the human ear. The level is designated dBA.

**Building.** A building is any structure which:

- (a) is permanently affixed to the land; and
- (b) has one or more floors and a roof.

**Cutoff light fixtures.** A light fixture which prevents any light dispersion or direct glare to shine above a 90 degree, horizontal plane from the base of the fixture.

**Day-night average noise level (Ldn or DNL).** The noise criterion commonly used to describe the average A-weighted sound energy at a location over a 24-hour period with a penalty for nighttime noise when people tend to be more sensitive to noise disturbance.

**Decibel (dB).** A unit for measuring the level of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

**Habitable living area.** Any room or area within an occupied structure used for human habitation which may contain any of the following: seating areas; office space; area for listening to the television, radio, or other media; or provisions for sleeping, eating, or sanitation.

**Noise Level Reduction.** The decibels of sound decrease required as determined by comparing equivalent source sound level across frequencies.

**Noise-sensitive land use.** An activity on or use of property which is acutely sensitive to aircraft noise generation. Examples include, but are not limited to: site-built residential uses; educational, cultural and religious facilities; health services; tourist lodging services; enclosed recreational or entertainment facilities; theaters; and offices.

**Occupied structure.** An enclosed building on any real property developed and used for human habitation. Purposes may include, but are not limited to, residential buildings, religious facilities; hospitals and other medical facilities; public and private schools; indoor areas where the public is received, office areas, and indoor areas where typical noise levels are below 45 Ldn (day-night average sound level in decibels) for communication or to avoid distraction.

**Overlay District.** A special land development district or zoning district, placed over one or more existing land development districts, which identifies special provisions in addition to those in the underlying districts.

**Planned Development District.** The PD land development district is intended to allow flexible site planning and building arrangement for residential, commercial, or mixed-use developments under a unified plan. The district allows for the utilization of innovative land planning methods, which foster natural resource conservation, neighborhood cohesiveness, interconnectivity, and a reduction in traffic congestion while creating a unique sense of place.

**Qualified Professional in Acoustics.** An individual who has education or training in environmental noise and has experience in designing environmental noise mitigation measures. The individual shall provide a statement of qualifications upon request.

**R3008a, R3008b, and R3008c.** Restricted airspace to protect the flying public from dangers of military air traffic.

**Sound transmission class (STC).** A single number rating for describing sound transmission loss of a wall, roof, floor, window, door, partition or other building components or assembly.

**Structure.** Any object, whether permanent, temporary, or mobile, including, but not limited to, a building, tower, crane, smokestack, earth formation, transmission line, flagpole or sign.

### **1.3 Applicability**

The standards of the three MAZ Overlay Districts shall apply to those properties that lie within those district boundaries. When a property is split by the boundary of a MAZ Overlay District, only that portion of the property within the Overlay District shall be required to meet the provisions of the District. Structures and uses existing on the effective date of these regulations shall not be required to change in order to comply with the requirements specified herein.

### **1.4 Exemptions**

The provisions of these regulations shall not be deemed applicable to the following when permitted in the underlying district:

**Accessory Uses and Structures.** Accessory uses and structures incidental to a permitted principal structure or use and within the intent, purposes, or objectives of these regulations.

**Agricultural Structures.** Bona fide agricultural buildings, structures, improvements, and associated nonresidential structures, provided such structures do not exceed the applicable height restrictions contained in these regulations.

**Existing Structures.** Structures existing on the effective date of these regulations shall not be required to change in order to comply with the requirements specified herein. However, the requirements set forth in this ordinance shall be applicable to the portion of the structure subject to enlargement, extension, conversion, reconstruction, or structural alteration, and not be retroactively applicable to the entire existing structure. Nothing shall prohibit the reconstruction of a building legally in use at the time of the adoption of this ordinance.

**Existing Uses.** Uses existing on the effective date of these regulations shall not be required to change in order to comply with the requirements specified herein. The pre-

existing use requirements of these regulations shall apply to the future applicability of the standards and requirements contained herein.

**Temporary Structures.** Temporary buildings and structures that are not used for residential purposes and that meet applicable height requirements in this ordinance, so long as such uses and associated structures are constructed incidental to a permitted primary use (as per the requirements of this Ordinance), do not generate excessive glare or electrical emissions that could interfere with standard MAFB aircraft operations, and that do not exceed the applicable height restrictions contained in these regulations.

**Temporary Uses.** Temporary uses, including, but not limited to, public celebrations and outdoor entertainment venues, so long as the period does not exceed five (5) days in any one (1) year period. A variance may be requested to extend the time period for a temporary use.

### **1.5 General Requirements For All Three MAZ Overlay Districts**

The following development standards shall apply to all proposed new uses and structures within all three Moody Activity Zone Overlay Districts (MAZ-1, MAZ-2, and MAZ-3).

**Electrical Emissions or Interference.** No development within any of the three MAZ Overlay Districts may create or result in electrical interference with navigational signals or radio communication between MAFB and aircraft operating within the affected areas.

**Air Emissions.** No development within any of the three MAZ Overlay Districts may emit smoke or particulate matter which, in sufficient quantities or concentrations, would impair pilot visibility in the vicinity of the base or clog aircraft engines.

#### **Notification Requirements**

1. Per the Memorandum of Understanding (MOU), the County shall submit information to MAFB on plans, programs, actions and projects located within any of the three MAZ Overlay Districts that may affect MAFB. This may include, but not be limited to, the following:
  - a. Development proposals (including telecommunication towers)
  - b. Transportation improvements and plans
  - c. Sanitary waste facilities/infrastructure necessary to support development
  - d. Open space and recreation
  - e. Public works projects
  - f. Land use plans and ordinances
  - g. Rezoning and variances
  
2. Per the Memorandum of Understanding, the County and MAFB shall submit to each other, for review and comment, project notifications, policies, plans, reports, studies and similar information on development, infrastructure and environmental activities located within any of the three MAZ Overlay Districts.

In all cases where the requirements of this Ordinance conflict with the requirements of the Schedule of Permitted Uses in the Lanier County Land Development Code (Section 5-2), the more restrictive requirement shall apply.

### **1.6 MAZ-1 Overlay District Requirements**

In addition to the General Requirements of Section 0 above, which apply to all three MAZ Overlay Districts, the following development standards shall apply to all proposed new uses and structures within the MAZ-1 Overlay District.

**Lighting and Glare.** All new development within the MAZ-1 Overlay District must direct all exterior lighting toward the ground and utilize cutoff light fixtures and shielding to eliminate all up-lighting and light spillage at an angle greater than 90 degrees.

**Building and Structural Height.** The maximum height of any building or structure in the MAZ-1 Overlay District shall not exceed one (1) percent of its distance from the nearest runway terminus as drawn by a straight line from the property line nearest the runway, or 100' in height, whichever is less. Buildings or structures may be permitted in excess of 100' in height only with the express written approval of the Moody Air Force Base Installation Commander, or the designated representative.

**Minimum Lot Size.** The minimum required lot size in this district shall be the same as the minimum lot size required by the existing underlying Lanier County zoning.

**Applicability.** These standards shall apply to new construction or substantial renovations only.

**Land Use Regulations.** Land use regulations within the MAZ-1 Overlay District are shown in Section 0.

### **1.7 MAZ-2 Overlay District Requirements**

In addition to the General Requirements of Section 0 above, the following development standards shall apply to all proposed uses and structures within the MAZ-2 Overlay District.

**Lighting and Glare.** All new development within MAZ-2 must direct all exterior lighting toward the ground and utilize cutoff light fixtures and shielding to eliminate all up-lighting and light spillage at an angle greater than 90 degrees.

**Building and Structural Height.** The maximum height of any building or structure in the MAZ-2 Sub-District shall not exceed one (1) percent of its distance from the nearest runway terminus as drawn by a straight line from the property line nearest the runway, or 100' in height, whichever is less. Buildings or structures may be permitted in excess of 100' in height only with the express written approval of the Moody Air Force Base Installation Commander, or the designated representative.



**Land Use Regulations.** Land use regulations within the MAZ-2 Overlay District are shown in Section 0.

**1.8 MAZ-3 Overlay District Requirements**

The General Requirements of Section 0 above shall apply to all proposed uses and structures within the MAZ-3 Overlay District.

**Land Use Regulations.** Land use regulations within the MAZ-3 Overlay District are shown in Section 0.

### **1.9 Land Use Regulations**

This section contains Section 5-2, the Table of Permitted Uses, from the Lanier County Land Development Ordinance, reproduced in full with additional columns for MAZ-1, MAZ-2, and MAZ-3.

The following terminology is used in this table:

X = permitted by right

SE = permitted by Special Exception only

Blank = not permitted

\* = same as underlying zoning district (for MAZs only)

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3	
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA				
<b>RESIDENTIAL AND RELATED USES</b>														
<b>Accessory Buildings or Uses</b> not otherwise listed in this table, normally incidental to one or more permitted principal uses.	X	X	X	X	X	X	X	X	X	X		*	*	*
<b>Animals</b> , non-commercial keeping of horses as an accessory use to residential land uses, provided that in R-R, R-1, R-1A, and MHP zones: a) shall only be permitted on a lot containing not less than two acres; b) all buildings used to house the animals shall be set back not less than 150 feet from any property line; c) all animals shall be maintained at least fifty (50) feet from any property line except property lines adjoining an A-U zones; and d) there shall be not less than 30,000 square feet of fenced lot area not covered by the principal structure for each animal.	X	X	X	X	X	X	X	X	X	X		*	*	*
<b>Animals</b> , kennel, non-commercial, as an accessory use to residential land uses provided that: a) Minimum lot size of one acre (5 acres in A-U); b) All buildings used to house the animals shall be setback 100 feet from any property line.	X	X	X	X	X	X	X	X	X	X		*	*	*
<b>Boarding or Rooming House</b>						X	X						SE	*
<b>Church or other Place of Worship</b> , including Sunday School buildings, parish houses, convents, nursery school, kindergartens (subject to developmental standards listed in use item # 19) and other related uses on the same premises and operated by the church provided that within R-R, R-1, R1A, MHP, R-C, G-B zones: a) Lot must front collector or arterial street; b) the lot size shall be no less than two (2) acres (five (5) acres required in A-U land development district); c) any building or structure established with any such use shall have minimum side and rear yards of fifty feet.	X	X	X	X	X	X	X					SE	SE	*
<b>Dwellings</b> , located within a building containing another principal use.														

X = permitted by right  
SE = permitted by Special Exception only  
Blank = not permitted  
\* = same as underlying zoning district (for MAZs only)

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3	
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA				
<b>Dwelling, Single Family</b>	X	X	X	X	SE						*	*	*	
<b>Dwelling, Two Family (Duplex)</b>	X											SE	*	
<b>Garden, Private</b>	X	X	X	X	X	X	X	X	X		*	*	*	
<b>Family Day Care Home</b> in single-family detached dwellings.	X	X	SE	SE	SE	X					SE	SE	SE	
<b>Family Personal Care Home</b>	X	SE	SE	SE		SE					SE	SE	SE	
<b>Garage Apartment</b> , provided no more than one shall be permitted on a lot with the principal dwelling, and provided such shall be permitted only within the rear yard.	X													
<b>Group Personal Care Home</b> , provided that: a) Minimum lot size of one (1) acre in all zones; (except A-U, which requires five acres.) b) Parking is restricted to rear and sideyard and shall be screened per Section 3-19.	X						X	X				SE	SE	SE
<b>Guest Quarters or Servant Quarters</b> , provided no more than one shall be permitted on a lot with the principal building and provided such shall be permitted only within the rear yard. Within R-R, R1, and R1A zones, the lot on which such use is to be established must be fifty percent (50%) greater in lot area than the minimum standard lot size for the respective district.	X	X	X	X										
<b>Home Occupation</b> (See Section 9-1)	X	X	X	X	X	X	X	X	X		*	*	*	
<b>Home Based Business</b> (See Section 9-2)	X	SE	SE	SE	SE	X	X	X	X		*	*	*	
<b>Manufactured Home</b> , individually sited, provided that: a) The manufactured home shall meet the same minimum square footage, setback and yard requirements as any other single family dwelling, and b) must be installed and anchored as per Georgia State minimum requirements, properly underpinned or skirted within 45 days with material comparable to the proposed manufactured home.	X	X										SE	*	

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3	
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA				
<b>Manufactured Housing Park</b> , provided that: a) Access to manufactured housing parks shall be by paved street and directly abut an arterial or collector street as designated on the Major Thoroughfare Plan, Lanier County, Georgia, and, b) the manufactured housing park meets the requirements of Section 9-4 of this ordinance					X							SE	*	
<b>Public Owned Recreation Centers, Y.M.C.A. and Institutions of a Similar Nature</b>	SE					X	X					SE	*	*
<b>Schools (Public or Private)</b> Elementary through high school.	SE	SE	SE	SE		SE	SE					SE	*	*
<b>Schools, Kindergartens, Nurseries, and Child Day Care Centers</b> , provided that: a) Off-street loading and unloading spaces are supplied; and b) at least one-hundred (100) square feet of outdoor play area is supplied for each child accommodated; and, c) the entire play area is enclosed by a steel mesh security fence with lockable gates approved by the Building Official or other substantial building material affording equal or better protection having a minimum height of at least four (4) feet and constructed in such a manner that maximum safety to the children is ensured. d) Lot must front collector or arterial street as specified on the Major Thoroughfare Plan.	SE					X	X	SE	SE			SE	*	*
<b>Tourist Homes (Bed and Breakfast Inn)</b>	SE					X	X					SE	*	*

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT											MAZ 1	MAZ 2	MAZ 3		
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA						
<b>BUSINESS USES</b>																
<b>Adult Entertainment Establishments</b> , provided that, <ul style="list-style-type: none"> <li>a) No adult entertainment establishment shall advertise its location by signs more than six inches in height placed on the front of the building which shall state the name of the business and hours of operation only.</li> <li>b) No adult entertainment establishment shall advertise its location with flashing or other kinds of lights, signs, banners, or other devices, intended to attract the attention of the general public to its location.</li> <li>c) Adult book stores shall maintain all windows in a clear unobstructed manner so as to provide an open and unobstructed view through the interior of the book store.</li> <li>d) Adult movie houses shall maintain all windows in a clear and unobstructed manner, so that the entire reception area, lobby, ticket sales area of the theater is open and unobstructed to view by the public from all adjoining public thoroughfares and rights-of-way.</li> <li>e) Adult service establishments (bath houses, movie house, etc.) shall maintain all windows in a clear and unobstructed manner, so that the entire reception area, lobby, ticket sales area of the service establishment is open and unobstructed to view by the public from all adjoining public rights-of-way.</li> </ul>												X	*	*	*	
<b>Amusement or Recreational Activities (Commercial)</b> , carried on outside a building such as a golf or baseball driving range, miniature golf course, softball field, and uses of a similar nature.							X	X						*	*	*
<b>Amusement or Recreational Activities (Commercial)</b> , carried on outside a building which produces noise and/or noxious fumes, such as drag racing strips, race tracks, motorcycle races or ATV (all terrain vehicle) courses, and uses of a similar nature.									SE					*	*	*
<b>Amusement or Recreational Activities (Commercial)</b> , carried on wholly within a building, such as a cinema, theater, auditorium, and uses of a similar nature.								X						SE	SE	*

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA			
<b>Animal Hospital, Commercial Kennels, Veterinary Clinic or Animal Boarding Place</b> , located at least 300 feet from the nearest residential district.	SE					SE	X	X	X		SE	SE	*
<b>Art Studio</b>	SE					X	X				*	*	*
<b>Automobile Service Station</b> , provided that major auto repair shall not be permitted, nor shall there be outside storage of materials or equipment other than merchandise offered for sale in a R-C or G-B district.						X	X	X	X		*	*	*
<b>Automobile, Truck, Farm Equipment, or Motorcycle Sales, Repair, or Upholstery, Auto Washerteria, Paint Shops, or Tire Recapping</b> , (including rebuilding of parts or sales of parts and equipment indoors only, no outside storage of equipment or parts except for WLI and H-I districts).							X	X	X		*	*	*
<b>Automobile Parking Lot or Parking Garage (Commercial)</b>						SE	X	X	X		*	*	*
<b>Bait and Tackle Store</b> ; in AU, only when associated with resource oriented amusement or recreational activity.	SE					X	X	X	X		*	*	*
<b>Banks, Financial Institutions, and Offices</b> not specifically listed elsewhere in this column.						X	X				*	*	*
<b>Bookbinding, Printing, Engraving, Blueprinting, Photostating, or Letter Shop</b>						X	X	X	X		*	*	*
<b>Building Contractor and Related Activities and Storage of Building Supplies and Materials</b> , provided that equipment and materials temporarily stored or displayed outside shall be completely enclosed by a suitable fence. No sawmill or planing mill operations shall take place on the premises within any district other than the H-I district.							X	X	X		*	*	*
<b>Business Schools (Private)</b>							SE	SE	SE		SE	SE	*
<b>Business Service Establishments</b> , not exceeding 2,500 square feet of gross floor area.											SE	*	*
<b>Business Service Establishments</b> of more than 2,500 square feet of gross floor area.											SE	*	*
<b>Catering Service</b>						X	X				*	*	*
<b>Clothing and Dry Goods Stores</b> , including shoe stores, men's shops, women's shops, variety stores and stores of a similar nature.						SE	X				*	*	*
<b>Clubs or Lodges (Nonprofit)</b>	SE					X	X				SE	SE	*

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA			
<b>Conference Centers and Retreat Centers</b>	SE					X	X				*	*	*
<b>Contractor's Establishments</b>							X	X	X		*	*	*
<b>Country Clubs</b> , including golf courses and clubhouses including restaurants and golf prop shops as accessory uses - residential lot size controlled by development district standards.	SE	SE	SE	SE								SE	*
<b>Cultural Facilities</b> , libraries, museums, and similar facilities.	SE					X	X					SE	*
<b>Dance School or Studio</b>						X	X					SE	*
<b>Day Care Centers</b> serving no more than seventeen (17) persons.												SE	*
<b>Day Care Centers</b> serving eighteen (18) or more persons.												SE	*
<b>Department Stores</b>						SE	X				*	*	*
<b>Drive-In Restaurants</b>						SE	X				SE	*	*
<b>Drive-In Theater</b>							X	X				SE	*
<b>Drug Stores</b>						X	X				*	*	*
<b>Electrical Repair</b> and similar repair of a heavy commercial nature.							X	X	X		*	*	*
<b>Electrical Appliance Repair</b> , wholly contained within a building.						X	X	X	X		*	*	*
<b>Experimental Laboratory</b>	SE					SE	X	X	X		*	*	*
<b>Freight Express Office</b>							X	X	X		*	*	*
<b>Farmers Market</b>	SE						X	X	X		SE	*	*
<b>Farm Supplies</b> , including feed, seed, and insecticides, and fertilizer retail sales.	SE						X	X	X		*	*	*
<b>Finance, Insurance, and Real Estate Establishments</b>						X	X				SE	*	*
<b>Flower Shop</b>						X	X				*	*	*
<b>Food Stores</b> , including retail bakeries, meat markets, dairy products, confectioner shops, and stores of a similar nature.						X	X	X			*	*	*
<b>Funeral Home</b>						SE	X					SE	*
<b>Furniture Upholstery Shop</b>						SE	X	X	X		*	*	*
<b>Glass Sales and Storage</b> - Wholly contained within a building.							X	X	X		*	*	*
<b>Golf Course – Lighted</b>							X	X	X			SE	*

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3	
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA				
<b>Golf Course</b> , provided that: a) It shall be for daytime use only; and b) all greens and fairways shall be set back at least one hundred (100) feet from any exterior property lines; and c) structures shall meet minimum setback requirements for single family residences within the respective district.	SE	SE	SE	SE		SE	X						SE	*
<b>Growing of Crops</b>	X							X	X			*	*	*
<b>Health Spas</b>						X	X						SE	*
<b>Home Furnishings and Hardware</b> , such as appliance sales, hardware stores, paint stores, sporting goods stores, furniture stores, and stores of a similar nature.						SE	X	X				*	*	*
<b>Hospitals, Nursing Homes, Care Homes and Congregate Personal Care Homes</b> , provided that: a) The lot size shall be no less than three (3) acres within any district where allowed; and, b) any building or structure established with any such use shall have minimum side and rear yard of fifty (50) feet; and, c) the setback shall be twenty-five (25) feet more than required for other structures within the same district; and, d) the lot upon which any hospital is built shall front on an arterial or collector street as specified on the Major Thoroughfare Plan						SE	SE						SE	*
<b>Hotels</b>						SE	SE						SE	*
<b>Laboratory Service Professional Requirements - Medical, Dental</b>						SE	SE	X	X			*	*	*
<b>Laundromat or Washerteria</b>						X	X					*	*	*
<b>Locksmith, Gunsmith- Repairs and sales only.</b>						X	X					*	*	*
<b>Medical, Dental, or Similar Clinic</b>						SE	SE					SE	*	*
<b>Motels</b>						SE	SE						SE	*
<b>Music Teaching Studio</b>						X	X						SE	*

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3	
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA				
<b>Neighborhood Drycleaning Plants, Laundry Pick-up Stations:</b>														
a) The drycleaning plant and its operation shall meet the requirements of the National Fire Protection Association (NFPA) and the Underwriters Laboratories, Inc.; and,														
b) the drycleaning plant shall serve not more than one pick-up and delivery station exclusive of one occupying the same premises as the plant; and,														
c) the building for a drycleaning plant shall not contain more than 4,000 square feet of floor area inclusive of drycleaning pick-up facilities within the building; and,														
d) the drycleaning plant shall be designed to operate in a manner that will not emit smoke, or odor, or objectionable waste materials and which will not produce noise that will carry beyond the walls of the building occupied by such plant; and,							X	X				*	*	*
e) fuel for operation of equipment shall be smokeless fuel; and,														
f) the applicant for the drycleaning plant shall certify in writing at the time of application that all the above conditions will be met.														
<b>Newspaper or Periodical Production, Sales and Distribution</b>							X	X	X			*	*	*
<b>Newspaper or Periodical Publishing</b>							X	X	X			*	*	*
<b>Night Club or Lounge</b> , provided lot must front arterial street.								SE					SE	*
<b>Offices</b>							X	X				SE	SE	*
<b>Office Equipment Sales and Service</b>								X	X			*	*	*
<b>Open Air Businesses and Unenclosed Retail Trade Establishments</b>								SE	X			SE	SE	*
<b>Pawn Shops</b> and small personal loan offices other than commercial banks.							SE	X				*	*	*
<b>Personal Service Shops</b> , such as barber shops, beauty shops, shoe repair, watch repair, and services of a similar nature.							X	X				*	*	*
<b>Pest Control</b> , providing no outside storage other than within a WLI or H-I district.								X	X	X		*	*	*
<b>Photography Studio</b>							X	X				*	*	*
<b>Produce Sales, Seasonal</b>	X						X	X				*	*	*

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3	
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA				
<b>Radio and Television Studios</b>						X	X					SE	*	
<b>Research, Scientific, and Testing Laboratories</b>	SE					SE	SE					*	*	*
<b>Restaurants, including drive-ins or drive-through facilities.</b>						X	X					SE	SE	*
<b>Retail Trade Establishments (enclosed)</b>						X	X					*	*	*
<b>Utility Substation</b> , provided all buildings, masts, and other facilities are located at least two hundred (200) feet from adjacent property lines on any lot which adjoins any residential district.	X					SE	X	X	X			*	*	*
<b>Railroad or Bus Passenger Station</b>						X	X	X	X			*	*	*
<b>Railroad Freight Station</b>							X	X	X			*	*	*
<b>Retail Auto Parts and Tire Stores</b>						SE	X	X	X			*	*	*
<b>Residential Mobile Home Sales Room and Sales Lot</b>							X	X				SE	*	
<b>Security Worker Housing</b>						SE	SE	SE	SE			SE	*	
<b>Shell Home Display Yards</b>							X	X				*	*	*
<b>Shrubbery Sales</b> (Within a RC zone, must be wholly contained within the building.)						X	X	X				*	*	*
<b>Specialty Shops</b> , such as gift shops, jewelry stores, jewelry repair, antique shops, and stores of a similar nature.						X	X					*	*	*
<b>Taxidermist</b>							X	X				*	*	*
<b>Taxi Office</b>						SE	X	X				*	*	*
<b>Telecommunications Towers (Commercial)</b> Not to include HAM nor CB operations: a) Provided all structures are setback from property lines and right-of-way lines the required distances for that district, plus 1 foot for every 2 feet above the height requirements of that district. b) Towers for telecommunication services will not be permitted within 500 feet of each other measured from base of tower to base of tower.	SE						SE	SE	SE			*	*	*
<b>Telegraph or Messenger Service</b>							X	X				*	*	*
<b>Trade Schools</b>							X	X	X			SE	*	

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3	
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA				
<b>Travel Trailer Park</b> , provided that: <ul style="list-style-type: none"> <li>a) No travel trailer nor R/V park shall be located except with direct access to a principal or minor arterial with a minimum lot width of not less than fifty (50) feet for that portion used for entrance and exit. No entrances or exits shall be through a residential district, or shall require movement of traffic from the park through a residential district.</li> <li>b) The minimum lot area required for a travel trailer park shall be three (3) acres.</li> <li>c) Spaces in a travel trailer park may be used by travel trailers provided they shall be rented by the day or week only, and an occupant of such space shall remain in the trailer park for a period of not more than thirty (30) days.</li> <li>d) Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to operation of a trailer park are permitted as accessory uses in any district in which travel trailer parks are allowed provided such establishments and the area primarily related to their operations shall not occupy more than ten (10) percent of the area of the park.</li> <li>e) No space shall be located so that any part intended for occupancy for sleeping purposes shall be within twenty (20) feet of the exterior property lines.</li> <li>f) In addition to meeting the above requirements, the travel trailer park site plan shall be accompanied by a certificate of approval from the Lanier County Health Department.</li> </ul>														
<b>Utility Trailer Rentals and Rent-Alls</b>							X	X	X		*	*	*	
<b>Vending Machines</b> , located out-of-doors subject to yard and setback requirements for the respective districts (as an accessory use only).					X	X	X	X	X		*	*	*	

<b>MANUFACTURING, WHOLESALE &amp; INDUSTRY</b>			
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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA			
<b>Acid Storage and Distribution</b>									SE		*	*	*
<b>Feed, Grain, or Fertilizer Wholesaling and Storage</b>								X	X		*	*	*
<b>Freezer Locker Service, Ice Storage</b>								X	X		*	*	*
<b>Greenhouse and Plant Nursery (Commercial)</b> heavy equipment allowed only in AU, WLI, and H-I districts. In RC district must be wholly contained within a building.	X							X	X		*	*	*
<b>Heavy Manufacturing.</b> The like which produce noise, odor, dust, fumes, fire hazards or other nuisance features shall be setback not less than five hundred (500) feet from any H-I district boundary.												*	*
- Asphalt or concrete plant									SE		*	*	*
- Battery manufacturing									SE		*	*	*
- Bone distillation									SE		*	*	*
- <i>Breweries and Distilleries</i>									SE		*	*	*
- <i>Coating of cans, coils, fabrics, vinyl, metal, furniture, appliance surfaces, wire,paper, and flat wood paneling</i>									SE		*	*	*
- Corrosive acids manufacture									SE		*	*	*
- Drop forge industry									SE		*	*	*
- Explosives storage									SE		*	*	*
- Extraction industries - extraction and removal of sand, gravel, top soil, clay, dirt, precious metals, gems, and minerals	SE								SE		*	*	*
- Fat or oil manufacture (including fat rendering)									SE		*	*	*
- Fertilizer manufacture									SE		*	*	*
- Fiberglass insulation manufacturers									SE		*	*	*
- Food processing plants, including fish and poultry facilities									SE		*	*	*
- Grain mill product manufacture									SE		*	*	*
- Hazardous waste receiving, handling, and disposal facilities									SE		*	*	*
- Leather tanning manufacture									SE		*	*	*
- Linoleum manufacture									SE		*	*	*
- Luggage manufacture									SE		*	*	*
- Lumber manufacture (Lumber saw mill and storage)									SE		*	*	*
- Meat processing plant									SE		*	*	*

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA			
- Metal product manufacturing									SE		*	*	*
- Open storage yards as principal uses									SE		*	*	*
- Organic materials reduction									SE		*	*	*
- Petroleum refining and related industry									SE		*	*	*
- Pulp or paper mill									SE		*	*	*
- Recycling Centers, processing									SE		*	*	*
- Rubber or plastic product manufacture									SE		*	*	*
- Solid Waste transfer stations	SE							SE	SE		*	*	*
- Solvent metal cleaning									SE		*	*	*
- Stone, clay, or glass manufacture									SE		*	*	*
- Textile manufacturing and processing									SE		*	*	*
- Volatile organic liquid handling and storage									SE		*	*	*
- Transportation equipment manufacture								SE	X		*	*	*
<b>Junk Yard or Auto Graveyard</b> , provided that: a) Minimum lot size of five (5) acres is required; and b) front yard setback increased fifty (50) feet over requirements for other uses in WLI and H-I zones; and c) must be set back five hundred (500) feet from any district boundary. d) the entire junk yard or auto grave yard shall be screened as required in Section 3-19.								SE	SE		*	*	*
<b>Landfill, inert</b>								SE	SE		*	*	*
<b>Landfill, sanitary</b>									SE		*	*	*
<b>Light Manufacturing:</b> • Appliance and electronic device assembly plant including the manufacturing of parts for appliances and electronic devices; and								X	X		*	*	*
• Manufacturing of food, cosmetics and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast, and rendering plants; and								X	X		*	*	*
• Machine shop and related activities; and								X	X		*	*	*

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA			
• Construction of signs, including painted signs; and								X	X		*	*	*
• Cooperage; and								X	X		*	*	*
• Bottling and canning plants; and								X	X		*	*	*
• Light sheet metal products such as ventilating ducts and eaves; and								X	X		*	*	*
• Ice manufacturing; and								X	X		*	*	*
• Laundry, cleaning, and dyeing plants; and								X	X		*	*	*
• Musical instruments, toys, novelties, and similar products; and								X	X		*	*	*
• Ceramic products provided that kilns shall only be by gas or electricity; and								X	X		*	*	*
• Assembly of products from previously prepared materials; and								X	X		*	*	*
• Tinsmith and roofing services; and								X	X		*	*	*
• Other manufacturing, processing, packaging, or handling of a similar nature which shall not omit or produce more smoke, noise, odor, dust, vibration or fumes than the uses listed herein.								X	X		*	*	*
• <i>Manufacturing, processing, recycling, and assembling within buildings, not otherwise specified in this table.</i>								SE	SE		*	*	*
• <i>Recycling centers, collection points</i>								SE	X		*	*	*
<b>Lumber Yard, Coal Storage Yards, or Other Storage Not Specifically Listed in this column</b> such yards if within a WLI district shall be enclosed by screening per Section 3-19.								X	X		*	*	*
<b>Petroleum Storage</b> (Wholesale storage and wholesale distribution)								X	X		*	*	*
<b>Railroad Classification and Repair Yard</b>									X		*	*	*
<b>Sale of Livestock</b> (Commercial Sales and/or Auction Facility)	SE								X		*	*	*
<b>Stock Yards and Slaughter Houses</b>								SE	SE		*	*	*
<b>Truck Terminal</b>								X	X		*	*	*

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3		
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA					
<b>Warehousing</b> (not related to sales on the premises)								X	X		*	*	*		
<b>Warehousing (Mini Storage Facility)</b> Storage for personal property - must be wholly contained within a building.								X	X		*	*	*		
<b>Wholesaling of a Light Commercial</b> Nature when operated in conjunction with or as part of a retail outlet.							X	X	X		*	*	*		
<b>Wholesaling</b> (not covered in other parts of this list)							SE	X	X		*	*	*		
<b>Wood Products Manufacturing</b>								SE	X		*	*	*		
<b>AGRICULTURAL AND RELATED USES</b>															
<b>Amusement or Recreational Activities</b> (Resource Oriented), such as parks; marinas, bird sanctuaries; botanical gardens, archery ranges and commercial fishing ponds.	X										*	*	*		
<b>Amusement or Recreational Activities</b> - Hunting and shooting preserves and clubs and paintball ranges.	SE										*	*	*		
<b>Agricultural Experimental Laboratory and/or Facilities</b>	SE										*	*	*		
<b>Apiculture</b>	X										*	*	*		
<b>Agricultural Worker Housing</b>	SE											SE	*		
<b>Commercial Chicken Houses</b>	SE										SE	*	*		
<b>Conservation Areas and Passive Recreational Facilities</b>	X	X	X	X	X	X	X	X	X		*	*	*		
<b>Cotton Gin</b>	SE							SE	SE		*	*	*		
<b>Crop Dusting Service</b> - If landing strip or pad is associated with activity must be set back five hundred (500) feet from all property lines.	SE							SE	SE			SE	*		
<b>Dairies</b>	X										*	*	*		
<b>Farming and Farm Operations</b> , including related structures and other agricultural uses.	X										*	*	*		
<b>Fish Hatcheries</b>	X										*	*	*		
<b>Forestry Nurseries (Tree Farms)</b>	X										*	*	*		
<b>Growing of Crops</b>	X							X	X		*	*	*		
<b>Horticultural Production</b> , including related retail and wholesale activities.	X										*	*	*		
<b>Peanut Drying Facility (Commercial)</b>	SE								SE		*	*	*		
<b>Plant Farms</b>	X										*	*	*		
<b>Riding or Boarding Stables</b>	X										SE	*	*		

X = permitted by right

SE = permitted by Special Exception only

Blank = not permitted

\* = same as underlying zoning district (for MAZs only)



SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3
	AU	RR	R1	R1A	MHP	RC	GB	WLI	HI	CA			
<b>Rodeo or Horse Show</b>	SE										SE	*	*
<b>Rural Home Occupation</b>	SE					X	X	X	X		*	*	*
<b>Wineries</b>	X										*	*	*
<b>Worm Farm</b>	X										*	*	*
<b>Vegetable Packing and Sorting Facility</b>	SE										*	*	*
<b>Vineyards</b>	X										*	*	*
<b>MISCELLANEOUS</b>													
<b>Armories</b> , for meetings and training organizations.							X	X	X			SE	*
<b>Carnival or Athletic Event, Community Fair or Other Event of Interest to the Public</b> , not to exceed thirty (30) days.	X					X	X	X	X		*	*	*
<b>Cemetery (Commercial)</b>	SE					SE	X				*	*	*
<b>Flea Market</b>							X	X			*	*	*
<b>Religious Meetings</b> , held in a tent or other temporary structure not to exceed thirty (30) days.						X	X	X	X			SE	SE
<b>Temporary Buildings and Storage or Materials</b> (in conjunction with construction of a building) on a lot where construction is taking place or on adjacent lots such temporary uses to be terminated upon completion of construction. No temporary building shall be used for residential purposes.	X	X	X	X	X	X	X	X	X	X	*	*	*
<b>Temporary Batch Plants and Construction Related Facilities for a Single Development</b>	SE								SE		*	*	*

X = permitted by right

SE = permitted by Special Exception only

Blank = not permitted

\* = same as underlying zoning district (for MAZs only)

### **1.10 Pre-Existing Uses and Structures in all MAZs**

Any existing use or structure which was lawfully established at the time of the effective date of this ordinance may be continued although such use or structure does not conform to the provisions hereof. However, the requirements set forth in this chapter shall be applicable to the portion of the use or structure subject to enlargement, extension, conversion, reconstruction, or structural alteration, and not be retroactively applicable to the entire existing use or structure. Nothing shall prohibit the reconstruction of a building legally in use at the time of the adoption of this ordinance.

### **1.11 Construction Standards for all MAZs**

Residential construction and substantial renovation shall comply with the 2012 International Residential Code (IRC) and the 2009 International Energy Conservation Code, as currently amended. All non-residential construction shall, at a minimum, comply with the 2012 International Building Code, as currently amended, and with the 2009 International Energy Conservation Code, as currently amended.

### **1.12 Special Exception Process in all MAZs**

Persons wishing to apply for a Special Exception for a land use within MAZ-1, MAZ-2, or MAZ-3 may do so at the Lanier County Zoning Administrator's Office, 56 West Main St., Lakeland, Georgia. To determine whether a proposed use is permitted, and/or whether a Special Exception is necessary, see Section 5-2.