



Community Assessment

Greater Lowndes 2030 Comprehensive Plan



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I. INTRODUCTION

Purpose

The purpose of the *Community Assessment* is to present a factual and conceptual foundation upon which the rest of the *Greater Lowndes 2030 Comprehensive Plan* is built. A thorough understanding of where we are as a community will aid effective planning for our future

Preparation

In compliance with the Standards and Procedures for Local Comprehensive Planning set forth by the State of Georgia, the *Community Assessment* was prepared through a collaborative effort by staff from each community and the South Georgia Regional Development Center (SGRDC). Data was collected from various sources including the Census Bureau, personal interviews, and a review of past trends.

Content

The *Community Assessment* includes four basic components:

- 1) A list of potential issues and opportunities the community wants to address
- 2) An analysis of existing land use and development patterns
- 3) An analysis of the community's consistency with the State Quality Community Objectives based on existing policies, actions, and development trends
- 4) Analysis of supporting data and information for seven different community elements: population, economic development, housing, natural and cultural resources, community facilities and services, intergovernmental coordination, and transportation. *

* The complete analysis of supporting data and information is included in the *Community Assessment Appendices*.

The information presented in the *Community Assessment* should not be considered finalized, as, for the most part, the various community stakeholders were not highly involved in its development. Instead, this information is only meant to generate discussion for preparation of the *Community Agenda*

II. STATEWIDE PLANNING GOALS

The State Department of Community Affairs has established the following goals to assist communities in implementing their Comprehensive Plan. These goals will serve as a guide for the development of the Greater Lowndes 2030 Vision and Implementation Program within the *Community Agenda*.

1) Economic Development –

To achieve a growing and balanced economy, consistent with the prudent management of the state's resources that equitably benefits all segments of the population.

2) Natural and Cultural Resources –

To conserve and protect the environmental, natural and cultural resources of Georgia's communities, regions and the state.

3) Community Facilities and Services –

To ensure the provision of community facilities and services throughout the state to support efficient growth and development patterns that will protect and enhance the quality of life of Georgia's residents.

4) Housing –

To ensure that all residents of the state have access to adequate and affordable housing

5) Land Use and Transportation –

To ensure the coordination of land use planning and transportation planning throughout the state in support of efficient growth and development patterns that will promote sustainable economic development, protection of natural and cultural resources and provision of adequate and affordable housing.

6) Intergovernmental Coordination –

To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs.

III. POTENTIAL ISSUES and OPPORTUNITIES

The following is a list of typical issues and opportunities provided in the *State Planning Recommendations* that may be applicable to the Greater Lowndes communities. This initial step is intended to yield an all-inclusive list of **potential** issues and opportunities for further study. This list will be modified based on stakeholder input received during preparation of the *Community Agenda*.

The **potential** issues and opportunities are categorized by eight community elements.

Population Issues:

a) Increasing percentage of elderly –

Based on existing trends, all of Lowndes County (with the exception of Remerton) is experiencing a rise in elderly population. We can expect this rise to continue as Lowndes County is marketed as a Triple-Crown Hometown. This rise presents a challenge in that some elderly residents may require more services from a community including healthcare, recreation, and transportation along with often desiring more accessible forms of housing.

b) Migration of young professionals to other areas –

Although greater Lowndes County has a stable percentage of young population due to the presence of Valdosta State University, Valdosta Technical College, and Georgia Military College; a large number of graduates from these institutions leave the area in search of internship and employment opportunities.



Population Opportunities:

a) Increasing percentage of elderly –

This rise is also an opportunity in that a stable retirement population can enhance a community's economic base (due to their larger disposable income) while also providing a diverse component to the general demographics. Greater Lowndes actually has a lower percentage of elderly than state and national averages increasing market opportunities.



III. POTENTIAL ISSUES and OPPORTUNITIES (cont.)

Economic Development Issues:

a) Lack of high-wage jobs for local residents—

The community has an abundance of low paying retail jobs which leads to a low unemployment rate however; many people are underemployed and often work two or three minimum wage jobs to make ends meet. There is a growing disparity in average wages between South Georgia, the rest of Georgia, and the United States.

b) Workforce inadequacy –

In some instances, the community is experiencing a trend referred to as ‘brain-drain’, as some of the brightest high school and college graduates leave for better employment opportunities. This leads to employer dissatisfaction with the quality of employees and an increased need to grow a workforce able to meet the demands of higher paying industry. Prospective industries may be hesitant to locate in the community because of workforce inadequacy.

Economic Development Opportunities:

a) Executive office park –

Greater Lowndes has the opportunity to establish an executive office park targeted toward regional headquarters. While pockets of professional development exist throughout the community, an executive office park with easy access to major transportation corridors does not.

b) Development of Existing Industrial Properties -

Large tracts of land designated for industrial use are currently undeveloped. Once served with infrastructure (if not already), these holdings could accommodate heavy or light manufacturing facilities.



c) Stable Economic Resources -

Greater Lowndes has several economic resources to encourage and promote viable economic development including, the Chamber of Commerce, the Industrial Authority, the Central Valdosta Development Authority, the Conference Center and Tourism Authority and several Entrepreneurial Support Programs,

d) Targeted Business Cluster Study -

An ongoing study, sponsored by the Partnership for Metropolitan Development, will help determine what business sectors are most suitable for the Greater Lowndes region, ensuring efforts are focused on common goals and thus more effective.

III. POTENTIAL ISSUES and OPPORTUNITIES (cont.)

Housing Issues:

- a) **Lack of affordable housing –**
There is an observable lack of quality housing for low to middle income families. Some local regulations are impediments to affordable housing and should be reviewed to allow redevelopment on existing, nonconforming lots. Lack of infrastructure or capacity in several areas is an additional obstacle to affordable housing.
- b) **Abundance of rental properties –**
Due to the lack of affordable housing ownership opportunities, there is an overabundance of rental properties in some areas. This has contributed to concentrations of absentee landlords in particular areas and degradation of established residential areas.
- c) **Balance between available housing and major employment or commercial centers -**
As housing centers continue to push into the unincorporated areas of the county, development occurs in a non-connected fashion causing the commute to major employment and commercial centers to lengthen.

Housing Opportunities:

- a) **Quickly growing housing market –**
In the past five years, Greater Lowndes has seen a dramatic increase in the number of housing units constructed throughout the community, resulting primarily from the rapidly growing population
- b) **Numerous infill opportunities—**
Throughout the community, there are several opportunities for residential infill where infrastructure already exists. This includes downtown areas of Valdosta.

III. POTENTIAL ISSUES and OPPORTUNITIES (cont.)

Natural and Cultural Resources Issues:

- a) **Disappearing rural scenery –**
As is a challenge with many rural communities, rural landscape and farmland is gradually developing into commercial and residential subdivisions. If current trends continue, Greater Lowndes will lose one of its most attractive features.
- b) **Environmental pollution challenges (water bodies, air, etc.) –**
As development encroaches upon our natural resources, certain streams and lakes are beginning to experience point source and non-point source pollution.
- c) **New development locating in areas that should not be developed i.e.) farm land or environmentally sensitive areas –**
As the prime land in Greater Lowndes is reduced through development, farmland and environmentally sensitive areas such as wetlands and floodplains face pressures for development. Increased regulations have helped to protect these areas however the challenges continue to exist. State and National programs are available to aid in this protection.
- d) **Many trees lost to new development –**
Some communities still lack adequate tree and landscape ordinances. This absence presents a challenge as many landowners clear cut land prior to development thus eliminating any opportunity for preserving existing vegetation.



III. POTENTIAL ISSUES and OPPORTUNITIES (cont.)

Natural and Cultural Resources Opportunities:

a) Establishment of connected network of greenspace and parkland –
The existing river corridors traversing through Greater Lowndes could serve as a foundation for this network. Several tracts of open space have already been purchased through the County's former Greenspace Plan. Conservation or Environmental Resource zoning exists in both Lowndes County and Valdosta providing an appropriate tool for such establishment.

b) Established Parks & Recreation Program—
The City of Valdosta and Lowndes County have a well established Parks and Recreation program which provides an increasing amount of recreation opportunities. A Master Plan has recently been completed which provides recommendations for future facilities.



The Crescent

c) Protection of historic resources –
Although a number of historic resources have already been removed, there is still a substantial number of resources throughout Greater Lowndes, especially within the City of Valdosta. Valdosta has an established Historic Preservation Commission and local and national register historic districts. The City of Hahira also has a local historic district. Continued protection of these resources is encouraged.

d) Places for arts activities and performances –
Several well-established art venues are located throughout the community including the Annette Howell Turner Center for the Arts, Theater Guild Valdosta, VSU, and Mathis Auditorium. The opportunity exists for development of an official fine arts center, civic center, and agri-business center.



Annette Howell Turner
Center for the Arts

III. POTENTIAL ISSUES and OPPORTUNITIES (cont.)

Community Facilities and Services Issues:

a) Public facility capacity for attracting new development –

This is a challenge for some of the smaller communities in Lowndes County whose existing systems are either nonexistent or at capacity. Reduced funding increases the challenge of addressing these issues. These communities may need to examine the economic feasibility of providing individual versus joint services. The larger communities have established water/sewer master plans which aid in ensuring adequate public facility capacity for new development.

Community Facilities and Services Opportunities:

a) Shared cost of providing public services and facilities for new development –

Both the developers and local governments work collectively to share the cost of providing public services and facilities. Improved planning could ensure services and facilities are used most efficiently as development occurs.

b) Establishment of Capital Improvement Program—

Each of the Greater Lowndes communities has the opportunity to establish a capital improvement program, which would aid in planning future investments.

c) Consolidation of services and/or facilities—

The opportunity exists for consolidation of facilities and services such as water/sewer in several of the Greater Lowndes communities. Additionally, there is an opportunity for consolidation of the two existing public school systems resulting in an increased efficiency of service delivery and facility use.

Land Use and Development Issues:

a) No clear boundary where town stops and rural county begins—

As development continues to sprawl into the rural portions of the county, the boundary between cities and the county is increasingly blurred. The Urban Service Area should be enforced and an Urban Fringe Area should be established to clearly delineate urban and rural growth.

b) No mix of uses (i.e. corner groceries or drugstores) within neighborhoods / Lack of neighborhood centers to serve adjacent neighborhoods -

Many neighborhoods are developed in areas with no existing commercial services and uses are clearly separated. Several of the existing zoning ordinances present obstacles to mixed-use developments.

III. POTENTIAL ISSUES and OPPORTUNITIES (cont.)

Land Use and Development Issues (cont.):

- c) Much land dedicated to parking or other paved areas –**
With the development of large commercial centers, a large number of parking spaces is required by existing ordinances. The location of these parking areas in front of the development decreases overall visual attractiveness. Additionally, stormwater runoff presents a challenge due to the large amount of impervious surface throughout several established corridors. The establishment of shared parking areas and increased use of pervious parking materials would aid in this issue.
- d) Unattractive commercial areas, sprawl development, or visual clutter along roadways –**
Strip zoning and thus strip development has allowed some corridors to become visually and physically cluttered. Lack of interconnected access through these developments increases traffic congestion on major arteries.
- e) Unattractive new subdivisions –**
The typical “cookie cutter” subdivisions built on clear-cut land do still continue to develop throughout the county. This is most often seen in the moderately priced range, where there is the greatest demand for housing. However, Greater Lowndes does have numerous innovative and aesthetically pleasing subdivisions both established and newly developed.
- f) Development patterns that don’t encourage interaction with neighbors –**
A substantial number of new residential development includes a high number of cul-de-sacs. Often, development is not centered around community space and neighborhoods are not interconnected.
- g) No mix of housing sizes, types, and income levels within neighborhoods –**
Typically neighborhoods are developed under conventional zoning districts allowing for only one type of housing, resulting in very homogenous neighborhoods.
- h) Schools located in neighborhoods, so children can walk to school –**
As population continues to increase, the demand for school space also rises. Both school systems have stated plans for expansion. Development of some new schools has occurred in lowly populated areas thus forcing a dependency on bussing or driving students. The opportunity exists for future school development to locate near existing or planned residential neighborhoods; however, a challenge is presented due to the amount of land required by each facility.

III. POTENTIAL ISSUES and OPPORTUNITIES (cont.)

Land Use and Development Opportunities:

- a) Improved manufactured home standards –**
Manufactured housing is an affordable and popular option for residents in Greater Lowndes County. New standards have been adopted increasing the compatibility of manufactured housing with site built housing. All of our communities have regulations designed for incorporating this type of housing into the market.
- b) Undeveloped vacant sites close in to town –**
There are several commercial centers throughout Greater Lowndes that have been abandoned or are seldom frequented. These present great redevelopment opportunities, especially since they are often located in densely populated areas and already have necessary infrastructure. A complete inventory of these sites should be considered along with public-private partnerships for redevelopment
- c) Pleasant community gathering spaces –**
Greater Lowndes has a significant number of parks and community facilities, with the majority located in neighborhoods. Additional spaces of this type would benefit the entire county. A concentrated effort should be made to ensure the majority of residents are within walking / biking distant of a community space.
- d) Sense of place - visitors knowing when they've arrived –**
Each community within Lowndes County does have a unique character, which is something to be protected and enhanced. However, portions of the community abutting the interstate or major corridors are highly nondescript, and could lead to an "Anyplace, USA" image. Collectively and individually, the Greater Lowndes communities need to determine what type of character they would like to pursue and protect, whether it is "rural", "suburban", "commercial, industrial center", etc. This character should be incorporated into countywide marketing campaigns.
- e) Some areas and neighborhoods in need of revitalization –**
Portions of the community are in need of revitalization. The City of Valdosta has taken significant steps towards addressing this issue as plans for 15 Neighborhood Revitalization Strategies are being incorporated. There are some additional areas throughout the County, which are showing signs of disinvestment.

III. POTENTIAL ISSUES and OPPORTUNITIES (cont.)

Land Use and Development Opportunities (cont.):

f) Town centers declining and growing –

Each community's town center is facing unique challenges and opportunities for revitalization. Programs established in some of the communities are encouraging redevelopment of buildings and establishment of uses, which will attract residents. Scheduling of regular community events encourages citizens to visit downtown.

g) Developer input regarding local development approval process, especially for innovative projects –

Opportunities for communication between local government staff and the development community have increased dramatically. Staff is willing to listen to developers' concerns through organized and informal meetings and amend regulations if appropriate. Developers have increased their involvement and awareness of government processes. The County's adoption of a Unified Land Development Code should help streamline the development process.

h) Support of zoning and development regulations / Neighborhood opposition to higher density or new/innovative developments –

Greater Lowndes does not have an unrealistic amount of opposition to development. Only in extreme circumstances do large numbers of residents come out against a particular development. For the most part, Greater Lowndes supports zoning and the use of land development regulations. Not surprisingly, opposition to zoning is most often felt from individuals who are unable to do what they would like with property they currently own. Additionally, Greater Lowndes does experience its share of discussion between property owners' rights and the greater community protection and benefit.

III. POTENTIAL ISSUES and OPPORTUNITIES (cont.)

Intergovernmental Coordination Issues:

- a) **Communication and collaboration between various governmental entities—**
Increased communication and collaboration between the various jurisdictions, school systems, and authorities would improve future planning efforts and increase effectiveness of individual efforts.

Intergovernmental Coordination Opportunities:

- a) **Regional or multi-jurisdictional cooperation –**
The state required inter-governmental agreement (House Bill 489) has enhanced inter-jurisdictional cooperation. Lowndes County and City of Valdosta have several joint departments and the County provides several services to the smaller jurisdictions. The opportunity does exist for increased cooperation regarding development occurring within the urban fringe area between the County and the City of Valdosta.
- b) **Local officials open to new development ideas –**
All of the Greater Lowndes communities are highly open to new development ideas. The County Commission and each City Council is always interested in attracting growth to their community, especially when the development is cutting edge.

III. POTENTIAL ISSUES and OPPORTUNITIES (cont.)

Transportation Issues:

a) Few alternatives to using a car to get places –

Previous traffic planning has only focused on moving automobiles resulting in a lack of public transit or adequate bike/pedestrian facilities. Recent steps towards promoting alternative modes of transportation have been taken through the Metropolitan Planning Organization and the development of a regional Bicycle and Pedestrian Plan.

b) Increased traffic challenges –

As the area continues to grow, traffic of course increases. Continued sprawling of residential and strip commercial development will only increase road congestion. Greater attention should be given to the impact individual developments will have on the greater transportation system.



Transportation Opportunities:

a) Public transit –

With the exception of the MIDS ride request program, there is no system for public transit. In the past, there have been few areas of sufficient density to warrant such a system. Development focuses on character areas would establish the necessary density. Public opinion seems to support such a system.

b) Establishment of pedestrian and bicycle facilities –

While increasing efforts are occurring to address this issue, a community-wide bike and pedestrian friendly mindset should be promoted. The City of Valdosta has incorporated a 3-mile multiuse trail, which it should continue expanding. However, throughout the county/cities, there is still a significant need for bike trails and sidewalks, especially connecting neighborhoods to commercial/recreation centers. Additionally, there are some existing bike/pedestrian facilities in need of repair and improvement.



c) Improved traffic management—

Through the Metropolitan Planning Organization and the City of Valdosta's Traffic Management Center increased efforts for traffic management are occurring. Greater evaluation of traffic impacts of proposed developments would help mitigate traffic congestion.

IV. EXISTING LAND USE and DEVELOPMENT PATTERNS

In order to adequately plan for the future of Greater Lowndes, we must have a strong understanding of our communities' current development patterns. This section includes the existing land use maps, identification of areas requiring special attention, and recommended character areas. This information allows us to identify current development trends while planning for future growth issues including protection of natural and cultural resources and the provision of appropriate infrastructure.

1) Existing Land Use Maps –

Maps 1-4 detail the existing use of land within each of the Greater Lowndes communities. These maps were created based on physical site visits and information received from the Lowndes County Tax Assessor's Office. The depicted uses may or may not be accurately reflected by the property's current zoning classification. Additionally, this information will be revised on a regular basis as a more thorough investigation of the land uses occurs through monthly site visits.

The existing land use maps include the following categories:

LAND USE CATEGORIES:

Agriculture/Forestry – Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) agriculture, or commercial timber or pulpwood harvesting.

Commercial – Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. This category also includes office and professional uses.

Industrial – Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Parks/Recreation/Conservation – Land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature

preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses.

Public/Institutional – Includes certain state, federal or local government uses, and institutional land uses.

Residential – Predominate use is single-family and multi-family dwelling units organized into general categories of net densities.

Transportation/Communication/Utilities – Includes major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, or other similar uses.

Undeveloped/Vacant – Land served by typical urban services (water, sewer, etc) but not developed for a specific use or developed for a specific use that has since been abandoned.

IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (cont.)

2) Areas Requiring Special Attention –

Upon evaluation of the existing land use patterns and trends within each jurisdiction, the following areas requiring special attention were identified.

- Areas of significant natural resources include **wetlands, groundwater recharge areas, and river corridors** particularly where they are likely to be intruded upon or otherwise impacted by development;
- Areas where rapid development or change of land uses is likely to occur such as the **US 41 North Corridor Bemiss Road Corridor, North Valdosta Road, and Inner Perimeter Road**;
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation facilities such as **Mt. Zion Church Road, Knight's Academy**;
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors) such as the **Ashley Street Corridor, the 5-Points Commercial Center, and areas in the southern part of Valdosta**;
- Large abandoned structures or sites, including those that may be environmentally contaminated such as **brownfields**;
- Areas with significant infill development opportunities (scattered vacant sites) such as within **downtown Valdosta and Hahira**;
- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole such as the **designated neighborhood revitalization areas**.

These areas will be incorporated into the depicted Character Areas for future planning.

IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (cont.)

3) Recommended Character Areas –

A character area is defined as a specific geographic area within the community that:

- Has **unique** or **special characteristics** to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- Has **potential** to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- Requires **special attention** due to unique development issues (rapid change of development patterns, economic decline, etc.)

Each character area is a planning sub-area where more detailed, small-area planning and implementation of certain policies, investments, and/or incentives may be applied in order to preserve, improve, or otherwise influence its future development patterns and ensure consistency with our community's vision.

On the following pages is a list of **potential** character areas. This list will be modified, added to, or subtracted from during the *Community Agenda* development process based on stakeholder perspectives about current and future development patterns.

Maps 5—8 depict the recommended boundaries of these potential character areas and also the areas requiring special attention identified in the previous section. This map is still in *draft* form and will be finalized during the *Community Agenda* development process.

IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (cont.)

3) Recommended Character Areas (cont.) –

GENERAL AREAS:

- **Conservation/Greenspace areas:** Undeveloped, natural lands with significant natural features including flood plains, wetlands, wildlife management areas, and other environmentally sensitive areas not suitable for development of any kind.
- **Rural/Agricultural areas:** Primarily open or cultivated pastures, farmlands, or woodlands



Rural/Agricultural Area



Azalea City
Industrial Park

- **Industrial areas:** Land used for manufacturing, assembly, wholesale trade, and distribution activities. May include uses producing noise, vibration, smoke, odors, etc.
- **Historic areas:** Designated local and national register historic districts containing features, landmarks, civic or cultural uses of historic interest

RESIDENTIAL AREAS:

- **Rural Residential areas:** Rural, undeveloped land like to face development pressures for lower density (1 unit per 2+ acres) residential development. Typically has low pedestrian orientation and access, very large lots, open space, pastoral views, and high degree of building separation.
- **Suburban Residential areas:** Likely to evolve with low pedestrian orientation, high to moderate degree of building separation, predominately residential, varied street patterns often curvilinear and consisting of numerous cul-de-sacs.
- **Established Residential areas:** Neighborhoods with relatively well-maintained housing possessing a distinct identity through architectural style, lot and street design, and high rates of home-ownership.
- **Traditional Neighborhood areas:** Residential areas in older part of community, typically developed prior to WWII. Includes smaller lots, buildings close to or at the front property line, predominance of alleys. May be experiencing decline in home-ownership.
- **Neighborhood Revitalization areas:** Areas with poor housing conditions, large areas of vacant land, deteriorating/unoccupied structures, low rates of home ownership.

IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (cont.)

3) Recommended Character Areas (cont.) –

ACTIVITY CENTERS:

- **Regional Activity Centers:** Concentration of regionally marketed commercial and retail centers, office and employment areas, higher-education facilities, sports, and recreational complexes. Characterized by high degree of access by vehicular traffic, on-site parking, and low internal open space.
- **Local Activity Centers:** Community focal point with concentration of activities such as general retail, service commercial, professional office, recreation.
- **Community Crossroads:** Commercial activity area located at highway intersection. Typically automobile focused with a mixture of uses to serve highway passers-by, rural, and agricultural areas.
- **Downtown areas:** The traditional central business district and immediately surrounding commercial, industrial, or mixed-use areas.
- **Commercial Redevelopment Areas:** Declining, unattractive, vacant or under-utilized strip shopping center. Characterized by high degree of access by vehicular traffic, on-site parking, low degree of open space.



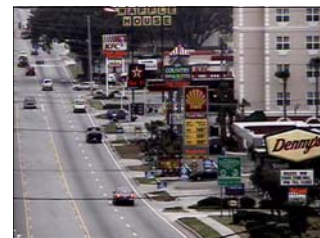
Downtown Valdosta

CORRIDORS:



Baytree Road Corridor

- **In-Town Corridors:** Developed or undeveloped land paralleling the route of a street or highway in town that is already or likely to experience uncontrolled strip development if growth is not properly managed.
- **Gateway Corridors:** Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.
- **Scenic Corridors:** Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features and scenic or pastoral views.
- **Major Highway Corridors:** Developed or undeveloped land on both sides of designated high volume transportation facility, such as arterial roads and highways.



St. Augustine Rd. Corridor

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

The State Department of Community Affairs (DCA) has established a number of Quality Community Objectives that further elaborate the Statewide Planning Goals (listed under Section II), based on growth and development issues identified in local and regional plans throughout the state. These objectives are intended to provide guidance, or targets, for local governments to achieve in developing and implementing their Comprehensive Plan.

Quality Community Objectives: The Quality Community Objectives are separated into four different areas of community development:

- 1) Development Patterns
- 2) Resource Conservation
- 3) Social and Economic Development
- 4) Governmental Relations

Staff has evaluated Greater Lowndes' current policies, activities, and development patterns for consistency with these objectives utilizing an assessment tool provided by DCA. The results of this assessment will be added to the list of potential issues and opportunities in Section III.

1) Development Patterns

(A) Traditional Neighborhood Objective: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Zoning Ordinances:

ASSESSMENT:

- Each of our communities has its own unique zoning code, which, for the most part, **separate commercial, residential and retail uses** in each district with. However, the Residential-Professional (R-P) district and the Planned Development (PD) district both provide options for mixed-use developments.
- Our community does not currently have in place ordinances that allow **neo-traditional development “by right”** so that developers do not have to go through a long variance process. Developers would be required to complete a variance process, which should only be approved in the case of demonstrated hardship, or developers are able to request a planned development approval.

RECOMMENDATION:

- Each community's existing zoning ordinance should be reviewed and amended to allow for mixed-use developments and “neo-traditional” developments as a matter of right. This amendment would increase the quality and creative factors of new development while also encouraging in-fill development.

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)

Tree and Landscape Ordinances:

ASSESSMENT:

- The Cities of Valdosta and Hahira both have **street tree ordinances** that require new development to plant shade-bearing trees appropriate to our climate. Lowndes County is in the process of developing a similar ordinance.
- The City of Valdosta has an **organized Tree Commission**, which is charged with regulating planting of trees in public places. No other communities within Greater Lowndes have such an organization.
- The Keep Lowndes-Valdosta Beautiful Program strives to educate the communities on the importance of keeping our **public areas (commercial, retail districts, parks) clean and safe**.

RECOMMENDATION:

- Communities, which currently do not have Tree and Landscape Ordinances, should adopt appropriate regulations to encourage the planting of shade trees in conjunction with new development. Communities should also establish a regular tree-planting program to improve the pedestrian-friendliness and stormwater management capability of public spaces.

Pedestrian and Bicycle Friendliness:

ASSESSMENT:

- The majority of **sidewalks and vegetation** throughout the community are well maintained by the appropriate jurisdiction however, there are some areas that are not ADA accessible, have high amounts of cracking and shifting, and are infiltrated by weeds and hanging tree limbs. These hazards may limit the number of people choosing to walk in these areas.
- There are few areas throughout the community where **errands can be made on foot** should that be desired, with the exception of strip commercial centers.
- Some schools are located near neighborhoods allowing for some of our **children to walk or ride to school** however; the majority of new residential subdivisions are developed more than 1 mile away from a school or there are no adequate sidewalks for children to walk or ride safely.

RECOMMENDATION:

- Communities should ensure they have a well-managed sidewalk maintenance program. Disrepaired and non-ADA compliant sections of sidewalks should be replaced. As roads are repaved or widened sidewalks and bike lanes should be incorporated.
- Sidewalks and bike lanes should be established in areas of commercial activity and connect educational facilities with nearby residential areas.
- Future schools should locate near existing residential neighborhoods and future residential subdivisions should be planned near existing schools.

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)

(B) Infill Development Objective: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

ASSESSMENT:

- Currently our community does not have a comprehensive **inventory of vacant sites and buildings** available for redevelopment and/or infill development. The Valdosta Land Bank Authority does maintain a list of properties it owns.
- There are several **brownfield** and **greyfield** redevelopment opportunities throughout the community. This has been an increasingly common issue of discussion and several staff members have participated in appropriate training.
- Past development trends have not been focused on **nodal development** (compacted near intersections rather than spread along a major road.) The previous **activity centers** throughout Greater Lowndes were very broad based and did not necessarily support nodal development.
- Based on current zoning ordinances throughout Greater Lowndes, the only district allowing for **small-lot development** (5000 SF or less) for some uses is the Planned Development District, which is site plan specific.
- Habitat for Humanity assists in infill development through its build program.

RECOMMENDATIONS:

- A comprehensive list of vacant sites and buildings available for redevelopment and/or infill should be established and maintained by the Greater Lowndes Planning Commission or another appropriate party.
- Increased efforts, in the form of public-private partnerships and possible incentives, should be made to attract developers to Brownfield and Greyfield sites.
- Character areas should be established to promote nodal development (compacted near intersections rather than spread along a major roads.)
- Zoning Ordinances should be reviewed to allow for small-lot development as a matter of right in appropriate areas.

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)

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

ASSESSMENT:

- “If someone dropped from the sky into our community, he would know immediately where he was, based on our **distinct characteristics.**” - In some areas, this is true especially in the historic portions of the City of Valdosta, the maintained natural areas of Lowndes County, and the cores of our smaller cities. Many residential developments throughout Greater Lowndes do have distinct characteristics however, there is also a large number of “cookie-cutter” subdivisions.
- In an effort to delineate the areas of our community that are important to our **history and heritage**, the City of Valdosta and Lowndes County have both established driving tours to highlight the historic, cultural, and natural resources important to our community’s history and heritage. The City of Valdosta also maintains local and national register historic districts although at times, these experience extreme development pressures.
- None of the Greater Lowndes communities have ordinances that regulate the **building materials used in our highly visible areas.**
- All of the municipalities within Greater Lowndes have some form of **signage regulations.**
- There are still a large number of rural areas throughout Lowndes County. Although the County did produce a Greenspace Report in response to the State’s former Greenspace Program, this did not address the **protection of existing farmland.** Currently, the Comprehensive Plan is the only adopted plan in place for the protection of these rural spaces.

RECOMMENDATIONS:

- The community should determine what type of “sense of place” it would like to exhibit and develop appropriate tools to establish that image. New residential and commercial developments should be encouraged to implement innovative design methods.
- Additional steps should be taken to protect the established historic areas from further degradation. Increased public awareness of existing historic tours would improve opportunities towards heritage tourism efforts.
- In some communities enhanced sign regulations would support a decrease in visual clutter by further limiting size, number, and location of signs.
- A designated rural space and farmland protection program should be established.

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)

(D) Transportation Alternatives Objective: Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

ASSESSMENT:

- Greater Lowndes does not have any formal means of **public transportation** with the exception of Lowndes County MIDS, which is a caller requested service. The argument could be made that there are few areas of substantial residential and commercial density to warrant public transportation. However, in specific corridor areas, such as downtown and the mall area, citizens may be inclined to participate should the service be offered.
- Currently the regulation that new development connects with existing development through a **street network** as opposed to a single entry/exit is not effectively enforced through the Greater Lowndes communities. The majority of communities require new development to provide a stub out to adjacent, undeveloped properties however the regulation requiring the adjacent developer to connect to the provided stub out is not strictly enforced. The common opinion supports independently bounded developments, without providing for interconnected access.
- The quantity and quality of **sidewalk networks** vary with each community. There are several areas necessitating sidewalk improvements or sidewalks installations especially in areas with key destinations.
- In some of our communities, developers are required to provide **user-friendly sidewalks**.
- The SGRDC has adopted a regional **bike and pedestrian plan** however; no plan has been adopted at the local level. The regional plan identified possible routes throughout the region including local routes.
- Although commercial and retail developments are allowed to **share parking areas**, it is not an easily accessible opportunity and is only approved in circumstances of hardship.

RECOMMENDATIONS:

- Focusing development on core areas will increase the amount of density and thus the viability of a public transportation system.
- Subdivision regulations for each community should be amended to require interconnected access of all new residential and commercial developments along with the requirement for shared parking areas.
- Areas for improved sidewalks and potential bike routes should be identified in the Short Term Work Program (STWP).

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)

(E) Regional Identity Objective: Regions should promote and preserve a regional “identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

ASSESSMENT:

- Several areas within our community are characteristic of the region in terms of **architectural styles and heritage** however over time a large number of these examples has been destroyed.
- Our community is connected to the surrounding region for **economic livelihood** through businesses that process local agricultural products. -
- Historically, there has not been a large focus placed on encouraging **businesses that create products that draw on our regional heritage** (i.e. mountain, agricultural, metropolitan, coastal) although a trend towards heritage tourism is developing.
- Our community participates in the Georgia Department of Economic Development’s **regional tourism partnership**. -
- An increasing amount of attention is being placed on **tourism opportunities based on the unique characteristics of our region**.
- Due to the variety of cultural, historical, educational, and entertainment venues, the Greater Lowndes community contributes to the region, and draws from the region, as a **source of local culture, commerce, entertainment, and education**.

RECOMMENDATIONS:

- A clear definition of our region and its unique characteristics needs defining in order to increase protection and enhancement of these characteristics.
- Greater Lowndes’ natural and historic resources should be protected and marketed as potential eco-tourism opportunities.

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)

2) Resource Conservation

(A) Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

ASSESSMENT:

- The City of Valdosta has a **designated local historic district and 5 designated national register districts**.
- The City of Valdosta's **historic preservation commission actively reviews** requests for Certificates of Appropriateness on a monthly basis.
- There is a strong desire by the City of Valdosta for **new development to complement historic development** and there are design guidelines in place to ensure this happens. However, compliance with the design guidelines sometimes becomes cost prohibitive causing some developers to locate outside of the historic district.

RECOMMENDATIONS:

- The other Greater Lowndes municipalities should look at designating their individual historic resources.
- Additional efforts should be made in educating the community on the importance of historic resources and fostering a preservation-friendly mentality.

(B) Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

ASSESSMENT:

- In compliance with the now nonexistent Governor's Greenspace Program, Lowndes County completed a greenspace report, which included the conservation of 5 parcels throughout the County. Currently, no **formal greenspace plan** is implemented.
- Due to lack of funding, no Greater Lowndes community is **actively preserving greenspace** through direct purchase. New development is encouraged to set aside land and this is often accomplished through Planned Developments.
- There is no formal **local land conservation program** and none of the Greater Lowndes communities work with state or national land conservation programs to preserve environmentally important areas in the community.
- Lowndes County is in the process of adopting a **conservation subdivision ordinance**, which should increase the amount of green space preserved.

RECOMMENDATIONS:

- All jurisdictions, especially the County, should establish some form of green space conservation program. Ideally, the jurisdictions will work together to establish an interconnected network of greenspace throughout Greater Lowndes.

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)

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

ASSESSMENT:

- No Greater Lowndes community currently has a **comprehensive natural resources inventory**.
- Because the inventory has not yet been developed, it is not used **to steer development away from environmentally sensitive areas**.
- All communities within Greater Lowndes have passed the **Part V Environmental Ordinances** and are actively enforcing them.
- The City of Valdosta has a **tree preservation ordinance**, which it actively enforces.
- As part of the tree and landscape ordinance, the City of Valdosta enforces a **tree-replanting ordinance** for new development.
- As required by their National Pollutant Discharge Elimination Systems (NPDES) permit, the City of Valdosta and Lowndes County both use **stormwater best management practices** for all new development.
- Lowndes County and the Cities of Valdosta and Hahira currently have **land use measures** that help protect the natural resources in our community (i.e. floodplain regulations)

RECOMMENDATIONS:

- A comprehensive natural resources inventory should be completed identifying the defining natural resources of Greater Lowndes. The inventory should be used to direct growth away from the identified areas.
- All Greater Lowndes communities should adopt, and actively enforce, tree preservation and replanting ordinances.
- The smaller communities within Greater Lowndes should implement stormwater best management practices.

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)

3) Social and Economic Development

(A) Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

ASSESSMENT:

- Through the Comprehensive Planning process, we have **estimated population projections** for all Greater Lowndes communities through the year 2030.
- Efforts have been made to encourage local governments, the local school boards, and other decision-making entities to **use the same population projections**.
- None of the Greater Lowndes communities have a formal **Capital Improvements Program** although, they do plan for facility additions and improvements in their annual budgets.
- Through the existing Future Land Use map, we have **designated areas for specific types of growth**. The development of Character Areas will encourage further delineation of these areas.

RECOMMENDATIONS:

- All decision-making entities should rely on common data projections to ensure consistency in planning efforts.

(B) Appropriate Businesses Objective: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

ASSESSMENT:

- A comprehensive assessment to **consider our community's strengths, assets, and weaknesses and create business development strategies based on the results** has been completed through a Targeted Business Cluster Study. The results, building on our **diverse job base**, identified **the types of businesses that would be compatible** and produce higher-wage jobs.

RECOMMENDATIONS:

- The three industry clusters identified through the Targeted Business Cluster study should be supported and expanded through targeted planning and incentive programs.

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)

(C) Employment Options Objective: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

ASSESSMENT:

- The Valdosta-Lowndes County Chamber of Commerce and Valdosta State University have **entrepreneur support programs** and Valdosta-Lowndes County has been designated as an “Entrepreneur Friendly” community.
- While Greater Lowndes’ agricultural, manufacturing, and construction related jobs provide **employment opportunities for unskilled labor** this employment sector has followed the national pattern of general decline. Many relatively unskilled laborers end up in service-related jobs, which have low pay and no benefits. Employment opportunities for unskilled labor are scarce and continue to decline, with nearly all jobs requiring some skills and education.
- Our area jobs - even those requiring **skilled labor** - tend to pay significantly less than the state or national average. Our 9-county region has the lowest average weekly earnings of 20 WIA areas in Georgia. The gap between our region’s per capita income compared with the state and nation continues to widen each year.
- There are **professional and managerial jobs** in our community, but employers typically are recruiting from outside our area to fill many of these jobs. Some employers feel required to recruit from outside Lowndes County to find qualified professionals and managers. On the other hand, many graduates of VSU (and the best and brightest youth of the surrounding more rural counties) are leaving our area after graduation to seek these types of jobs elsewhere. We simultaneously have a “brain drain” while we are importing talent from other states.

RECOMMENDATIONS:

- Enlist the efforts of regional educators to meet the workforce needs of the identified industry clusters.
- Continue efforts to link employers with educators, to communicate their specific workforce needs and call for higher standards.
- Continue to re-emphasize that workforce development is essential to south Georgia’s economic development,
- Work to sustain vibrant communities with amenities, cultural resources, good schools, high environmental standards, and other assets of quality living, in order to attract and keep talented, skilled workers in South Georgia.

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)

(D) Housing Choices Objective: A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

ASSESSMENT:

- For some of the Greater Lowndes communities, some zoning districts **allow accessory units like garage apartments or mother-in-law units** although there are size limitations in effect. The current zoning ordinances do not encourage new residential development to **follow the pattern of our original town**. They do encourage **connecting to existing streets**, however it is not a requirement. **Smaller setbacks** are typically not allowed, thus buildings are located far from the street.
- In general, within Greater Lowndes, the cost of living is comparable to the average wage meaning that **those who work in our community can afford to live here** as well.
- The availability of **housing for each income level** (low, moderate, and above-average incomes) varies throughout Greater Lowndes. There is a large number of existing above-average income housing opportunities. Recent trends have been for moderate level income units. Affordable housing and lower-income housing is still needed in some areas.
- The downtown area of Valdosta does have a limited number of **loft/downtown apartments** however; this type of “**neo-traditional**” development is not common elsewhere in the County.
- **Multifamily housing** is allowed within our community and encouraged in appropriate areas. Throughout Greater Lowndes there is **vacant and developable land available** for this type of housing.
- Several community development corporations have built **housing for lower-income households** throughout Greater Lowndes.
- The City of Valdosta has **housing programs that focus on households with special needs**.
- **Small houses built on small lots** (less than 5,000 square feet) are not allowed as a matter of right and are only permitted in conjunction with a Planned Development.

RECOMMENDATIONS:

- Public education should occur to inform residents of the importance of affordable housing and its true definition.
- An increased amount of affordable and low-income housing should be encouraged to allow our service and retail employees’ opportunities for home ownership.
- Amendments to zoning ordinances allowing 5,000 square foot or less lot sizes, as a matter of right, in appropriate areas would increase the availability of affordable housing.
- Traditional Neighborhood Design (TND) should be encouraged.

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)

(E) Educational Opportunities Objective: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

ASSESSMENT:

- Through VSU, Valdosta Technical College, and the Workforce Investment Act (WIA) program at the SGRDC, our community provides **work-force training options** for our citizens providing **citizens with skills for jobs** available in our community.
- Due to Georgia Military College, Valdosta Technical College, and Valdosta State University, our community has **higher education opportunities**.
- Our community has **job opportunities** for some of our college graduates, so that our children may live and work here if they choose. However, many graduates leave the area for employment opportunities elsewhere.

RECOMMENDATIONS:

- Greater collaboration between our educational institutions, workforce training programs, and economic development programs would enhance efforts towards attracting and retaining a young, skilled workforce.
- Increased support for efforts to tackle illiteracy and lift the status of our region's large underclass.

4) Governmental Relations

(A) Local Self-Determination: Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

ASSESSMENT:

- Greater Lowndes has an open door policy in regards to citizen involvement in development. All meetings are open to the public and staff is committed to working with developers throughout the process. A formal **citizen-education campaign** to allow all interested parties to learn about development processes in our community does not exist however, several departments do provide informational literature, first step meetings, and pre-application meetings.
- Each of the Greater Lowndes jurisdictions have processes in place that make it **simple for the public to stay informed** on land use and zoning decisions and new development including websites, public notices, and open meetings.
- With the adoption of the 2030 Comprehensive Plan, a **public-awareness element** (the *Community Participation Program*) will also be adopted.

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)

ASSESSMENT (cont.):

- Each of the Greater Lowndes communities has **clearly understandable guidelines for new development**. However, with the exception of the City of Valdosta historic district, none of the Greater Lowndes communities offer a **development guidebook illustrating the type of new development** desired in our community.
- Following the completion of the Comprehensive Planning process, staff will identify aspects of the development regulations and zoning codes that need updating in order to **achieve the Quality Community Objectives**.
- There is an **annual training budget** for both planning commissioners and staff, which staff utilizes on a regular basis. SGRDC Community and Economic Development staff also offers several in-house training opportunities for planning commissioners and elected officials throughout the year. As is common in many communities, some elected officials have a better **understanding of the land-development process** than others.

RECOMMENDATIONS:

- Greater efforts should be made in implementing a formal citizen-education campaign regarding the value and importance of quality planning and development.
- Existing development regulations for each jurisdiction should be consolidated into easily understood, unified land development codes. (The county is in the process of completing this.) These codes should include guidance on the type of development the community desires and focus on meeting the state Quality Community Objectives.
- In an effort to increase their knowledge and effectiveness, Planning Commissioners should participate in a mandatory training program regarding planning and land use. Planning should be incorporated into the existing training program for newly elected officials.

(B) Regional Cooperation Objective: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

ASSESSMENT:

- Each of the Greater Lowndes communities participates in a **joint Comprehensive Plan** and is a member of the Greater Lowndes Planning Commission. Additionally, the South Georgia Regional Development Center maintains a Comprehensive Plan for the entire South Georgia Region. The **Service Delivery Strategies** will be updated during the 2030 Comprehensive Planning process.
- Some of the Greater Lowndes communities **share services** including Parks and Recreation, Emergency Services, and E911. The City of Valdosta and Lowndes County have separate school systems, water, sewer, fire, and police/sheriff's offices.

RECOMMENDATIONS:

- Increasing the number of joint jurisdictional services may increase service delivery efficiency and reduce associated costs.

VI. SUPPORTING DATA AND INFORMATION

The validity of the identified Issues and Opportunities and recommended Character Areas was checked by evaluating data and information pertaining to the following seven elements:

- | | |
|-----------------------------------|--------------------------------------|
| 1) Population | 5) Community Facilities and Services |
| 2) Economic Development | 6) Intergovernmental Coordination |
| 3) Housing | 7) Transportation Systems |
| 4) Natural and Cultural Resources | |

A 25-year planning time frame was employed for evaluating the listed data and information items. A variety of information and sources was used to compile the data including but not limited to interviews with city and county representatives, review of Census data, and review of past trends.

When evaluating this data and information, staff focused on:

- Whether it verified potential issues or opportunities identified above;
- Whether it uncovered new issues or opportunities not previously identified;
- Whether it indicated significant local trends that need to be brought to the attention of decision-makers;
- Whether it suggested adjustment of recommended character areas (e.g., to avoid intrusion into environmentally sensitive areas, etc.).

In order to ensure a concise and readable *Community Assessment* report, the following pages only include general statements and/or recommendations taken from the completed assessment. These statements pertain to potential issues or opportunities, significant trends affecting the community, or character area delineation.

The complete evaluation including all data and maps, can be found in the respective Appendices A through G.

APPENDICES

POPULATION	APPENDIX A
ECONOMIC DEVELOPMENT	APPENDIX B
HOUSING	APPENDIX C
NATURAL AND CULTURAL RESOURCES	APPENDIX D
NATIONAL REGISTER ELIGIBILITY LISTS	APPENDIX D1
COMMUNITY FACILITIES AND SERVICES	APPENDIX E
INTERGOVERNMENTAL COORDINATION	APPENDIX F
TRANSPORTATION SYSTEMS	APPENDIX G

VI. SUPPORTING DATA AND INFORMATION (cont.)

A) Population

- The projected population increase of all of Greater Lowndes but especially Hahira and the unincorporated areas will cause increased pressures on infrastructure, particularly water and sewer.
- The lower rate of increase of 18-34 year olds could be related to a lack of higher wage employment opportunities or an inability to afford quality housing.
- The increasing number of senior citizens will require greater attention to accessible housing, convenient community facilities, public transportation, and recreational opportunities.
- Although precise data is not available, it can be assumed that a percentage of the rising minority population is non-English speaking. To facilitate integration of these individuals into the community and encourage their active involvement, the Greater Lowndes communities should ensure there are appropriate opportunities for non-English speaking citizens to involve themselves in the community.
- The increasing disparity between the local, state, and federal incomes may negatively impact Lowndes County in terms of individual and community level economic stability.

B) Economic Development

- Greater Lowndes has experienced several changes in employment sector ratios since 1995: a 27% increase in construction related jobs, a decline of 17.5% in the wholesale trade sector, a 27% increase in retail (compared to the state's 23% increase), a 29% increase in services (compared to the state's increase of 36%) and a 30% increase in state/local government (compared to the state's 16% increase). (See Figure B-1 in Appendix B)
- Although Greater Lowndes has a growing number of jobs and a greater number of residents participating in the labor force, there is still a continued decline of percentage increase for weekly and annual wages. This decline could be contributed to an increase in the number of low-paying jobs due to migration of young professionals and/or inadequate workforce.
- As stated by the Georgia Department of Labor, 20 percent of jobs in 2012 in South Georgia will require an associate degree or higher. The statewide figure is 24 percent.

C) Housing

- While the number of housing units increased by 26.5% between 1990 and 2000, the population only increased by 21.2%.

VI. SUPPORTING DATA AND INFORMATION (cont.)

- This dramatic increase in manufactured housing could be related to the lack of high-paying jobs and the rising costs of housing. An increasing percentage of Greater Lowndes residents are relying on manufactured homes as an affordable alternative to site built homes.
- Each of the Greater Lowndes communities should look at instituting a rental property registration program. This would aid in tracking the rise or decline of rental properties, assist those relocating to the community in finding quality rental housing, and provide a means of ensuring regular review of rental properties.
- It must be remembered that the above affordability data represents an average of all housing units within Lowndes County. A review of the individual jurisdictions would provide a better understanding of affordability needs.

D) Natural Resources

- While our current policies and ordinances meet state standards, education outreach and enforcement should be implemented and continued.
- The current Water Resource Protection District Ordinance should be expanded to include maintaining, protecting and restoring wetlands. Regulations should be established that maintain wetlands and adjacent buffer strips as open space. Wetland-related ecotourism activities such as hunting, fishing, bird watching, and photography should be promoted to boost the economy and draw attention to our natural resources.
- To protect groundwater resources/drinking water supplies, while enabling development, areas of “most significant” groundwater recharge areas should have limited impervious surfaces, increased lot sizes for septic use, and cluster development.
- A riparian buffer ordinance for all USGS blue line streams should be established including education and outreach to explain the benefits and importance of such an ordinance. Critical riparian areas in which existing land uses threaten water quality should be identified
- Wildlife areas, historic/prehistoric sites, and other areas meriting preservation should be identified
- Impervious surfaces limits should be established and erosion and sedimentation control statutes should be properly enforced.
- The existing floodplain ordinance should be amended to emphasize the importance of limiting floodplain development and to prohibit certain activities harmful to water quality.
- Partnerships should be established with the few remaining farms in Lowndes County to protect their existence and recognize them as a valuable natural resource.

VI. SUPPORTING DATA AND INFORMATION (cont.)

E) Cultural Resources

- The general public should be better educated regarding available federal and state tax incentives for rehabilitation. This should include development of a handbook about rehabilitation for historic property owners.
- A viable plan of action should be developed for preservation of the many vacant and deteriorating buildings in the County. This is especially needed in the Southside (St. Paul-Hudson-Dockett) neighborhood.
- Consensus building activities supporting preservation should be implemented through educational programs for the public about the necessity for preservation through workshops, special activities, general information, local school programs, and Valdosta State University.
- Local ordinances should be analyzed for their impact on historic resources. Concerned citizens could be recruited to study and guide preservation activities in the County.
- The Georgia Trust for Historic Preservation should be contacted regarding vacant historic properties suitable for the Statewide Revolving Fund Program. The Richard Herman Wisenbaker House (LW-DA-40) in Dasher might be a good candidate.
- Eligible properties should be nominated for inclusion to the National Register of Historic Places. (Refer to Appendix D1 for a National Register of Historic Places eligibility list for Lowndes County.)
- A local tourism program should be created based upon historic resources. Greater Lowndes has a good basis for this program with its many historic properties associated with early tourism and resorts.
- Continue to implement the Regional Historic Rural Schools Initiative and promote the adaptive re-use of vacant historic schools
- Historic routes, including general stores, gas stations, motor lodges, and diners should be designated as Scenic Byways through the Georgia Department of Transportation. Development plans for the Hwy 41 corridor should be reviewed to determine future threats to historic resources in these areas.
- Longtime operating farms should be reviewed for possible nomination to the Centennial Farm Program. Possible nomination: Cater Farm (LW-94), Zipperer Farm (LW-103), Grover Wisenbaker Farm (LW-132), Burkhalter-McLeod Farm (LW-134) and Charlie A. Burkhalter, Sr. Farm (LW-145).

VI. SUPPORTING DATA AND INFORMATION (cont.)

- Eligible cemeteries and parks should be nominated for inclusion to the National Register of Historic Places. (Refer to National Register of Historic Places eligibility list for Lowndes County.)
- Provide education on criteria for determining presence of archaeological sites.

F) Intergovernmental Coordination

- Individual communities should ensure they are aware of the Regional Comprehensive Plan and related Short Term Work Program and the impact they will have on their respective communities.
- Continued dedication and active participation within the PMD will ensure several of the issues identified through the comprehensive planning process are addressed in a timely manner.
- Consolidation of the two school boards has been a topic of discussion for many years. The current system presents many challenges including the requirement to bus students long distances when an appropriate level of school may be located within one mile, but within the opposite jurisdiction.
- Additionally there is a reduced efficiency of tax dollar spending due to duplication of services and the redundancy of school facilities.
- The perceived disparity between the two school systems impacts the community in regards to economic development, housing, and social interactions
- Recently, there has been greater levels of communication between the school systems and the local governments, specifically pertaining to siting of school facilities. The two school systems involvement in the PMD aids in addressing these issues. Continued communication is encouraged to ensure future schools are located in areas with the necessary infrastructure that are planned for compatible uses (e.g. residential and light commercial).
- Increased collaboration and partnership with the local governments is encouraged especially in terms of traffic circulation around the VSU main campus.
- VSU, the City of Valdosta, and private property management associations should study the feasibility of establishing a public-private partnership to expand the bus route to downtown and area apartment complexes.
- Continued communications between VSU and the surrounding historic, residential neighborhoods is encouraged.

VI. SUPPORTING DATA AND INFORMATION (cont.)

- In general, increased communication and cooperation between all Greater Lowndes governments, organizations, and authorities would improve the efficiency and effectiveness of long term planning.
- In some cases increased collaboration between individual departments would also aid in reaching established goals, protecting natural resources, and improving traffic management.
- Understanding that every Greater Lowndes stakeholder, no matter their place of residence, is affected by the decisions of all individual governing bodies. Thus, valuing each community's uniqueness, while embracing their interdependence, should be a goal of all stakeholders during the comprehensive planning process.
- The Greater Lowndes communities are encouraged to take advantage of this resource for solid waste management and planning.

G) Transportation Systems

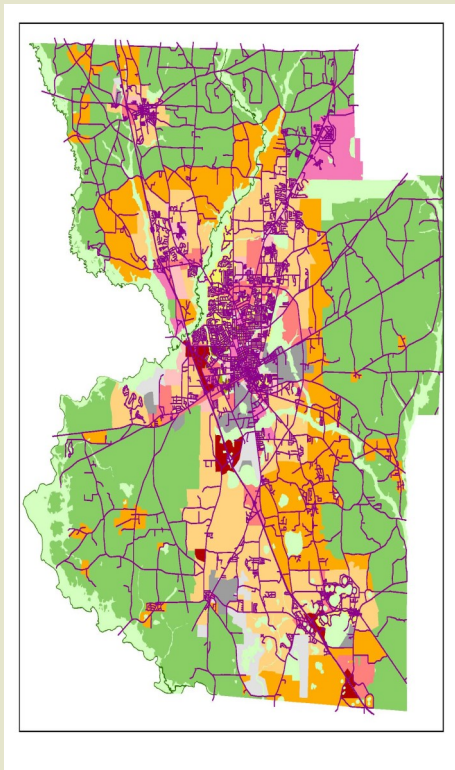
- The increasing lack of interconnected local roads. The majority of new residential subdivisions are self-contained and do not provide access to adjoining neighborhoods. This increases the amount of traffic on collector and arterial roadways.
- The obvious lack of frontage roads and cross access easements in commercial areas of the Greater Lowndes Community.
- The increasing number of developments attempting to locate in the rural portions of the county on unpaved roads or roads which were not designed to handle large amounts of traffic.
- The top ten crash areas (See Figure G-3 in Appendix G) are all established commercial centers. These areas should be further analyzed to identify potential changes in land use development methods as a means of reducing traffic crashes.
- Increased awareness and advertisement of these routes could lead to additional usage. Route 10, running through the core of Valdosta and the VSU campus lends itself to primary usage by those commuting between the campus and area residential/commercial centers.
- All of the Greater Lowndes communities should look at installing the bicycle routes identified in the SGRDC Bicycle/Pedestrian Plan along with additional routes identified through the community participation process.
- As streets are widened or repaved, the community should consider incorporating bike paths for appropriate areas.

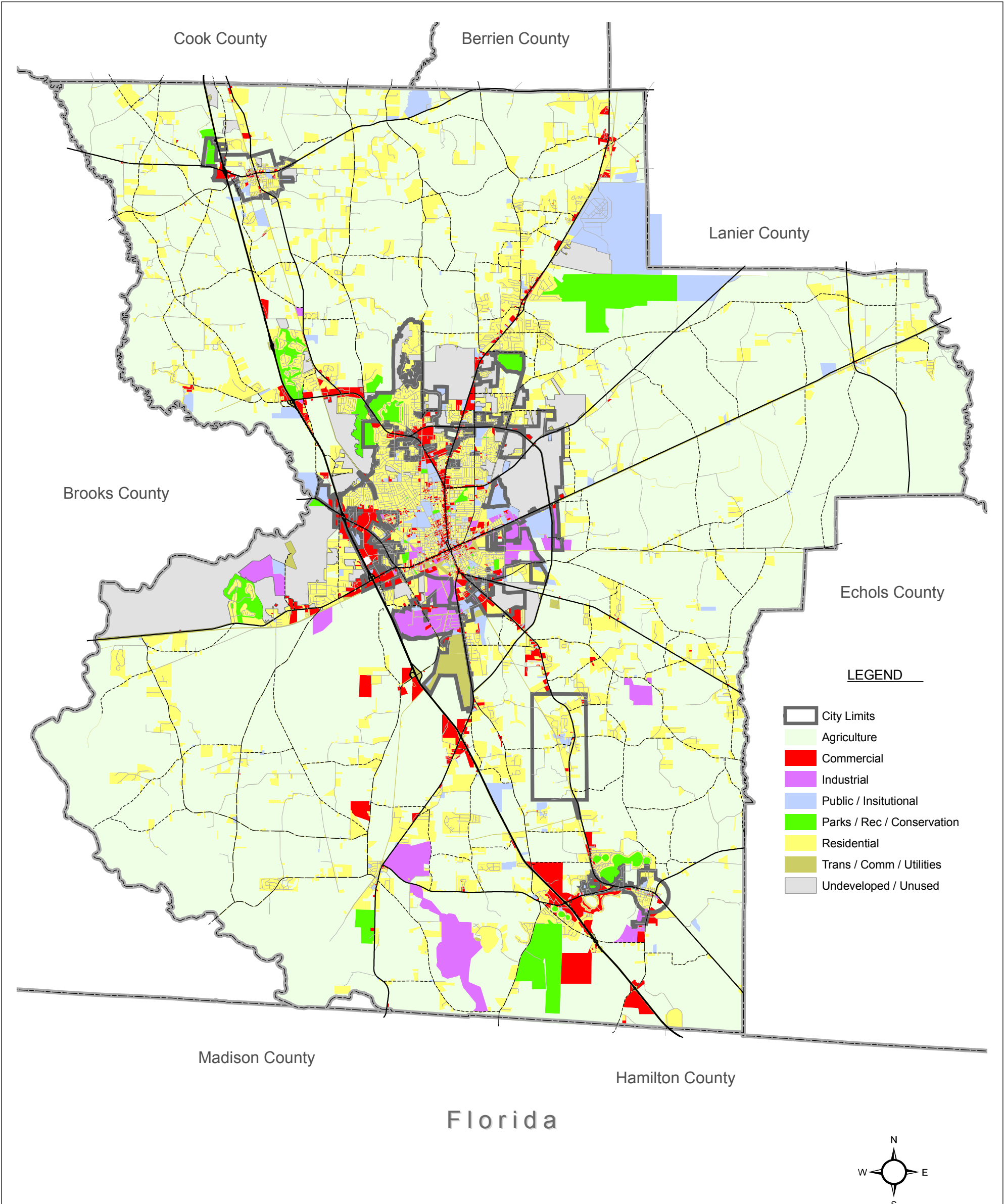
VI. SUPPORTING DATA AND INFORMATION (cont.)

- Many areas are in need of sidewalk improvements and additional attention should be paid to connecting existing sidewalks to residential and commercial centers.
- The Greater Lowndes Communities should look at the feasibility of establishing public transit options from major residential and commercial centers.
- VSU, the City of Valdosta, and property managers of nearby apartments should consider the feasibility of establishing a public-private partnership to expand VSU's bus route to downtown and apartments within a close proximity.
- Increased marketing of ride and share parking areas could possibly result in a reduced amount of traffic on the interstate and other arterials.
- All communities should look at requiring new commercial developments to interconnect parking facilities for cross-access between parcels or provide shared parking facilities.
- Communities should work with private developers to encourage development of out-parcels on underused or abandoned parking areas.
- Traffic management plans should be developed for each of the areas identified through the travel demand model (See Appendix G)

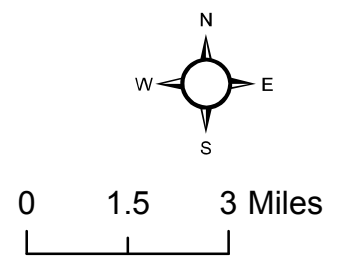
Greater Lowndes 2030

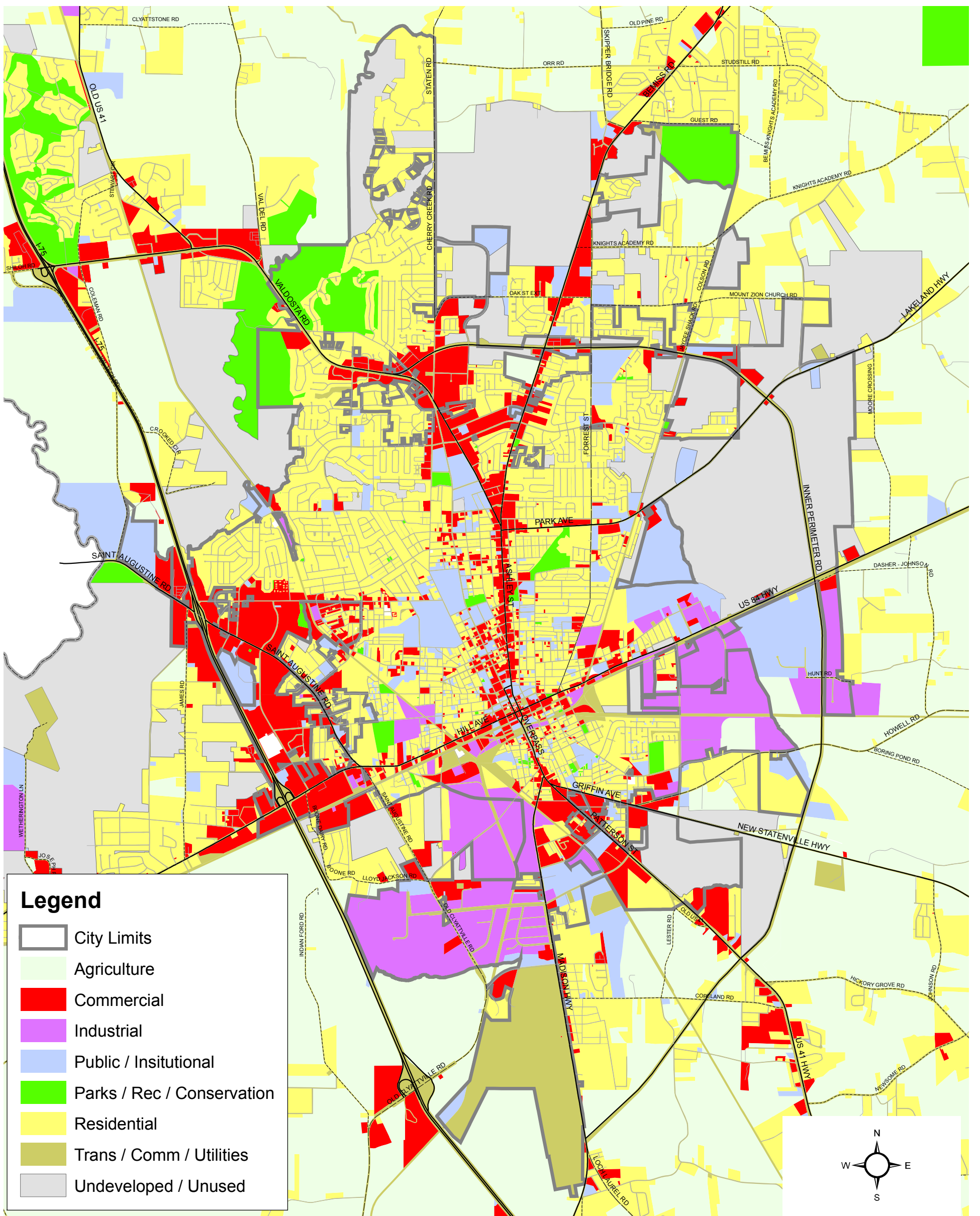
General Maps





Source:
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



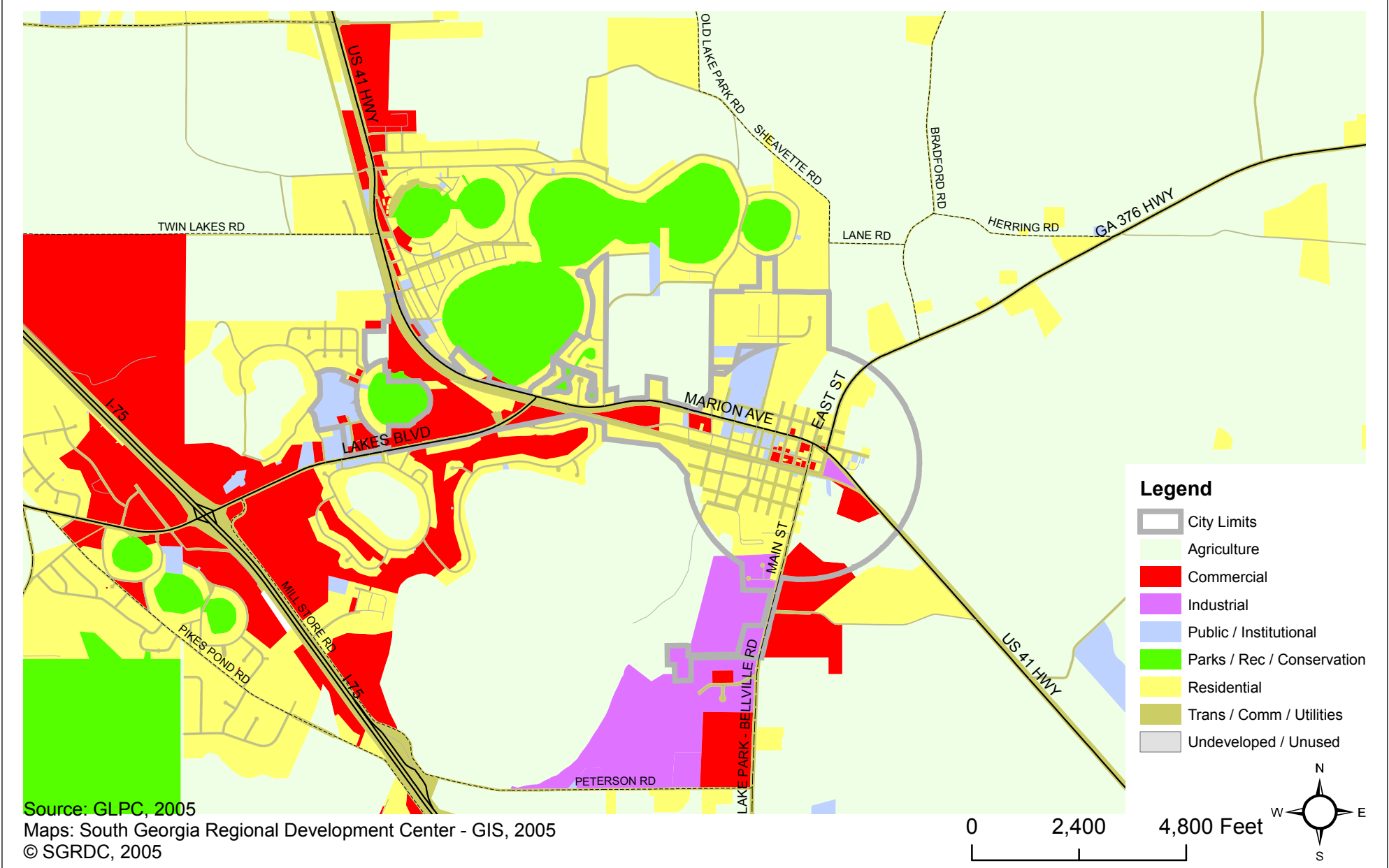
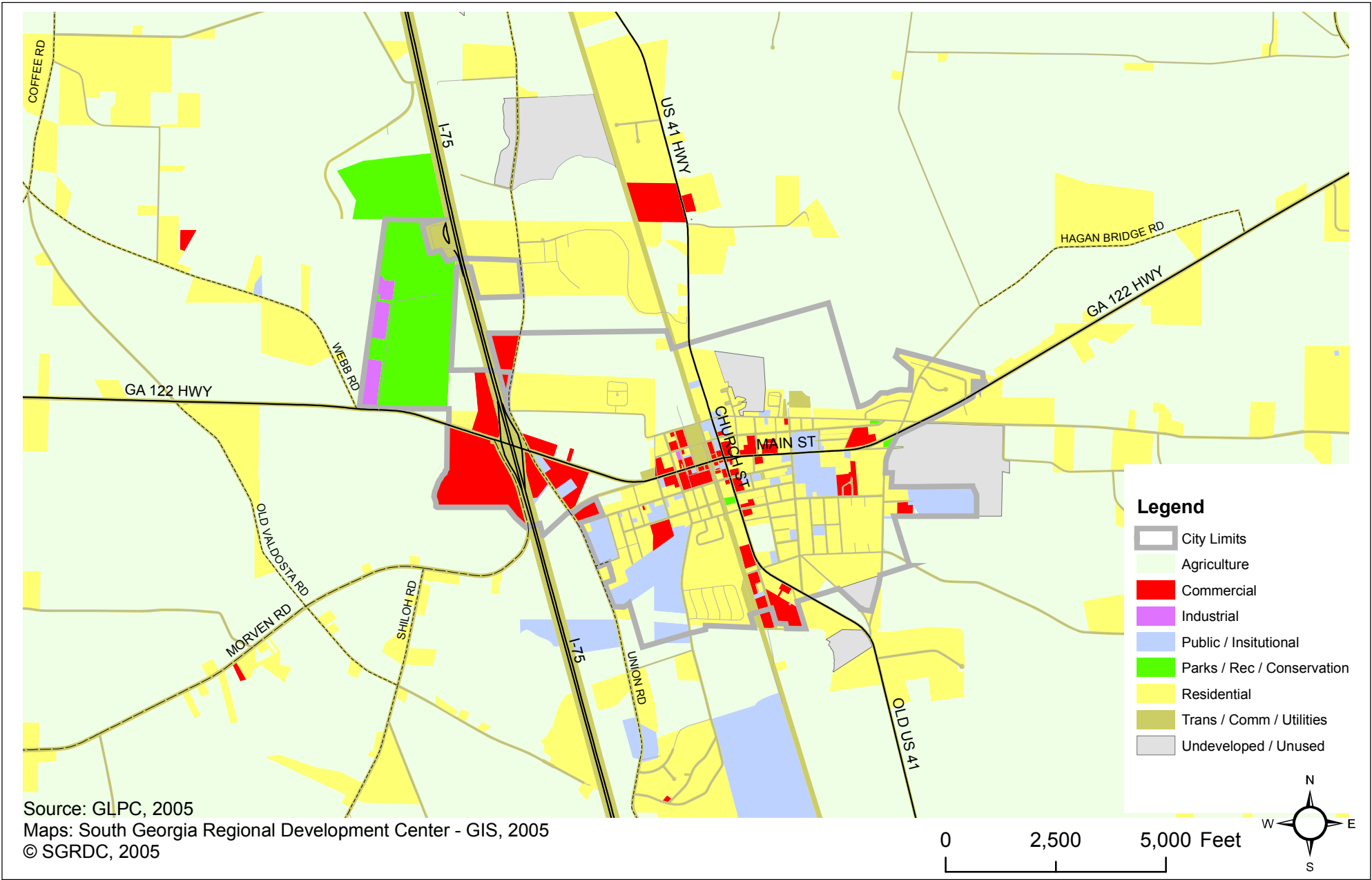


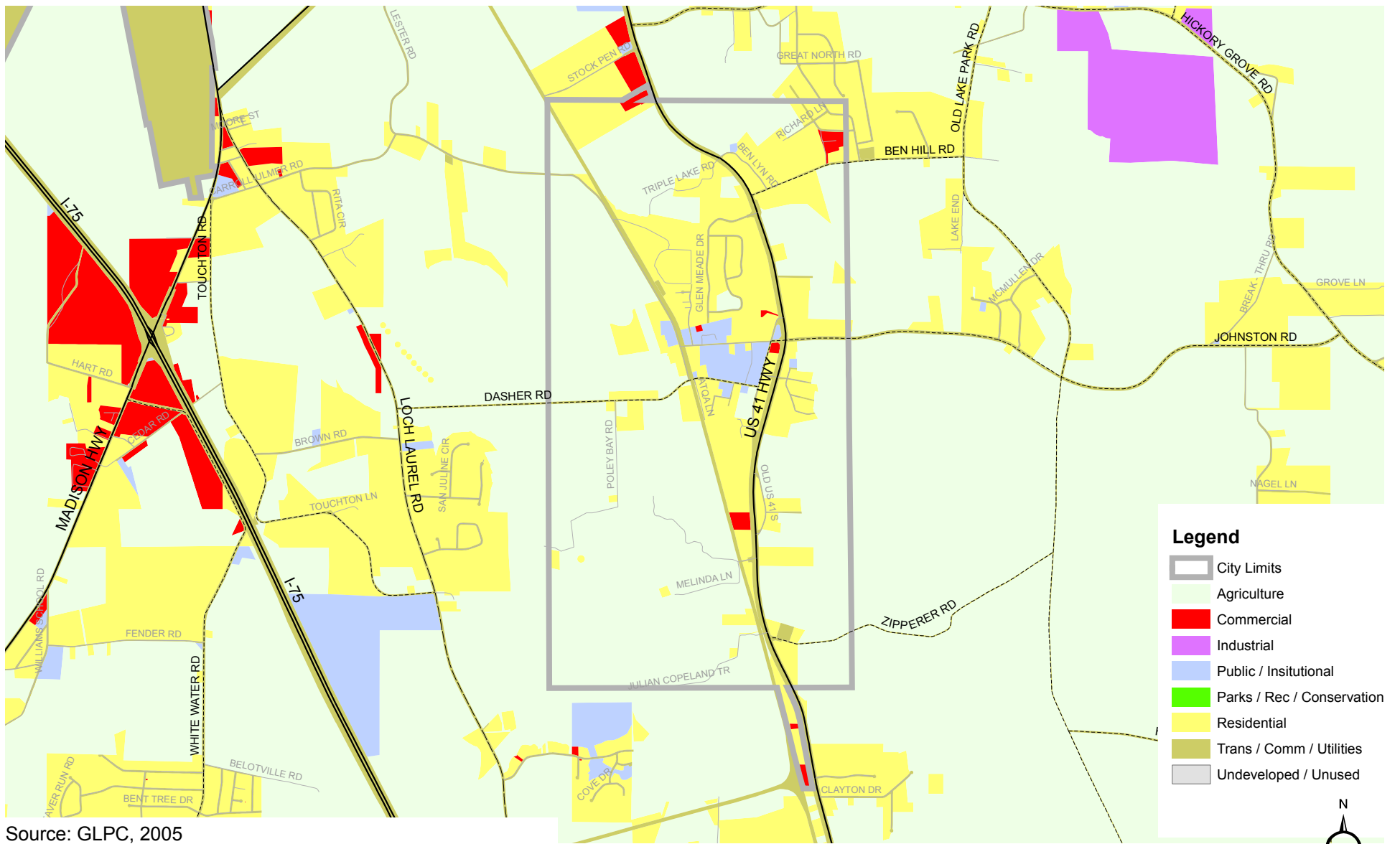
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 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



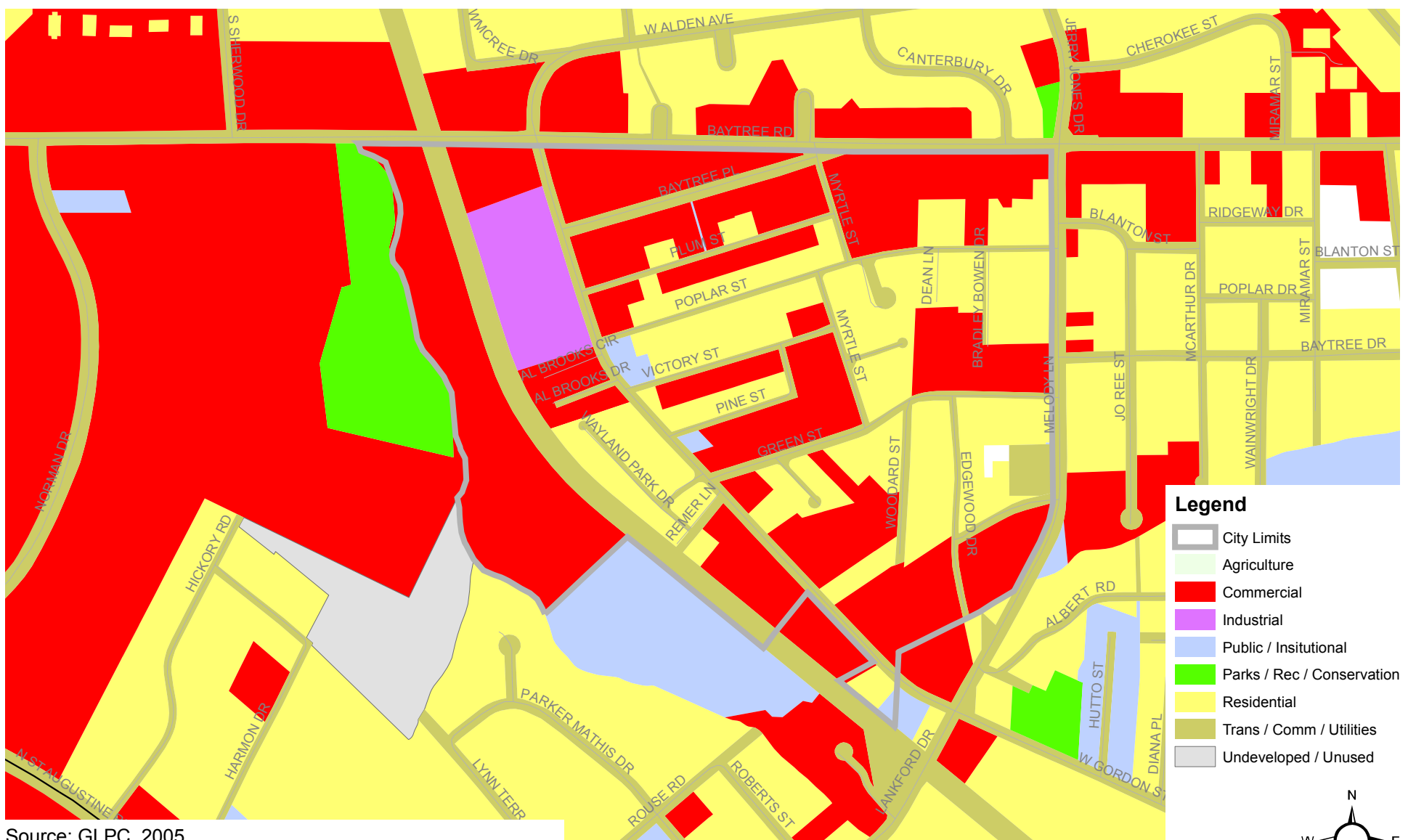
MAP 2 VALDOSTA EXISTING LAND USE





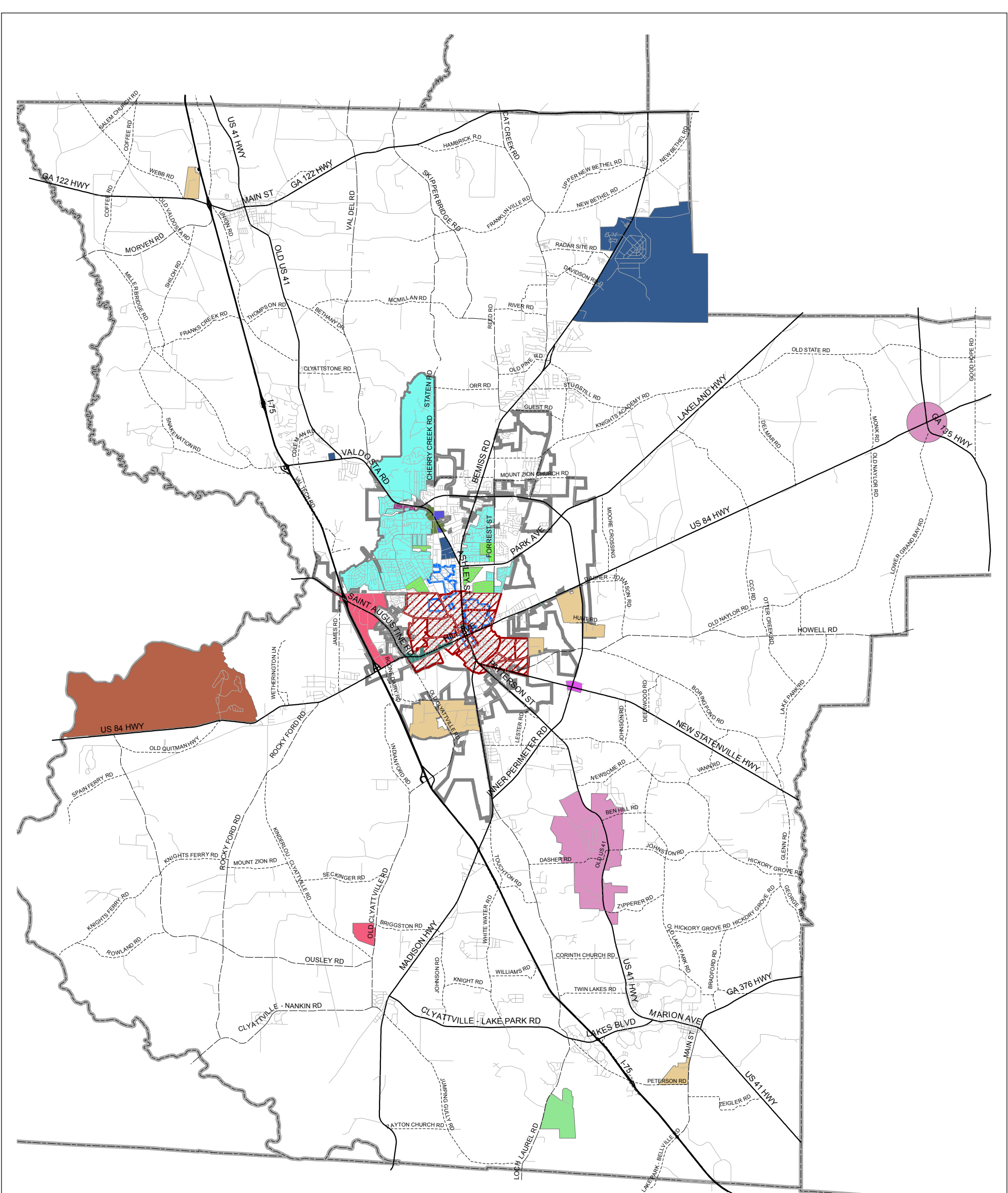


Source: GLPC, 2005
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



Source: GLPC, 2005
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005

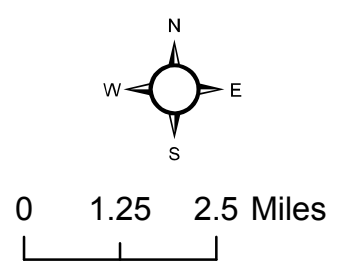
MAP 4 DASHER AND REMERTON EXISTING LAND USE



Legend

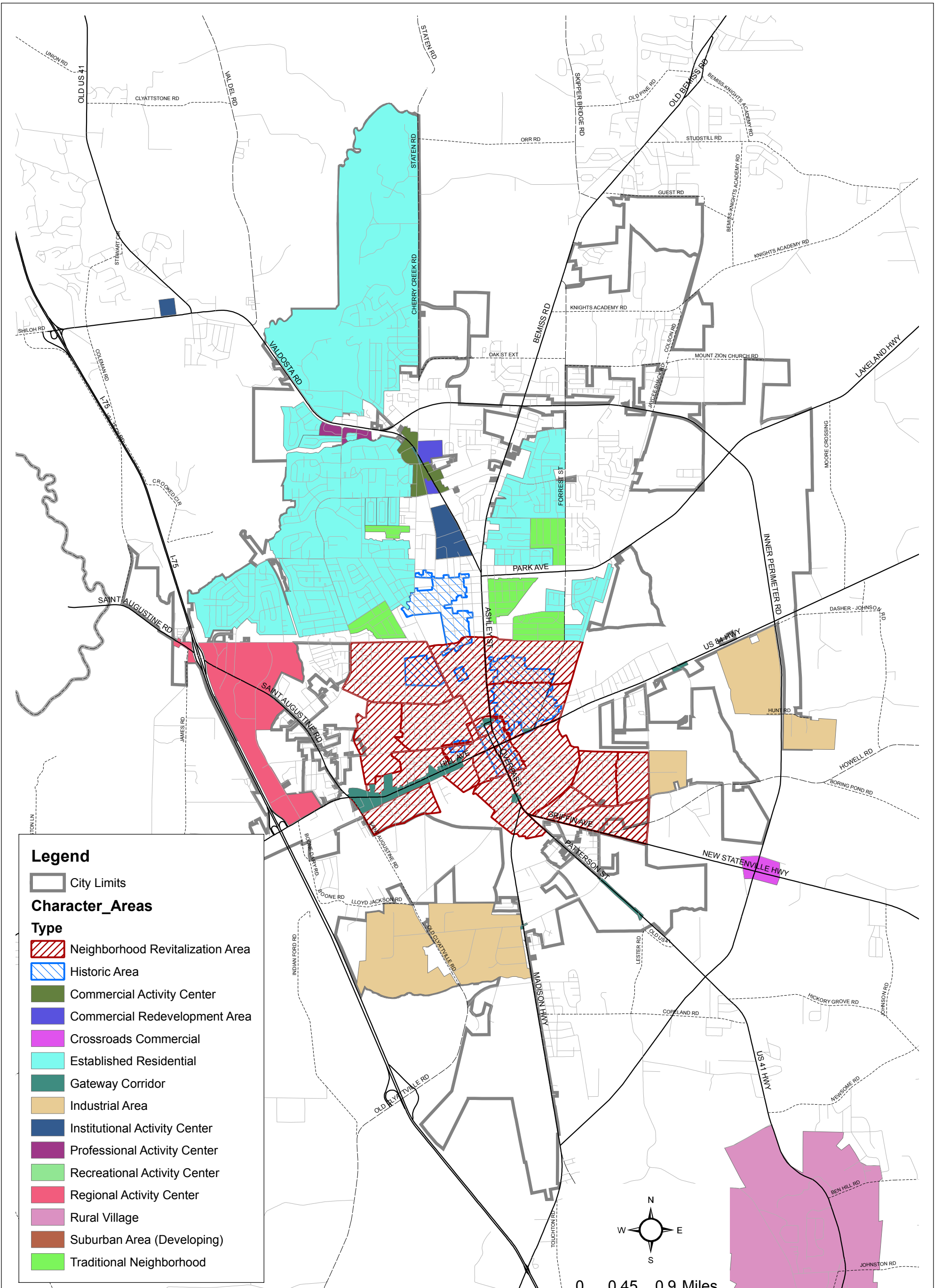
City Limits	Crossroads Commercial	Recreational Activity Center
Character Areas	Established Residential	Regional Activity Center
Neighborhood Revitalization Area	Gateway Corridor	Rural Village
Historic Area	Industrial Area	Suburban Area (Developing)
Commercial Activity Center	Institutional Activity Center	Traditional Neighborhood
Commercial Redevelopment Area	Professional Activity Center	

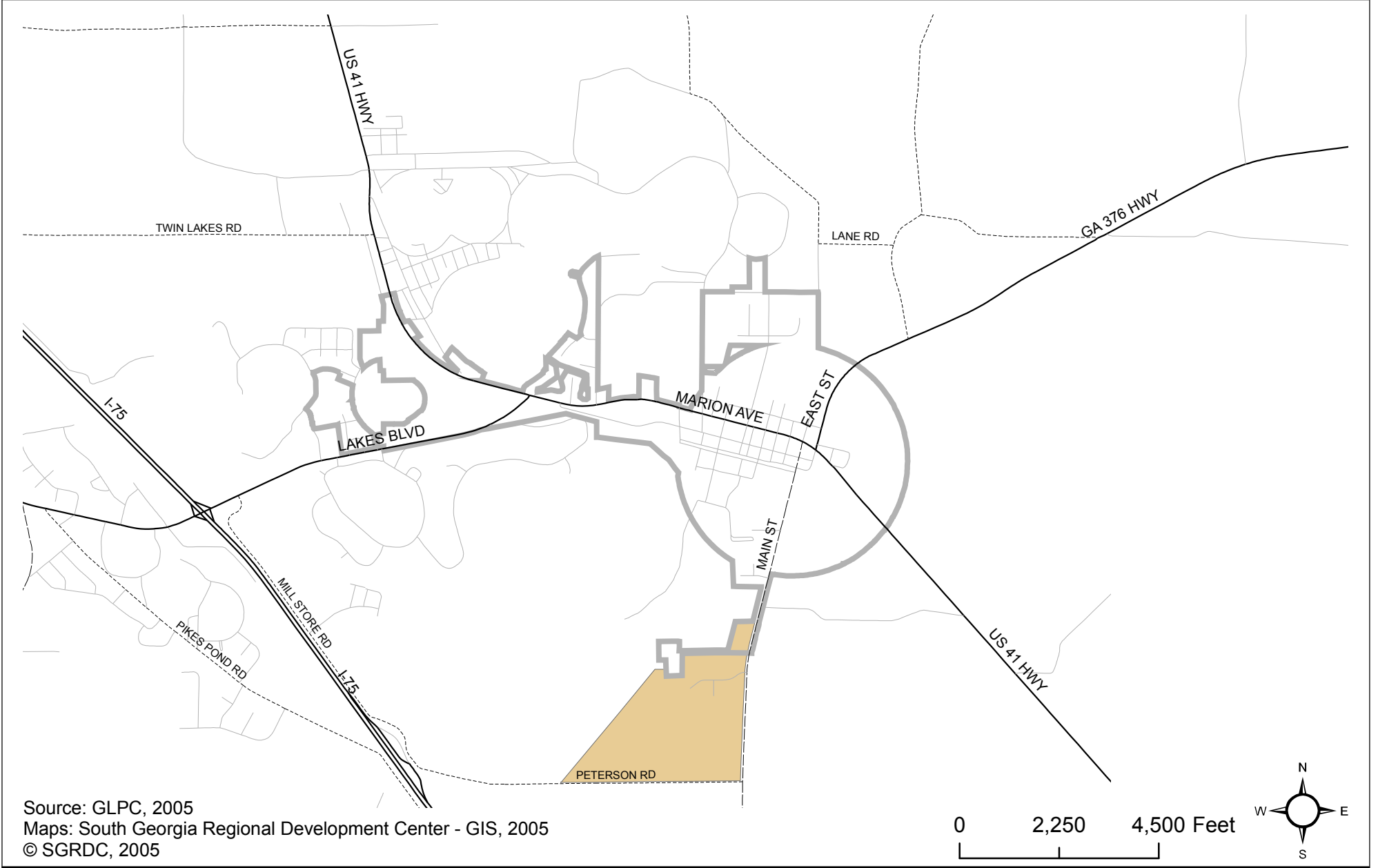
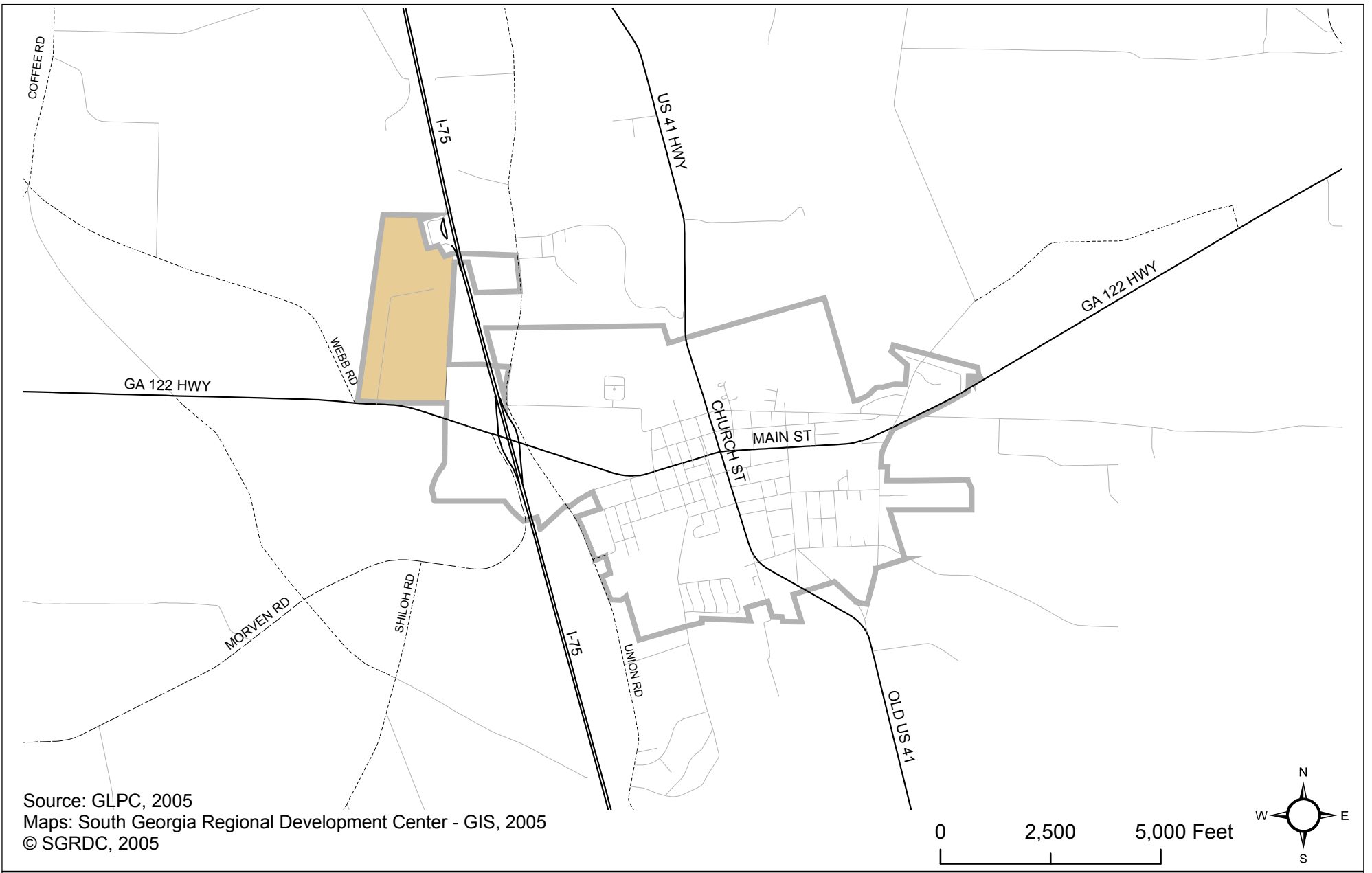
Source: GLPC, 2005
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



MAP 5 LOWNDES COUNTY CHARACTER AREAS

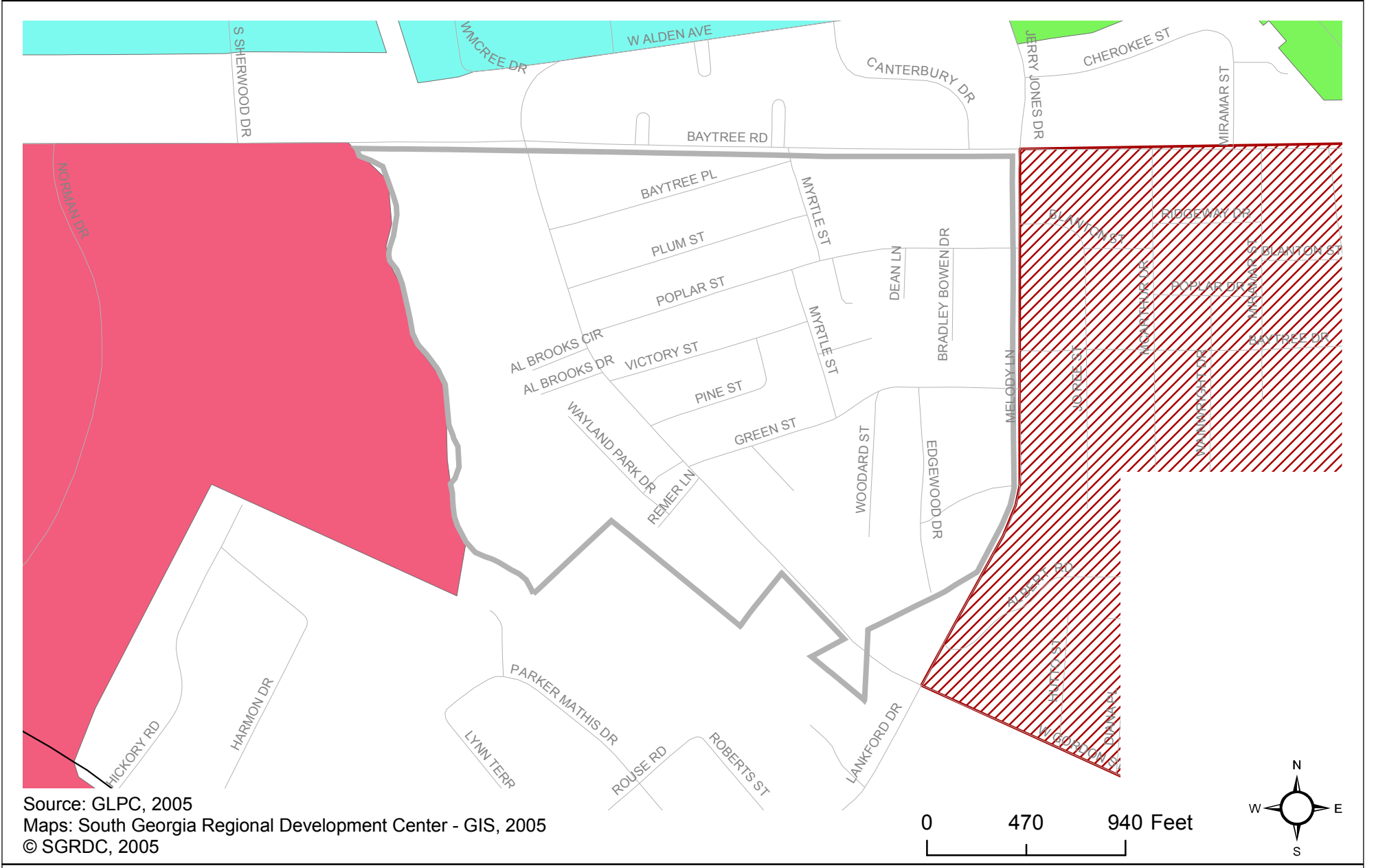
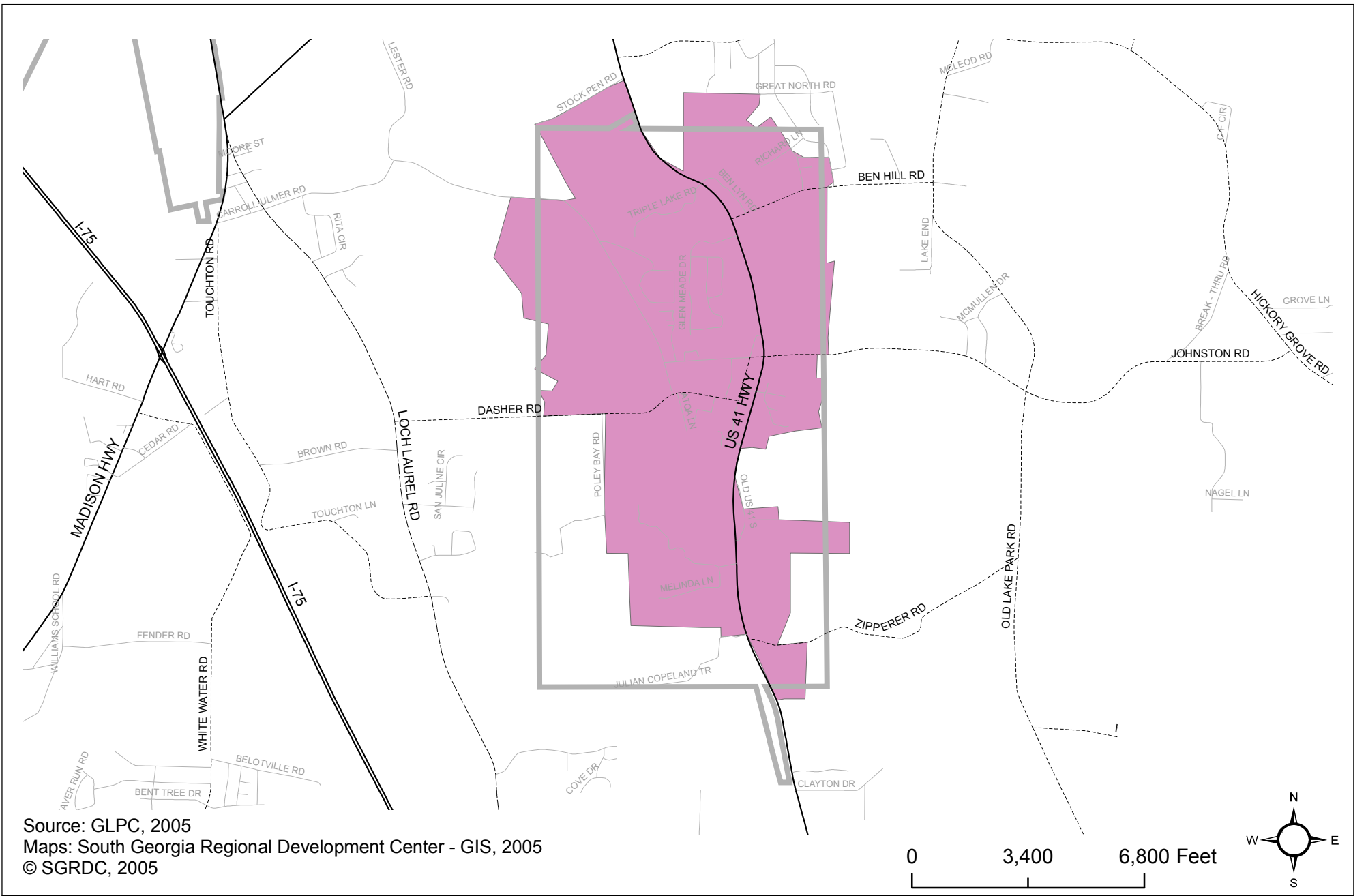






Legend

- | | | | |
|----------------------------------|-------------------------------|-------------------------------|----------------------------|
| City Limits | Commercial Redevelopment Area | Institutional Activity Center | Suburban Area (Developing) |
| Character Areas | Crossroads Commercial | Professional Activity Center | Traditional Neighborhood |
| Neighborhood Revitalization Area | Established Residential | Recreational Activity Center | Regional Activity Center |
| Historic Area | Gateway Corridor | Rural Village | |
| Commercial Activity Center | Industrial Area | | |

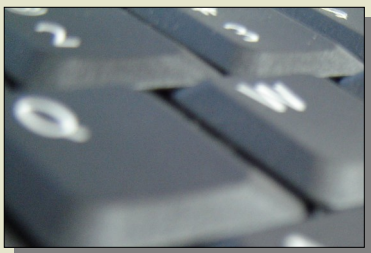


Legend

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|----------------------------------|-------------------------------|-------------------------------|----------------------------|
| City Limits | Commercial Redevelopment Area | Institutional Activity Center | Suburban Area (Developing) |
| Character Areas | Crossroads Commercial | Professional Activity Center | Traditional Neighborhood |
| Neighborhood Revitalization Area | Established Residential | Recreational Activity Center | Regional Activity Center |
| Historic Area | Gateway Corridor | Industrial Area | Rural Village |
| Commercial Activity Center | | | |

Greater Lowndes 2030

Appendices



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APPENDIX A: POPULATION

Understanding the past and projected population changes, characteristics, and distribution of Lowndes County and the communities of Dasher, Hahira, Lake Park, Remerton, and Valdosta provides valuable insight for future planning of housing, streets, schools, parks, utilities and other community facilities and services.

Total Population:

In 1970, Greater Lowndes had a population of 55,112. Between 1970 and 2000, Greater Lowndes increased in population by 37,003 people, which represents an average increase of 22.3% every ten years. In 2000, Greater Lowndes had a population of 92,115. The population projection for 2030 is 132,094, which represents a 14.4% 10-year average growth rate. (See Figure 1-1)

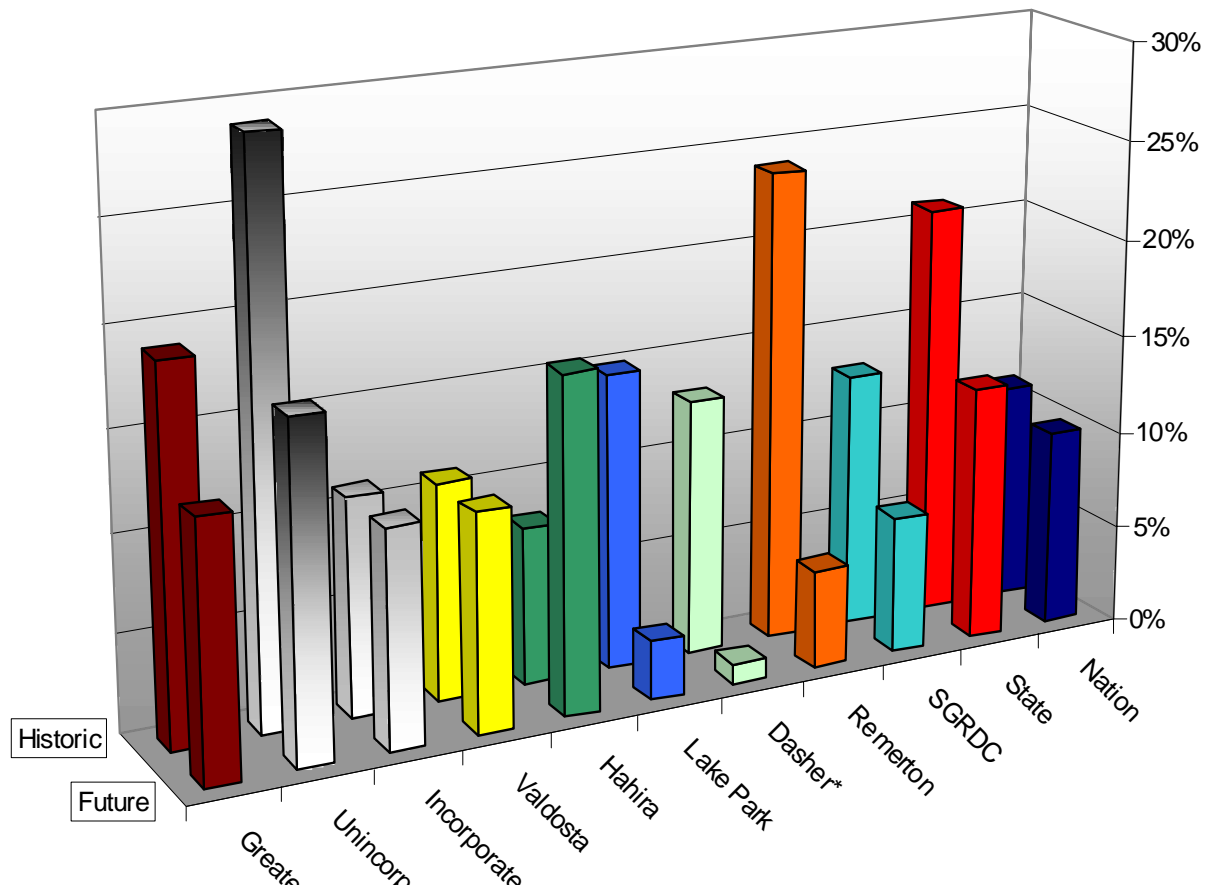


FIGURE 1-1: AVERAGE HISTORIC AND PROJECTED GROWTH RATES PER 10-YEAR SEGMENT (1970 – 2030)

To better understand these numbers we should look at the 30-year past and future average annual growth rates. Between 1970 and 2000, the average growth was 1,233 people per year (2.2% per year). The projected average growth between 2000 and 2030 is 1,332 people per year (1.4% per year). While the projected percentage rate may decline, that percentage is based on an increasing population and thus results in a larger population increase.

FIGURE A-1: HISTORIC POPULATION GROWTH AND PROJECTIONS

	Beginning Historic Population* (1970)	Ending Historic Population (2000)	Ending Projected Population (2030)	Average 10-year Historic Growth	Projected 10-year Growth	Annual Historic Growth in Citizens	Annual Projected Growth in Citizens
Greater Lowndes Co.	55,112	92,115	132,094	19%	13%	1,234	1,333
Unincorporated Area	20,599	44,535	64,503	29%	17%	798	666
Incorporated Area	34,513	47,580	67,590	11%	11%	436	667
Valdosta	32,303	43,724	62,555	11%	11%	381	628
Hahira	1,326	1,626	2,604	8%	17%	10	33
Lake Park	361	549	591	15%	3%	7	2
Dasher*	660	834	859	13%	1%	6	1
Remerton	523	847	981	24%	5%	11	5
South Georgia Region	157,500	227,421	280,298	13%	7%	2,331	1,763
State	4,589,575	8,186,453	11,856,206	21%	13%	119,896	122,326
Nation	203,211,926	281,421,906	376,216,050	11%	10%	2,606,999	3,159,804

Source: U.S. Bureau of the Census <http://www.census.gov>, South Georgia Regional Development Center <http://www.sgrdc.com>, and Valdosta State University Langdale College of Business <http://www.valdosta.edu/coba/> * Please Note: Data for Dasher is available beginning in 1980.

Concerning a comparison between unincorporated and incorporated areas, the unincorporated area of Lowndes County has historically increased in population faster than the incorporated areas. This trend is projected to continue through 2030 and it appears the unincorporated area and the City of Hahira will increase at the greatest rate through the year 2030. The unincorporated area will become the most populous area of Lowndes County by the year 2030

Dasher, Lake Park, and Remerton are projected to be the slowest growing communities with 10-year growth rates of 1%, 3%, and 5% respectively. The City of Valdosta has a projected 10-year growth rate of 11%. The City of Hahira and the unincorporated areas are both projected to grow at 17% every 10-years. (Figure A-2)

FIGURE A-2: 1970 – 2010 TOTAL POPULATION

	1970	1980	1990	2000	2005	2006	2007	2008	2009	2010
Greater Lowndes Co.	55,112	67,972	75,981	92,115	96,046	97,612	99,178	100,744	102,310	103,876
Unincorporated Area	20,599	27,291	33,171	44,535	44,364*	45,396	46,427	47,458	48,489	48,770
Incorporated Area	34,513	40,681	42,810	47,580	51,681*	52,216	52,751	53,286	53,821	55,106
Valdosta	32,303	37,596	39,806	43,724	47,652*	48,151	48,649	49,148	49,647	50,909
Hahira	1,326	1,534	1,353	1,626	1,774	1,802	1,829	1,857	1,888	1,902
Lake Park	361	448	500	549	556	558	559	560	562	563
Dasher	N/A	660	688	834	831	833	837	838	840	842
Remerton	523	443	463	847	868	872	877	883	885	889
SGRDC	157,500	186,200	195,448	227,421	221,514	223,628	225,742	227,856	229,970	232,085
State	4,589,575	5,463,105	6,478,216	8,186,453	8,784,650	8,895,580	9,008,670	9,122,070	9,235,630	9,349,660
Nation	203,211,926	226,545,805	248,709,873	281,421,906	296,135,000	298,933,000	301,819,000	304,712,000	307,603,000	310,519,000

Source: U.S. Bureau of the Census <http://www.census.gov>, South Georgia Regional Development Center <http://www.sgrdc.com>, and Valdosta State University Langdale College of Business <http://www.valdosta.edu/coba/> * Please Note: 2005 Unincorporated, Incorporated, and Valdosta Populations have been adjusted by the 2177 residents resulting from pending Island Annexations

FIGURE A-3: 1970 – 2010 TOTAL POPULATION (NUMERICAL AND PERCENT CHANGE) *Dasher data begins with the 1980 Census.

	1970-2000		1990-2000		2000-2005		2005-2010	
	#	%	#	%	#	%	#	%
Greater Lowndes Co.	37,003	67%	16,134	21%	3,931	4%	7,830	8%
Unincorporated Area	23,936	116%	11,364	34%	(-171)	0%	4,406	10%
Incorporated Area	13,067	38%	4,770	11%	4,101	9%	3,424	7%
Valdosta	11,421	35%	3,918	10%	3,928	9%	3,257	7%
Hahira	300	23%	273	20%	148	9%	128	7%
Lake Park	188	52%	49	10%	7	1%	7	1%
Dasher*	174	26%	146	21%	(-3)	0%	11	1%
Remerton	324	62%	384	83%	21	2%	21	2%
SGRDC	69921	44%	31,973	16%	(-5,907)	(-3%)	2,115	1%
State	3,596,878	78%	1,708,237	26%	598,197	7%	565,010	6%
Nation	78,209,980	39%	32,712,033	13%	14,713,094	5%	14,384,000	5%

FIGURE A-4: 2005 – 2030 POPULATION PROJECTIONS

	2005	2006	2007	2008	2009	2010	2015	2020	2025	2030
Greater Lowndes Co.	96,046	97,612	99,178	100,744	102,310	103,876	110,507	117,138	124,616	132,094
Unincorporated Area	44,364*	45,396	46,427	47,458	48,489	48,770	51,754	55,599	60,026	64,503
Incorporated Area	51,681*	52,216	52,751	53,286	53,821	55,106	58,753	61,540	64,590	67,590
Valdosta	47,652*	48,151	48,649	49,148	49,647	50,909	54,361	56,953	59,779	62,555
Hahira	1,774	1,802	1,829	1,857	1,888	1,902	2,064	2,226	2,415	2,604
Lake Park	556	558	559	560	562	563	570	577	584	591
Dasher	831	833	837	838	840	842	847	851	855	859
Remerton	868	872	877	883	885	889	912	934	957	981
SGRDC	221,514	223,628	225,742	227,856	229,970	232,085	243,361	255,122	267,460	280,298
State	8,784,650	8,895,580	9,008,670	9,122,070	9,235,630	9,349,660	9,940,380	10,550,700	11,185,100	11,856,206
Nation	296,135,000	298,933,000	301,819,000	304,712,000	307,603,000	310,519,000	325,767,000	341,658,000	358,301,000	376,216,050

Source: U.S. Bureau of the Census <http://www.census.gov>, South Georgia Regional Development Center <http://www.sgrdc.com>, and Valdosta State University Langdale College of Business <http://www.valdosta.edu/coba/>

* Please Note: 2005 Unincorporated, Incorporated, and Valdosta Populations have been adjusted by 2177 residents resulting from Island Annexations

FIGURE A-5: 2005 – 2030 POPULATION PROJECTIONS (NUMERICAL AND PERCENT CHANGE)

	2005-2010		2010-2020		2020-2030		2005-2030	
	#	%	#	%	#	%	#	%
Greater Lowndes Co.	7,830	8%	13,262	13%	14,956	13%	36,048	38%
Unincorporated Area	4,406	10%	6,829	14%	8,905	16%	20,139	45%
Incorporated Area	3,424	7%	6,434	12%	6,051	10%	15,909	31%
Valdosta	3,257	7%	6,044	12%	5,602	10%	14,904	31%
Hahira	128	7%	323	17%	378	17%	830	47%
Lake Park	7	1%	14	3%	14	3%	35	6%
Dasher	11	1%	8	1%	8	1%	28	3%
Remerton	21	2%	44	5%	47	5%	112	13%
SGRDC	2115	1%	23,037	10%	25,176	9%	58,784	26%
State	565,010	6%	1,201,040	13%	1,305,506	12%	3,071,556	35%
Nation	14,384,000	5%	31,139,000	10%	34,558,050	10%	80,081,050	27%

Investigation of births, deaths, and population increases since 1970 shows that Greater Lowndes has had, and continues to have, a positive influx of people moving from outside of Lowndes County to the various Greater Lowndes communities. (See Figure A-6)

FIGURE A-6: SUMMARY OF BIRTHS, DEATHS, & NATURAL INCREASE (1970 – 2003)

Years	Live Births	Deaths	Natural Increase	Population Increase	Net Migration
1970-1980	12,434	4,832	7,602	12,860	5,258
1980-1990	12,702	5,816	6,886	8,009	1,123
1990-2000	14,015	6,375	7,640	16,134	8,494
2000-2003	5,795	2,810	2,985	2,345	-640
1970-2003	44,946	19,833	25,113	39,348	14,235

Source: Georgia Division of Health "Vital Statistics Reports", 1970-1989, OASIS Database <http://oasis.state.ga.us/> and University of Georgia County Guides <http://www.agecon.uga.edu/~countyguide/countyguide.html>

AGE DISTRIBUTION:

Overall, the average age of a Greater Lowndes resident continues to increase. Historically, Greater Lowndes has experienced a moderate increase in the number of 18 to 34-year olds. While future projections still depict an increase, it is at a slower rate than historical trends.

The number of residents between the ages of 35 and 54 has increased 16% over the past 20 years and is projected to continue at a rate faster than any other age group.

The number of senior citizens (65 +) has increased in every community, except Remerton. Lake Park and the unincorporated areas have seen the highest historical increase in this age group. This trend is projected to continue over the next 25-years. (See figure below)

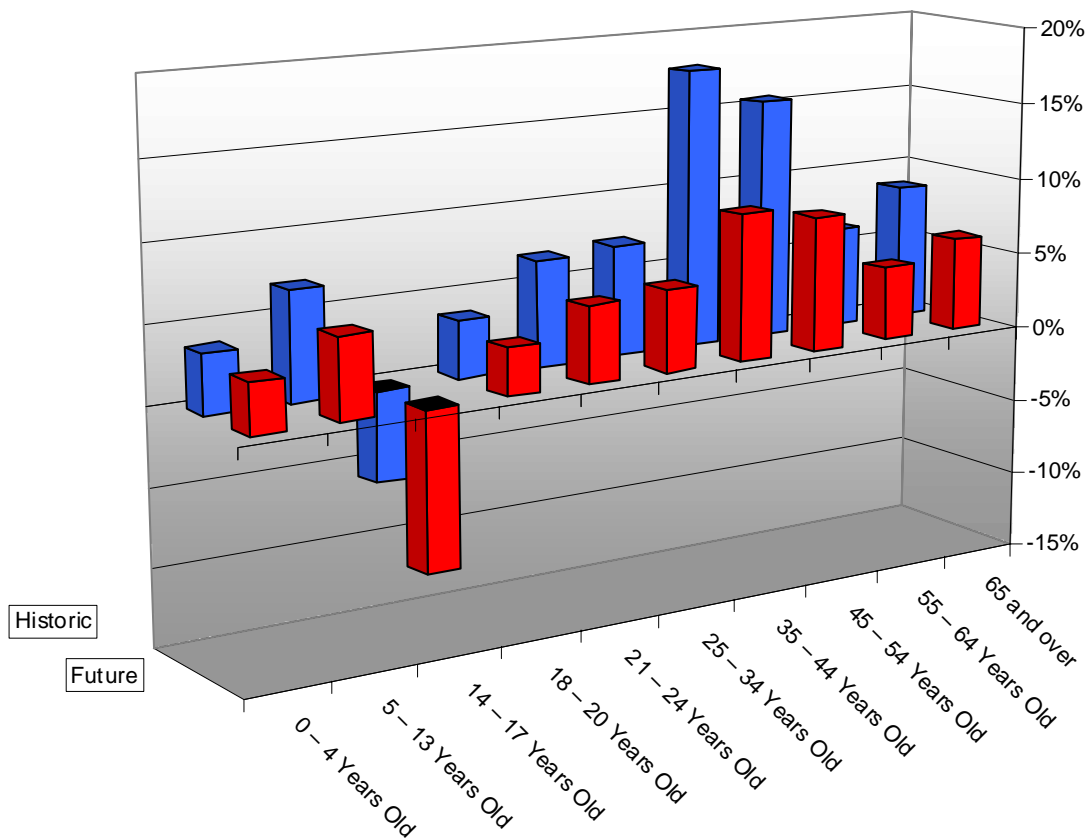


FIGURE A-7: AVERAGE CHANGE IN AGE RANGE IN 5-YEAR INCREMENTS PAST (1980 – 2000) & FUTURE (2000 – 2030)

Age Range	Greater Lowndes Co.		Unincorporated Area		Valdosta		Hahira		Lake Park		Remerton	
	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	
0 – 4 Years Old	4%	3%	7%	5%	1%	1%	1%	0%	-7%	-10%	7%	-3%
5 – 13 Years Old	7%	5%	12%	8%	3%	3%	5%	4%	1%	1%	-6%	-52%
14 – 17 Years Old	-6%	-10%	-1%	0%	-9%	-15%	-14%	-10%	-11%	-27%	-27%	-17%
18 – 20 Years Old	4%	3%	3%	3%	3%	3%	-5%	-5%	20%	10%	36%	13%
21 – 24 Years Old	7%	5%	7%	5%	6%	4%	-10%	-10%	1%	-1%	81%	15%
25 – 34 Years Old	7%	5%	14%	8%	1%	1%	9%	6%	-1%	-1%	32%	12%
35 – 44 Years Old	18%	9%	25%	11%	11%	7%	6%	5%	10%	7%	4%	3%
45 – 54 Years Old	15%	9%	20%	10%	12%	7%	8%	6%	16%	9%	12%	7%
55 – 64 Years Old	6%	5%	13%	8%	2%	1%	0%	-2%	1%	0%	-15%	-41%
65 and over	9%	6%	14%	8%	6%	5%	2%	2%	19%	9%	-20%	-32%

Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census)

<http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>

No data available for Dasher

RACE AND ETHNICITY:

Across the board, Greater Lowndes is seeing an increase in minority populations, which are growing at stronger rates than the majority population. The Hispanic, American Indian, and Asian population have increased 32%, 33%, and 46% respectively over the past 20-years and are projected to continue increasing through 2030. However, despite this increase, they still represent a small minority of the general population (Figures 1-3 & 1-4 and A-8 & A-9

FIGURE 1-3: GREATER LOWNDES CURRENT RACIAL COMPOSITION

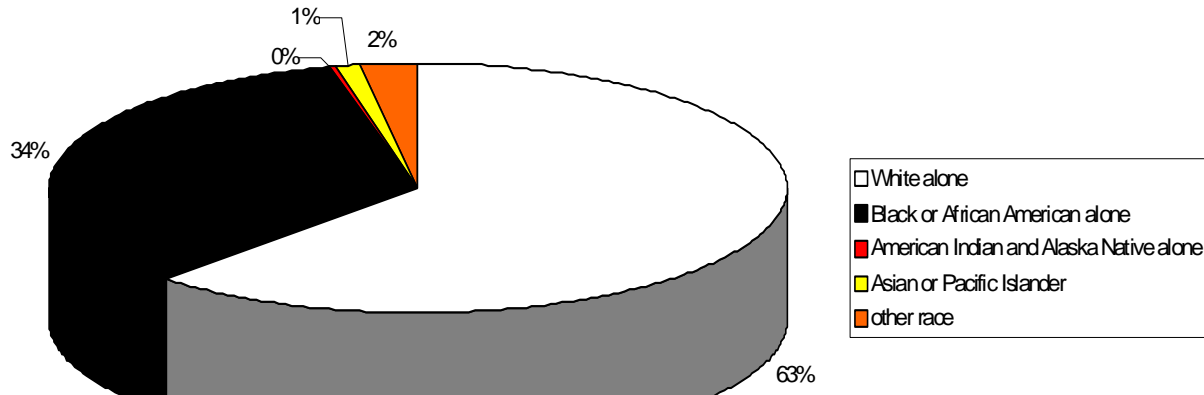


FIGURE 1-4: GREATER LOWNDES FUTURE RACIAL COMPOSITION

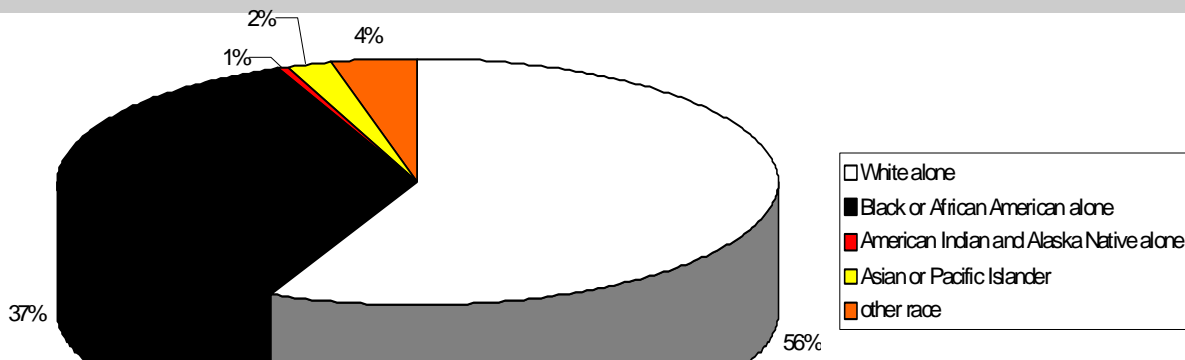
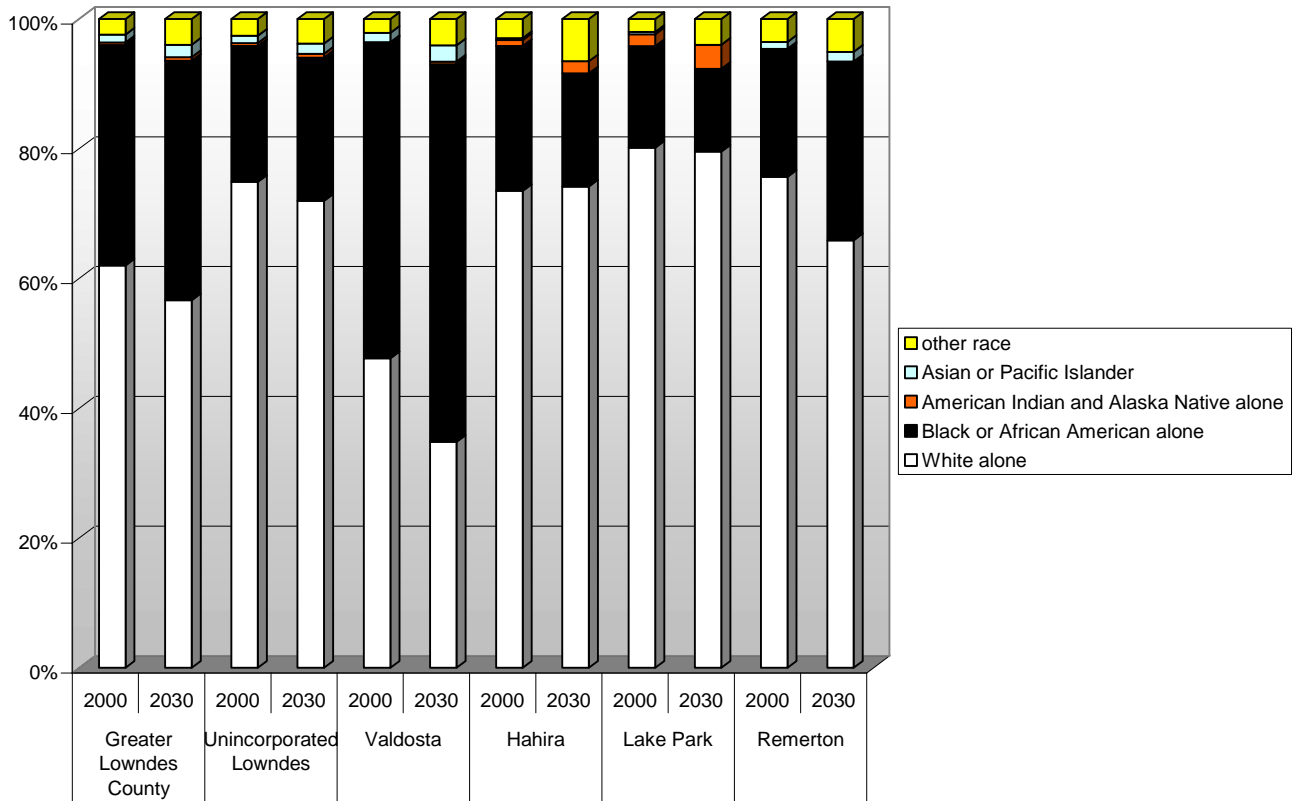


FIGURE A-8: GREATER LOWNDES PROJECTED CHANGE IN RACIAL COMPOSITION



No data available for Dasher

FIGURE A-9 AVERAGE CHANGE IN RACIAL AND ETHNIC COMPOSITION IN 5-YEAR INCREMENTS PAST (1980 – 2000) & FUTURE (2000 – 2030)

Race / Ethnicity	Greater Lowndes County		Unincorporated Area		Valdosta		Hahira		Lake Park		Remerton	
	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	
White Alone	5%	4%	11%	8%	-2%	-2%	2%	2%	5%	4%	12%	8%
Black or African American Alone	11%	8%	16%	10%	9%	7%	-2%	-3%	1%	1%	490%	84%
American Indian and Alaska Native Alone	33%	15%	46%	17%	39%	16%	52%	20%	189%	42%	-12%	-16%
Asian or Pacific Islander	46%	18%	52%	20%	43%	18%	-21%	-6%	-4%	-31%	120%	31%
Other	101%	27%	88%	25%	130	31%	302%	57%	28%	19%	222%	46%
Persons of Hispanic Origin	32%	15%	45%	8%	20%	17%	177%	70%	61%	12%	171%	28%

Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census) <http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>
 No data available for Dasher

Comparing Lowndes County to the South Georgia region reveals similar trends with increases in minority populations, which have historically grown and are projected to grow at stronger rates than the majority population (Figures A-10 & A-11)

FIGURE A-10: SOUTH GEORGIA PROJECTED CHANGE IN RACIAL COMPOSITION

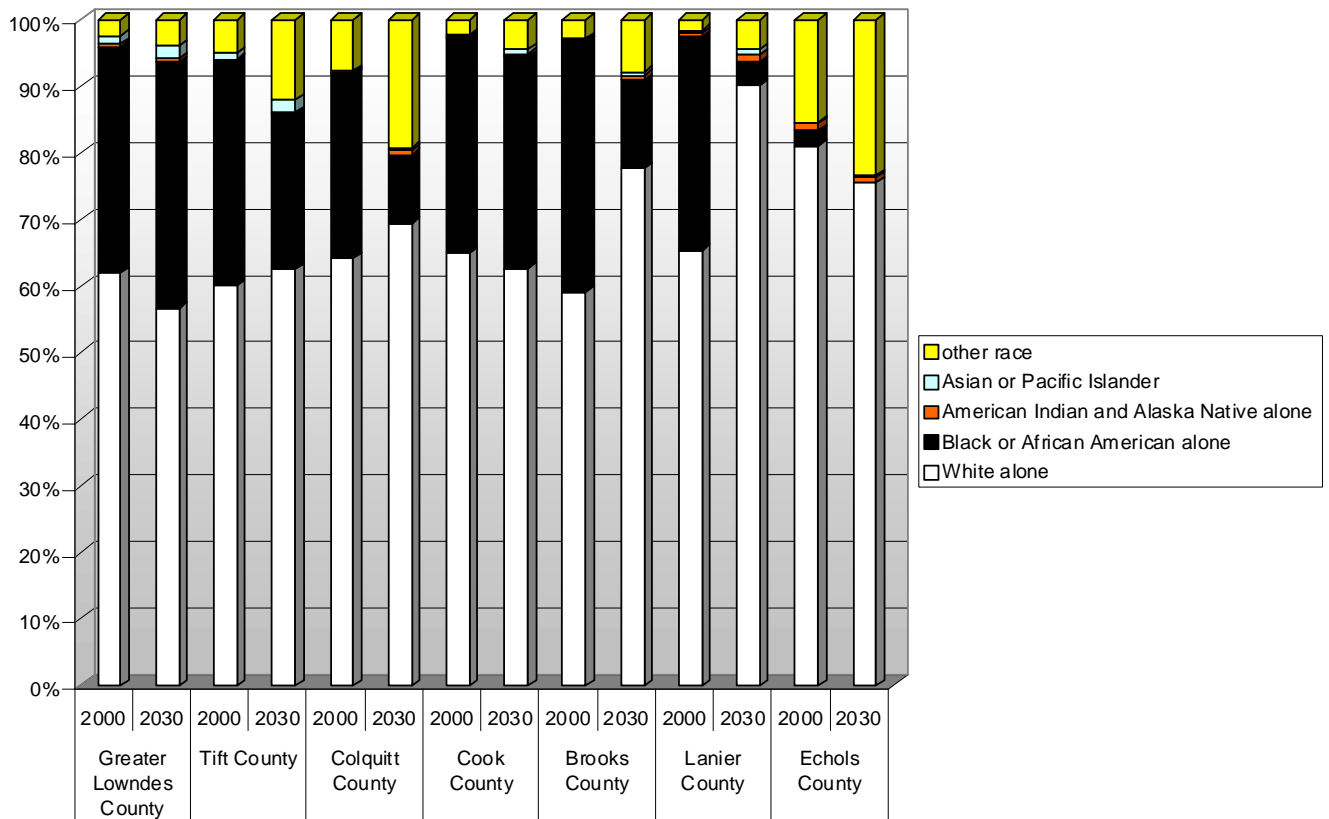


FIGURE A-11: REGIONAL COMPARISON - AVERAGE CHANGE IN RACIAL AND ETHNIC COMPOSITION IN 5-YEAR INCREMENTS PAST (1980 – 2000) & FUTURE (2000 – 2030)

Race / Ethnicity	Greater Lowndes County		Tift County		Colquitt County		Cook County		Brooks County		Lanier County		Echols County	
	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	
White Alone	5%	4%	1%	1%	1%	1%	3%	3%	3%	3%	6%	4%	12%	8%
Black or African American Alone	11%	8%	6%	5%	4%	4%	3%	3%	-1%	-1%	8%	6%	-9%	-17%
American Indian and Alaska Native Alone	33%	15%	5%	2%	42%	9%	65%	12%	32%	7%	36%	8%	1%	0%
Asian or Pacific Islander	46%	18%	32%	17%	31%	13%	31%	16%	16%	10%	21%	15%	46%	21%
Other	101%	27%	76%	25%	96%	28%	115%	30%	118%	31%	89%	27%	361%	66%
Persons of Hispanic Origin	32%	15%	63%	22%	93%	27%	65%	22%	32%	15%	39%	17%	234%	47%

Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census)
<http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>

INCOME:

While the mean household income has increased over the past 20-years and is projected to continue increasing, in comparison with the state and the nation the disparity between the three is getting more pronounced. (See Figure 1-5 and Figure A-12)

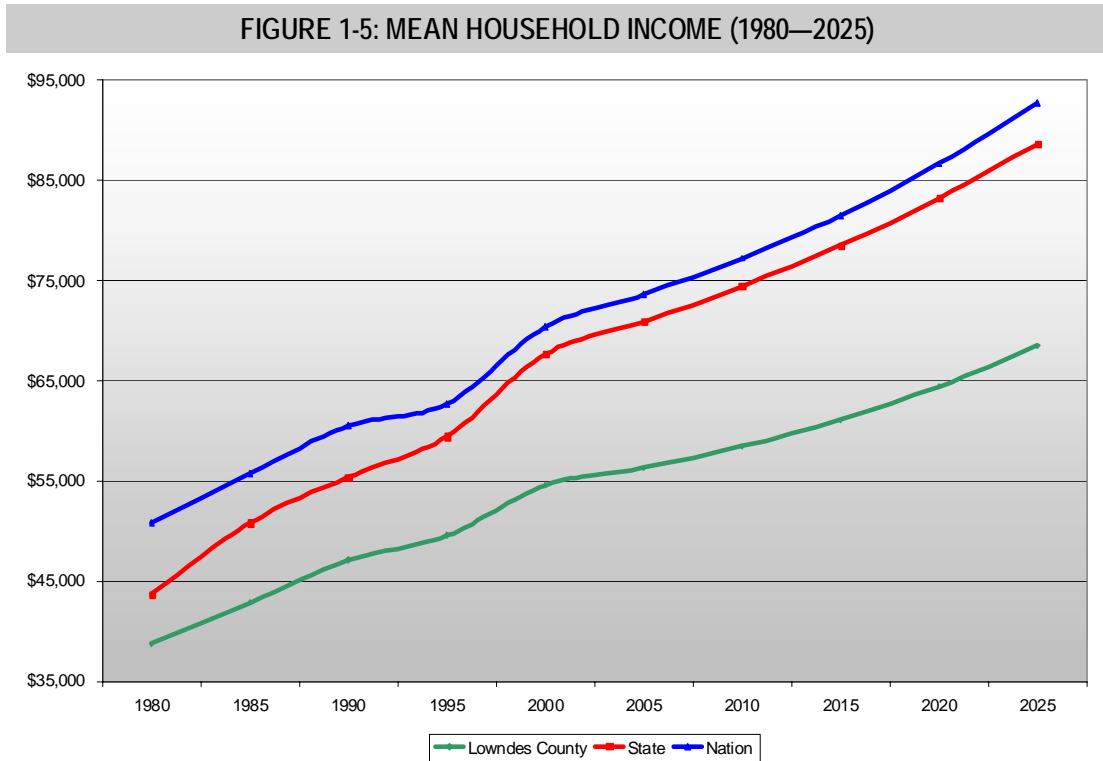


FIGURE A-12: MEAN HOUSEHOLD INCOME (1970 – 2025)

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Lowndes County	\$38,768	\$42,884	\$47,105	\$49,577	\$54,591	\$56,328	\$58,464	\$61,096	\$64,444	\$68,498
State	\$43,697	\$50,831	\$55,400	\$59,452	\$67,668	\$70,892	\$74,448	\$78,485	\$83,241	\$88,621
Nation	\$50,800	\$55,751	\$60,511	\$62,715	\$70,361	\$73,598	\$77,235	\$81,498	\$86,676	\$92,709

Source: Woods & Poole Economics, Inc. <http://www.woodsandpoole.com/index.php>

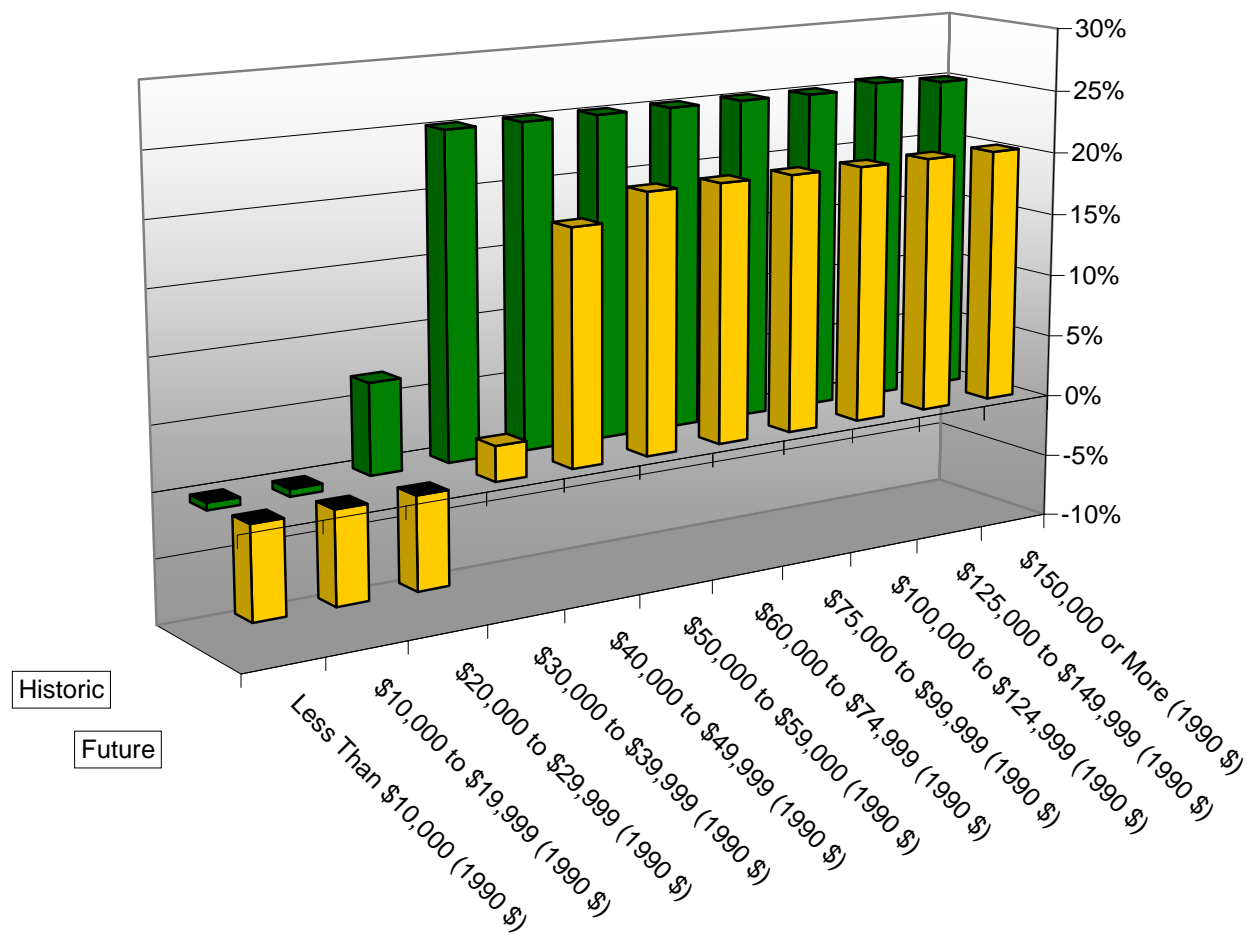
Concerning the distribution of income for Lowndes County, the historic and predicted trends reveal an increasing disparity between the number of houses classified above and below low to moderate income levels. This increasing disparity at the County level is echoed at both the state and national levels (Figures A-13 & A-14).

**FIGURE A-13: AVERAGE CHANGE IN INCOME DISTRIBUTION
IN 5-YEAR INCREMENTS (1990 – 2025)**

	Lowndes County		State		Nation	
Total Number of Households	11%	5%	13%	6%	7%	5%
Less Than \$10,000 (1990 \$)	-1%	-7%	-3%	-8%	-6%	-9%
\$10,000 to \$19,999 (1990 \$)	-1%	-7%	-3%	-8%	-6%	-9%
\$20,000 to \$29,999 (1990 \$)	7%	-7%	3%	-7%	-2%	-8%
\$30,000 to \$39,999 (1990 \$)	25%	3%	16%	-2%	10%	-4%
\$40,000 to \$49,999 (1990 \$)	25%	18%	24%	7%	18%	6%
\$50,000 to \$59,000 (1990 \$)	25%	20%	31%	13%	21%	14%
\$60,000 to \$74,999 (1990 \$)	25%	20%	33%	19%	22%	19%
\$75,000 to \$99,999 (1990 \$)	25%	20%	33%	25%	22%	21%
\$100,000 to \$124,999 (1990 \$)	25%	20%	33%	25%	22%	21%
\$125,000 to \$149,999 (1990 \$)	26%	20%	32%	24%	22%	21%
\$150,000 or More (1990 \$)	25%	20%	31%	22%	22%	20%

Source: Woods & Poole Economics, Inc. <http://www.woodsandpoole.com/index.php>

FIGURE A-14: AVERAGE HISTORIC & PROJECTED INCOME DISTRIBUTION CHANGES (1980 – 2025)



Over the past twenty years, all Greater Lowndes communities have experienced an increase in per-capita income. Hahira has seen the slowest increase and thus has the lowest per-capita income. Lake Park has experienced the fastest increase and is projected to have the highest income rate in 2030. (Figures A-15 through A-17)

FIGURE A-15: PER-CAPITA INCOME (No data available for Dasher)

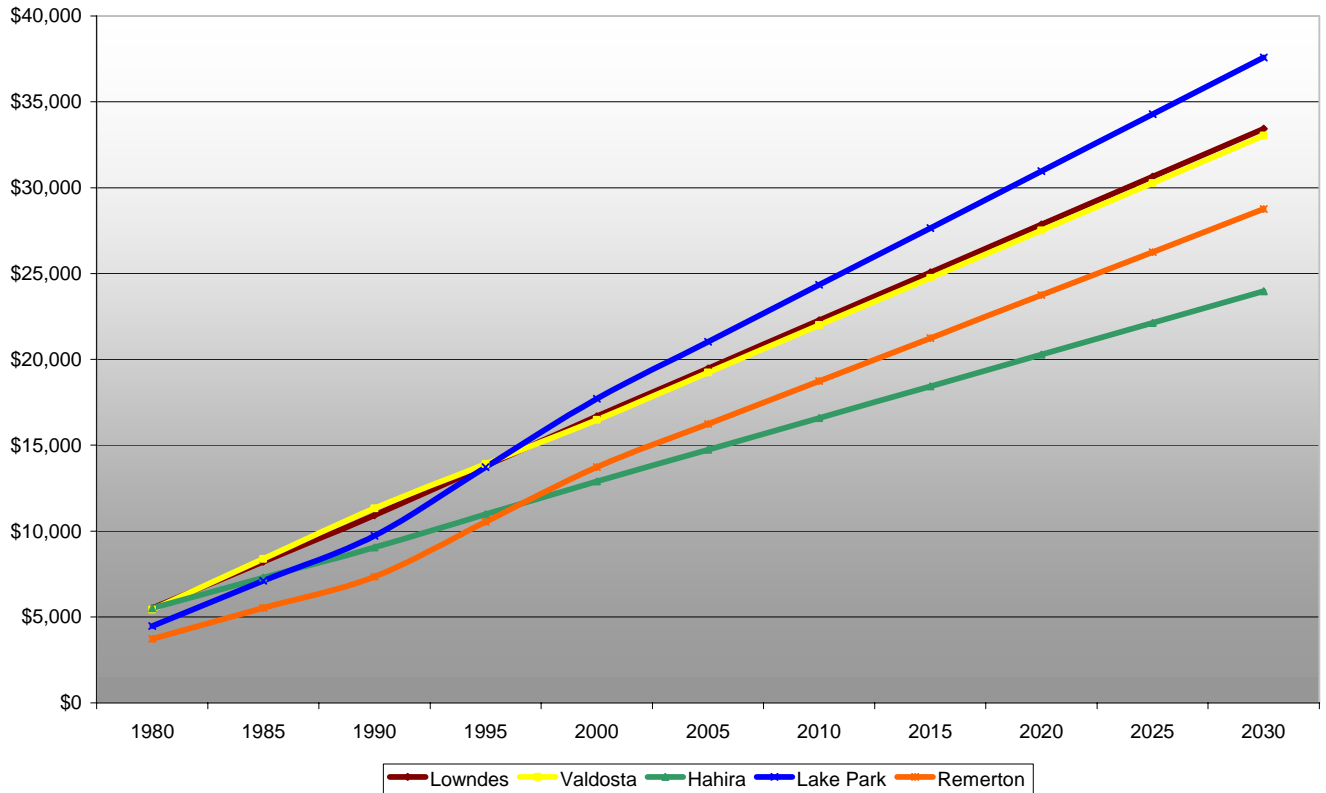


FIGURE A-16: PER-CAPITA INCOME IN 5-YEAR INCREMENTS (1980 – 2030)

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Greater Lowndes Co.	\$5,510	\$8,215	\$10,919	\$13,801	\$16,683	\$19,476	\$22,270	\$25,063	\$27,856	\$30,649	\$33,442
Valdosta	\$5,431	\$8,380	\$11,329	\$13,901	\$16,472	\$19,232	\$21,993	\$24,753	\$27,513	\$30,273	\$33,033
Hahira	\$5,517	\$7,285	\$9,052	\$10,976	\$12,899	\$14,745	\$16,590	\$18,436	\$20,281	\$22,127	\$23,973
Lake Park	\$4,466	\$7,100	\$9,733	\$13,724	\$17,715	\$21,027	\$24,340	\$27,652	\$30,964	\$34,276	\$37,588
Remerton	\$3,713	\$5,525	\$7,336	\$10,532	\$13,728	\$16,232	\$18,736	\$21,239	\$23,743	\$26,247	\$28,751

Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census) No data available for Dasher
<http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>

FIGURE A-17: AVERAGE CHANGE IN PER-CAPITA INCOME IN 5-YEAR INCREMENTS PAST (1980 – 2000) & FUTURE (2000 – 2030)

	Greater Lowndes		Valdosta		Hahira		Lake Park		Remerton	
	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	Past / Future	
Per-capita Income	32%	15%	33%	15%	24%	13%	42%	17%	39%	17%

Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census) No data available for Dasher
<http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>

APPENDIX B: ECONOMIC DEVELOPMENT

A thorough understanding of the economic development characteristics of a community aid in improving the overall economic wellbeing of the Greater Lowndes community and allow us to plan for the associated housing and education needs.

ECONOMIC BASE:

Historically, the Greater Lowndes economy was based on agriculture and forest products. Over time, the economy has diversified as economic engines such as Valdosta State University and Moody Air Force Base became more predominant. More recently, Valdosta Technical College, South Georgia Medical Center, and the industrial sector have garnered larger portions of the economy. Today, retail trade, manufacturing, and distribution also heavily influence the economy.

EMPLOYMENT BY INDUSTRY:

The Greater Lowndes economy is based primarily on 13 different sectors. Figure B-1 shows the percentage of employees in each sector for the year 2000. The greatest percentage (23%) is within the Educational, Health, and Social Services sector. The second greatest (16%) is within Retail Trade. Manufacturing and Arts, Entertainment, Recreation, Accommodations, Food Services follow with 12% and 9% respectively.

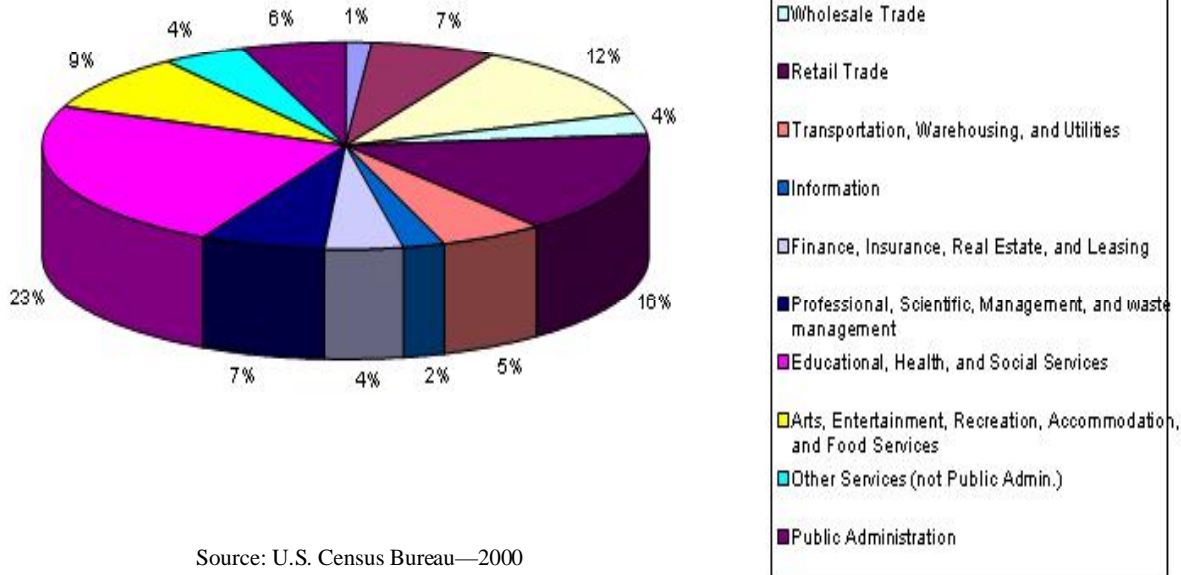
FIGURE B-1: EMPLOYMENT SECTOR HISTORY

Category	Lowndes County			State			Nation		
	1995	2000	2005	1995	2000	2005	1995	2000	2005
Total	50,614	57,376	60,980	4,229,290	4,859,970	5,235,630	149,359,000	166,168,000	176,602,000
Farm	538	517	496	68,780	67,356	64,877	3,106,000	3,175,210	3,140,230
Agricultural Services, Other	426	625	689	44,659	54,829	60,079	1,789,100	2,091,200	2,226,860
Mining	18	24	26	9,408	9,522	9,645	883,860	789,502	827,217
Construction	3,129	3,791	3,973	236,159	296,572	316,876	7,731,500	9,435,370	10,017,500
Manufacturing	6,002	6,472	6,400	603,394	613,992	632,106	19,186,300	19,293,300	19,454,200
Trans, Comm, & Public Utilities	2,067	2,678	2,827	241,886	296,267	322,804	7,076,200	8,103,400	8,540,080
Wholesale Trade	2,022	1,633	1,668	242,508	276,326	300,312	6,930,520	7,607,260	8,140,740
Retail Trade	11,012	13,171	14,016	724,946	816,701	893,996	25,204,200	27,206,600	28,629,500
Finance, Insurance, & Real Estate	2,622	2,662	2,772	269,183	345,923	369,137	11,037,800	13,194,100	13,937,200
Services	10,520	12,194	13,577	1,125,360	1,391,460	1,532,290	44,768,300	52,754,000	57,868,500
Federal Civilian Government	996	972	983	98,336	92,262	91,889	2,946,000	2,790,270	2,821,890
Federal Military Government	4,107	4,184	4,249	94,733	93,789	95,235	2,293,000	2,074,010	2,106,070
State & Local Government	7,155	8,453	9,304	469,941	504,969	546,388	16,406,000	17,654,100	18,891,600

Source: Woods & Poole Economics, Inc. 2005

FIGURE 2-1: VALDOSTA METRO AREA EMPLOYMENT BY SECTOR (2000)

The Valdosta Metro Area includes portions of Lowndes County as well as Brooks, Echols, and Lanier counties where 35 to 70 percent of residents commute to Valdosta-Lowndes County for employment



Source: U.S. Census Bureau—2000

LABOR FORCE:

In 2003, Lowndes County had a labor force (those eligible for work) of 47,300. 45,853 of those individuals were employed while 1,447 were unemployed. This proportion resulted in an unemployment rate of 3.2, which represents a gradual decrease over the past ten years. This rate is below the State rate of 4.7 and the national rate of 6.0. This rate is about the median rate within the South Georgia Region with Brooks, Echols, and Lanier having lower unemployment rates and Berrien and Cook having higher rates. (See Figures B-2 & B-3)

FIGURE B-2: 2003 EMPLOYMENT STATUS (ANNUAL AVERAGES)

	LABOR FORCE	EMPLOYED	UNEMPLOYED	RATE
Berrien	6,826	6,594	232	3.4
Brooks	7,800	7,576	224	2.9
Cook	7,642	7,275	367	4.8
Echols	1,905	1,858	47	2.5
Lanier	3,690	3,588	102	2.8
Lowndes	47,300	45,853	1,447	3.1
Georgia	4,414,014	4,206,823	207,191	4.7
U.S.	146,510,000	137,736,000	8,774,000	6.0

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics

FIGURE B-3: LABOR FORCE PARTICIPATION (1990 & 2000)

	Lowndes County		Unincorporated County		City of Valdosta		City of Hahira		City of Lake Park		City of Remerton		City of Dasher
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	2000
Total Males and Females	56,989	70,577	25,453	34,040	29,725	33,495	1,000	1,180	408	432	403	775	655
In labor force	37,565	44,573	17,399	21,077	19,055	21,393	599	794	239	261	273	587	461
Total Civilian Labor Force	34,718	41,706	15,505	19,114	18,149	20,531	579	766	228	261	257	575	459
Civilian Employed	32,401	39,305	14,718	18,286	16,688	19,071	548	721	216	244	231	538	445
Civilian Unemployed	2,317	2,401	787	828	1,461	1,460	31	45	12	17	26	37	14
Total Armed Forces	2,847	2,867	1894	1963	906	862	20	28	11	0	16	12	2
Not in labor force	19,424	26,004	8,054	12,963	10,670	12,102	401	386	169	171	130	188	194

Source: U.S. Bureau of the Census (SF3)

1990 data not available for Dasher

OCCUPATIONS:

In 2000, the majority of the employed civilian labor force in Greater Lowndes was in Management, Professional, and related occupations or Sale and Office occupations. (29% and 27% respectively) A large percentage 17% and 16% were in Service occupations and Production, Transportation, and Material Moving occupations. (Figure B-4)

FIGURE B-4: EMPLOYMENT BY OCCUPATION (2000)

OCCUPATION	Lowndes County Number / %	Unincorporated County	City of Valdosta	City of Hahira	City of Lake Park	City of Remerton	City of Dasher
Total Jobs	39,305	18,286	19,071	721	244	538	445
Management, professional, and related occupations	10,590 / 27%	4,552	5,572	127	68	148	123
Service occupations	6,862 / 17%	2,988	3,547	122	34	119	52
Sales and office occupations	11,287 / 29%	5,161	5,486	229	75	200	136
Farming, fishing, and forestry occupations	231 / 1%	99	118	7	7	0	0
Construction, extraction, and maintenance occupations	4,059 / 10%	2,473	1,382	78	22	23	81
Production, transportation, and material moving occupations	6,276 / 16%	3,013	2,966	158	38	48	53

Source: U.S. Bureau of the Census (SF3) 2005

WAGES:

The average weekly wage increased approximately 5.7% since 2001. The average annual wage increased approximately 5.8%. (See figure below) However, despite these increase, Lowndes County has dropped from 91 in the State in 2003 to 103 in 2004 in regards to average weekly wages. This drop has occurred in spite of continued job creation.

AVERAGE WEEKLY AND ANNUAL WAGES

YEAR	Average Weekly Wage (In Dollars)	Percent Increase	Average Annual Wage (In Dollars)	Percent Increase
2001	456		23,697	
2002	469	2.85	24,411	3.01
2003	478	1.92	24,858	1.83
2004	482	.84	25,072	.86

Source: U.S Department of Labor – Bureau of Labor Statistics, 2005

2000 MEDIAN EARNINGS, FULL-TIME, YEAR-ROUND WORKERS

MEDIAN EARNINGS IN DOLLARS	Lowndes County	City of Valdosta	City of Hahira	City of Lake Park	City of Remerton	City of Dasher
Males	28,411	27,281	27,121	30,521	25,833	34,375
Females	<u>20,755</u>	<u>20,807</u>	<u>18,981</u>	<u>17,083</u>	<u>21,875</u>	<u>21,591</u>
Difference	37%	31%	43%	79%	18%	59%

Source: U.S Census Bureau, 2005

As depicted in Figure 2-3, males continue to earn higher wages than females in all Greater Lowndes communities. Lake Park shows the greatest discrepancy while Remerton shows the smallest.

COMMUTING PATTERNS:

In 2000, 37,756 of the 92,115 individuals residing in Lowndes County also worked within the County meaning that 91.4% of the employed residents of Lowndes County were able to find work within the county. (See Figures B-5 and B-6)

FIGURE B-5: COMMUTING PATTERNS FOR EMPLOYED RESIDENTS OF LOWNDES COUNTY

COUNTY WHERE EMPLOYED	NUMBER	PERCENT OF TOTAL
Lowndes	37,756	91.4
Cook	539	1.3
Brooks	481	1.2
Tift	310	0.8
Berrien	296	0.7
Lanier	255	0.6

Colquitt	190	0.5
Hamilton (Florida)	153	0.4
Other	1,323	3.2
Total Residents	41,303	100

Source: U.S. Census Bureau – 2000 County-To-County Worker Flow Files.

FIGURE B-6: LABOR FORCE BY PLACE OF WORK

	Lowndes County		City of Valdosta		City of Hahira		City of Lake Park		City of Remerton	
	1990	2000	1990	2000	2000	1990	1990	2000	1990	2000
Total population	75,981	92,115	39,806	43,724	1,353	1,626	500	549	463	847
Worked in State of residence	33,836	40,679	17,297	19,507	555	740	222	240	240	544
Worked in county of residence	31,645	37,756	13,899	14,215	196	131	41	15	6	20
Worked outside of county of residence	2,191	2,923	3,398	5,292	359	609	181	225	234	524
Worked outside of state of residence	749	624	0	0	0	0	0	0	0	0

Source: U.S. Bureau of the Census (SF1) No data available for Dasher

ECONOMIC RESOURCES:

Within the Greater Lowndes Community, there are several economic resources including development agencies, programs, tools, education, and training available to the community's businesses and residents.

DEVELOPMENT AGENCIES:

Valdosta-Lowndes County Chamber of Commerce: Originally established as a joint organization with the Valdosta-Lowndes County Industrial Authority, the Chamber separated in the early 1990's and has experienced continuous growth since that time. The Chamber's membership has increased from 773 members in 1997 to 1,429 in 2005. This represents over a 50% increase and includes almost half of the 3,500 businesses within Lowndes County.

The Chamber operates programs such as the S.E.E.D.S Center, Homegrown Entrepreneur's Program, and the Small Business Development Center to encourage and foster business development.

Valdosta – Lowndes County Industrial Authority: Originally established in 1960 and operating as its own entity since it separated from the Chamber in the early 1990's, the Authority serves as a joint organization overseeing industrial and economic development. The Authority has a wide range of powers, including buying and selling property, for promoting economic development in the city and the county. It is charged with recruiting and providing assistance to new incoming industries as well as supporting the ever-important existing industries.

The Authority has land holdings in seven industrial parks located throughout the county:

- 1) Hahira Business Park
- 2) Perimeter West Industrial Park
- 3) Azalea West Business Park
- 5) Perimeter East Industrial Park
- 6) Azalea East Business Park
- 7) Azalea City Industrial Park

4) Lake Park Industrial Park.

Several of these parks still have available acreage thus future manufacturing and industrial developments should be encouraged to locate in the existing parks.

Valdosta-Lowndes County Conference Center and Tourism Authority: Located at the James H. Rainwater Conference Center at One Meeting Place in central Valdosta, the Authority works to bring economic growth to Georgia through sale of the state's facilities and services to host events and serving as a liaison between potential visitors and the local area businesses that will host them.

In 2004, the Tourism Authority booked 16,000 room nights in the Valdosta-Lowndes Area, equating to approximately 2.5 million dollars in taxable revenue for area businesses. An expansion to the Conference Center or the construction of additional facilities in the proximity, such as a Performing Arts Center, would allow the Tourism Authority to host larger events and thus have a greater economic impact on the community. (Source: Director, Valdosta-Lowndes County Conference Center)

Central Valdosta Development Authority: Focuses on establishing and maintaining businesses in the Central Valdosta Downtown Business District.

Lake Park Area Chamber of Commerce: Serves the Lake Park and southern Lowndes County area.

PROGRAMS:

SGRDC Loan Program: The South Georgia Regional Development Center loan department offers in-house loans and Small Business Administration financing to businesses within a 10-county region.

Workforce Investment Act Programs: Various programs include the South Georgia Workforce Development Board, South Georgia CareerNET, area employers, and economic development organizations. Serves a 10-county region by providing job-skills training and education, establishing partnerships, and leveraging resources.

Department of Labor: Through various programs, the department provides job matching for employers and job seekers, unemployment insurance, GED classes, a job-search resource center, assistance for individuals with disabilities, and education for migrant farm workers.

TOOLS:

Targeted Business Expansion Committee: It is a goal of the Valdosta-Lowndes County Chamber to develop businesses that 1) pay higher-than-average wages, 2) can hire graduates from VSU and Val Tech, and 3) can tap the entrepreneurial spirit of the community. In an effort to reach this goal, the Targeted Business Expansion Committee is charged with developing a new economic development strategy for the Greater Lowndes community. As part of fulfilling this task, the Economic Development Institute completed research into potential business growth opportunities in the Valdosta-Lowndes Metropolitan Region. Their report identified a variety of regional assets including workforce, education, technology, and transportation. It also analyzed the existing industries and their correlation with available degree programs at VSU and Val Tech. Finally the report provided a list of recommended industries the Valdosta Metro area should focus on recruiting and/or expanding.

EDUCATION:

Valdosta Technical College: A unit of the Georgia Department of Technical and Adult Education, the College provides credit courses leading to associate degrees, diplomas, and technical certificates of credit in business, allied health, and technical and industrial fields. Val Tech also provides workforce training for new and expanding industries; professional and personal development opportunities; and programs and services designed to assist adults in reaching literacy goals. Valdosta Tech's enrollment increased from 2297 students in 1997 to 4414 at the end of the 2003 school year. The college served another 5320 students in non-credit continuing education courses.

Valdosta State University: A Regional University of the University System of Georgia, VSU offers undergraduate and graduate degrees in five colleges: Arts, Arts & Sciences, Business, Education, and Nursing. VSU's current enrollment is reaching 11,000 students. Current faculty numbers are approximately 500. The university also provides services to the community through its Regional Center for Continuing Education and other joint programs with organizations such as the Chamber.

ECONOMIC TRENDS:

SECTOR TRENDS:

Overall, the Greater Lowndes community is experiencing a rapid increase in the retail and service industries. Additionally, several of the key industries and organizations within the community are expanding or are expected to expand within the next several years. These expansions include, existing businesses located in established industrial parks, such as the Lowe's Distribution Center; Valdosta State University (which is expected to have 16,000 students by the year 2014), and the Colonial Mall, which is expanding its reputation as a regional retail/service hub. However, the community has faced the loss of several industries including Levi's, Griffin Chemical, and the Crackin' Goods Bakery.

MAJOR EMPLOYERS:

In 2005, the largest employer in Greater Lowndes was Moody Air Force Base followed by the South Georgia Medical Center and Valdosta State University. (See Figure 2-4)

FIGURE 2-4: LARGEST EMPLOYERS AS OF 2005

<u>Company Name</u>	<u>Type of Business</u>	<u>Employee #</u>
Moody Air Force Base	Military	3,200
South Georgia Medical Center	Hospital	2,350
Valdosta State University	Education	1,460
Lowndes County School System	Education	1,069
Valdosta School System	Education	950
Convergy's Corporation	Customer Service	676
City of Valdosta	Government	773
Lowndes County	Government	500
Roadway Express	Transportation	480
Lowe's Distribution Center	Distribution/Warehouse	500
Packaging Corporation of America	Kraft Paper	359
Dillard' Distribution Center	Clothing/retail	350

Source: Valdosta – Lowndes Chamber of Commerce 2005

IMPORTANT NEW DEVELOPMENTS:

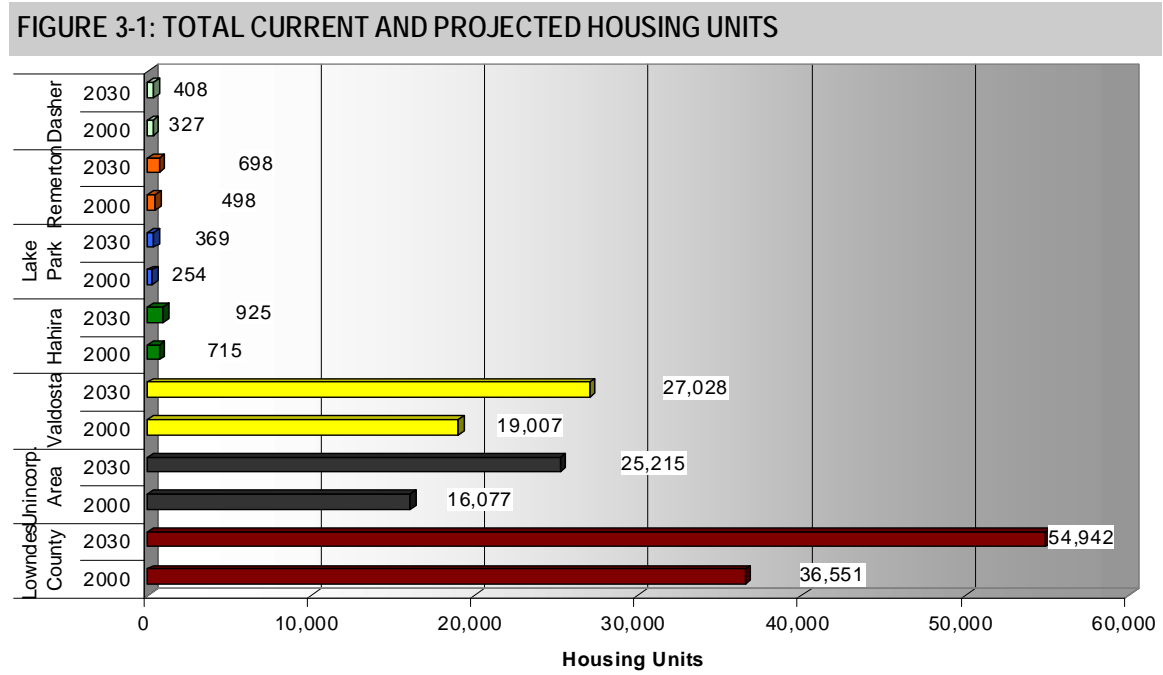
In addition to the closures and expansions mentioned previously, Greater Lowndes is facing a growing challenge, as an increasing number of jobs require a skilled and knowledgeable workforce. In response to this challenge, Greater Lowndes has two options: 1) to compete on low wage production jobs, requiring minimal skill or 2) compete on high wage jobs, requiring both higher education and technical skills. In an effort to meet the need for high wage, high skill jobs, Greater Lowndes should foster its opportunity to support home grown entrepreneurs and existing manufacturing facilities who have the potential to employ graduates from VSU and Val Tech.

APPENDIX C: HOUSING

Without the presence of quality housing, a community can only grow so far. Having a decent and affordable place to live directly impacts an individual’s quality of life and associated level of satisfaction with the community around them.

GENERAL:

In 2000, Greater Lowndes had 36,551 housing units. By the year 2030, Greater Lowndes is projected to have 54,942 housing units—representing a 50.3% increase. (See Figure 3-1 and Figure C-1)



Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census)
<http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>

HOUSING TYPES AND MIX:

Within Greater Lowndes, there are three primary types of housing: single-family site built, single-family manufactured home, and multi-family.

For all Greater Lowndes communities, with the exception of Remerton, the majority of housing stock is single-family site built. The majority of the City of Remerton’s housing stock consists of multi-family units which is not surprising due to the prevalence of college students residing in that community. In alignment with past trends, each of the three housing types is projected to increase with the general increase of population through the year 2030. However, between 1980 and 2000, the greatest change in housing type was seen in the number of manufactured homes. All Greater Lowndes communities (with the exception of Remerton) saw an increase of 18% to 43% in the number of Manufactured homes. (See Figures C-1, C-2, & C-3)

FIGURE C-1: CURRENT AND PROJECTED HOUSING TYPES (2000-2030)

	Greater Lowndes County		Unincorporated Area		Valdosta		Hahira		Lake Park		Remerton		Dasher	
	2000 / 2030		2000 / 2030		2000 / 2030		2000 / 2030		2000 / 2030		2000 / 2030		2000 / 2030	
Total Housing	36,551	54,942	15,750	25,215	19,007	27,028	715	925	254	369	498	698	327	408
Single Family	23,831	34,029	9,745	15,104	12,995	17,574	531	608	193	294	148	198	219	286
Multi-Family	7,258	11,138	1,099	1,374	5645	8668	114	189	42	43	349	500	9	9
Manufactured	5,429	9,699	4,886	8,661	354	754	70	130	19	32	1	0	99	113
Other	33	82	20	50	13	32	0	0	0	0	0	0	0	0

Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census)
<http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>

FIGURE C-2: CURRENT AND PROJECTED HOUSING TYPES by % (2000-2030)

	Greater Lowndes County		Unincorporated Area		Valdosta		Hahira		Lake Park		Remerton		Dasher	
	2000 / 2030		2000 / 2030		2000 / 2030		2000 / 2030		2000 / 2030		2000 / 2030		2000 / 2030	
Total Increase	50%		59%		42%		29%		45%		40%		25%	
Percent of Total Housing by Type – Comparison 2000 / 2030														
Single Family	65%	62%	62%	60%	68%	65%	74%	66%	76%	80%	30%	28%	67%	70%
Multi-Family	20%	20%	7%	5%	30%	32%	16%	20%	17%	12%	70%	72%	3%	2%
Manufactured	15%	18%	31%	34%	2%	3%	10%	14%	7%	9%	0%	0%	30%	28%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census)
<http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>

FIGURE C-3: AVERAGE CHANGE IN HOUSING TYPES

5-YEAR INCREMENTS PAST (1980-2000) & FUTURE (2000-2030)

	Greater Lowndes County		Unincorporated Area		Valdosta		Hahira		Lake Park		Remerton	
	Past / Future		Past / Future		Past / Future		Past / Future		Past / Future		Past / Future	
Total	11%	7%	13%	8%	9%	6%	6%	4%	9%	6%	32%	11%
Single Family	9%	6%	12%	7%	7%	5%	3%	2%	11%	7%	20%	2%
Multi-Family	12%	7%	4%	4%	12%	7%	15%	8%	2%	0%	463%	15%
Manufactured	21%	10%	20%	9%	43%	12%	24%	10%	18%	9%	-49%	-
Other	-6%	15%	1%	15%	-10%	15%	-24%	-	-33%	-	-	-

Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census)
<http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>

Data not available for Dasher

CONDITION AND OCCUPANCY:

AGE OF HOUSING:

In 1990, 69% of the 28,906 housing units in Greater Lowndes were built prior to 1980 with the majority being built between 1970 and 1979. This number decreased to only 51% by the year 2000, which is in line with the State average. (See Figure C-4) This decrease was probably a result of intentional/non-intentional structure demolition and the construction of new residential units. The Cities of Valdosta and Hahira had the largest percentage of older housing stock in 2000, 63% and 70% respectively. The unincorporated County, Valdosta, and Hahira experienced the most dramatic declines in the number of older housing units from 1990-2000. Again, this decline is due in large part to new residential construction.

FIGURE C-4: AGE OF HOUSING

	Greater Lowndes County		Unincorporated Area		Valdosta		Hahira		Lake Park		Remerton		Dasher	State	
	1990 / 2000	1990 / 2000	1990 / 2000	1990 / 2000	1990 / 2000	1990 / 2000	1990 / 2000	1990 / 2000	1990 / 2000	1990 / 2000	1990 / 2000	2000	1990 / 2000	1990 / 2000	
Total Housing Units	28906	36551	12256	15750	15608	19007	578	715	205	254	259	498	327	2,638,418	3,281,737
Built 1970 – 1979	7126	7392	3517	2981	3355	4136	153	146	63	21	38	43	65	646,094	608,926
Built 1960 – 1969	4860	4663	1878	1622	2839	2852	90	86	33	38	20	30	35	453,853	416,047
Built 1950 – 1959	4186	3549	996	786	2994	2610	113	114	36	13	47	9	34	309,335	283,424
Built 1940 – 1949	1594	1678	435	371	1107	1217	39	55	9	11	4	7		168,889	144,064
Built 1939 or earlier	2264	1585	606	286	1536	1160	76	96	34	31	12	0	12	212,938	192,972

Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census SF3)

<http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>

1990 Data not available for Dasher

CONDITION OF HOUSING:

Of the 36,551 units in 2000, less than 1 percent lacked complete plumbing or kitchen facilities. This represents an improvement from 1990 when slightly over 1 percent lacked adequate facilities. (See Figure C-5).

FIGURE C-5: CONDITION OF HOUSING

	Greater Lowndes County 1990 / 2000		Unincorporated Area 1990 / 2000		Valdosta 1990 / 2000		Hahira 1990 / 2000		Lake Park 1990 / 2000		Remerton 1990 / 2000		State 1990 / 2000	
Total Housing Units	28906	36551	12256	16077	15608	19007	578	715	205	254	259	498	2,638,418	3,281,737
More than 1 Person per room	1,277	1,494	446	511	794	927	25	31	9	12	3	13	95,828	145,235
Complete Plumbing Facilities	28609	36292	12064	15967	15481	18859	564	714	237	254	263	498	2,609,956	3,252,197
Lacking Plumbing Facilities	297	259	169	110	123	148	5	1	0	0	0	0	28,462	29,540
Complete Kitchen Facilities	28657	36260	12098	15957	15498	18861	567	698	237	250	257	494	2,614,404	3,250,020
Lacking Kitchen Facilities	249	291	135	120	106	146	2	17	0	4	6	4	24,014	31,717

Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census SF3)
<http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>

OCCUPANCY CHARACTERISTICS:

Of the 36,551 existing housing units in 2000, 11% were vacant, 54% were owner-occupied, and 35% were renter-occupied. Countywide, this represents a 2% increase in the number of vacant housing units since 1990. The unincorporated county, Valdosta, and Hahira experienced slight increases in vacancy rates. The City of Remerton experienced a slight decline and Lake Park experienced a large decline (9%). The number of owner-occupied units remained constant and the number of renter-occupied units declined slightly. (See Figures C-6 & C-7)

The unincorporated area of the County had the highest rate of owner-occupied units, which is in line with the increasing percentage of residents locating in these areas. The City of Valdosta had a stable balance between owner-occupied and renter-occupied, although it experienced a slight decrease in owner-occupied (3%) since 1990. The City of Remerton had the lowest owner-occupied rate, which is contributed to its high population of college students. (Figures C-6 & C-7)

FIGURE C-6: OCCUPANCY CHARACTERISTICS

	Greater Lowndes County 1990 / 2000		Unincorporated Area 1990 / 2000		Valdosta 1990 / 2000		Hahira 1990 / 2000		Lake Park 1990 / 2000		Remerton 1990 / 2000		Dasher 2000	State 1990 / 2000	
TOTAL Housing Units	28,906	36,551	12,256	15,750	15,608	19,007	578	715	205	254	259	498	327	2,638,418	3,281,737
Vacant	2,595	3,897	999	1,447	1,464	2,264	54	71	44	30	34	59	26	271,803	275,368
Owner Occupied	15,704	19,865	8,118	10,952	7,088	8,026	329	412	143	153	26	78	244	1,536,829	2,029,293
Renter Occupied	10,607	12,789	3,116	3,351	7,052	8,717	186	232	50	71	203	361	57	829,786	977,076

Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census SF3)
<http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>
 1990 Data not available for Dasher

FIGURE C-7: OCCUPANCY CHARACTERISTICS by %

	Greater Lowndes County		Unincorporated Area		Valdosta		Hahira		Lake Park		Remerton		Dasher	State	
	1990 / 2000		1990 / 2000		1990 / 2000		1990 / 2000		1990 / 2000		1990 / 2000		2000	1990 / 2000	
Vacant	9%	11%	8%	9%	9%	12%	9%	10%	21%	12%	13%	12%	8%	10%	8%
Owner Occupied	54%	54%	66%	70%	45%	42%	57%	58%	70%	60%	10%	16%	75%	58%	62%
Renter Occupied	37%	35%	25%	21%	45%	46%	32%	32%	24%	28%	78%	72%	17%	31%	30%

Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census SF3)

<http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>

1990 Data for Dasher not available.

COST OF HOUSING:

Within Greater Lowndes, the cost of housing for both owners and renters continues to rise consistently with that of the state (41% from 1990 to 2000). The only municipalities to show stronger growth, Remerton and Lake Park, were undervalued in the 1990 Census compared with the rest of the municipalities and were thus more consistently represented in the 200 Census. (See Figure C-8)

FIGURE C-8: HOUSING COST (In Dollars)

	Greater Lowndes County		Valdosta		Hahira		Lake Park		Remerton		State	
	1990 / 2000		1990 / 2000		1990 / 2000		1990 / 2000		1990 / 2000		1990 / 2000	
Median property value	60,400	87,600	59,200	83,500	44,000	65,200	47,900	91,400	36,300	75,200	70,700	111,200
% INCREASE	45%		41%		48%		91%		107%		57%	
Median rent	356	495	359	495	306	475	198	445	420	531	433	613
% INCREASE	39%		38%		55%		125%		26%		42%	

Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census SF3)

<http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>

No data available for Dasher

Lowndes Co. Average Housing Sales

Year of Sale	Sales Average	# of Units Sold
1999	\$99,478	1176
2000	\$104,149	1068
2001	\$111,996	1209
2002	\$115,857	1298

Source: Georgia Department of Audits

<http://www.georgiaplanning.com/dataviews/housing/showCountySales.asp?FIPS=13185&County=Lowndes>

“Affordable” units are defined as units for which a renter would pay no more than 30% of their income for rent and an owner would pay less than or equal to 30% of annual gross income for annual owner costs. Based on data provided by HUD, 96% of the 36,551 housing units in Greater Lowndes in 2000, were considered affordable. (See Figure C-9)

FIGURE C-9: AFFORDABLE HOUSING UNITS

“The Affordable Housing Units table provides an estimate of housing units “affordable” to Georgia’s households. “The data tables are broken out by the following income categories: 0 to 30% MFI, 31 to 50% MFI, 51 to 80% MFI, and 81% to 100% MFI. HUD’s adjusted median family incomes (MFI) are estimated for a family of four. “

Affordable Housing Units for Lowndes County								
% Of Median Family Income (MFI)	Renter-Occupied Units				Owner-Occupied Units			
	Total	0-1 BR	2 BR	3+ BR	Total	0-1 BR	2 BR	3+ BR
0 – 30% MFI	3,138	775	1,126	1,237	NA	NA	NA	NA
31 – 50% MFI	4,557	1,013	2,056	1,488	6,463	281	1,591	4,591
51 – 80% MFI	5,881	1,125	2,638	2,118	7,275	46	976	6,253
81 - 100% MFI	1,166	437	216	513	6,565	237	469	5,859
Total Affordable Rental Units = 14,742					Total Affordable Owner Units = 20,303			
Total units in Lowndes County = 36,551								
Percentage of Affordable Units = 96%								

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy 2000. Available online: <http://www.huduser.org/datasets/cp.html> & SGRDC 2005 (NA = Not Available)

COST-BURDENED HOUSEHOLDS:

A household is considered cost-burdened if it spends more than 30% of its gross income on housing. Based on consideration, each of the Greater Lowndes communities, with the exception of Remerton, are consistent with, if not lower, than the State’s rate of 21%. Severely Cost-Burdened households are those spending more than 50% of their gross income on housing. Valdosta, Lake Park, and Remerton each have a higher number of Severely Cost-Burdened households than just Cost-Burdened Households. (See Figures C-10 & C-11) Unfortunately, data is not available prior to 2000 so we are not able to analyze whether there has been an increase of the number of cost burdened households since 1990.

FIGURE C-10: COST BURDENED HOUSEHOLDS

% Of Gross Income Spent on Housing	Greater Lowndes County 1990 / 2000		Unincorporated Area 1990 / 2000		Valdosta 1990 / 2000		Hahira 1990 / 2000		Lake Park 1990 / 2000		Remerton 1990 / 2000		State 1990 / 2000	
	Total Housing Units													
Percent Spending 30% or Greater	NA	22%	NA	16%	NA	26%	NA	20%	NA	15%	NA	40%	NA	21%
Number spending 30% - 49% (Cost-Burdened)	5,879	4,370	4,066	1,783	1,680	2,409	82	87	30	12	21	79	298,998	397,964
Number spending 50% and greater (Severely Cost-Burdened)	NA	3,601	NA	797	NA	2,600	NA	57	NA	26	NA	121	NA	278,401
Not computed	828	1,482	347	745	431	672	24	20	8	12	18	33	54,838	97,216

Source: Georgia Department of Community Affairs PlanBuilder (U.S. Census SF3)

<http://www.georgiaplanning.com/planners/pbhome/pbpage.htm>

Dasher Data not available

(NA = Not Available)

FIGURE C-11: COST BURDENED HOUSEHOLDS POPULATION BREAKDOWN

“HUD household types are defined as (1) elderly: one or two member households (family or non-family) with head or spouse age 62 or older; (2) small related households: non-elderly family households with two to four members; and (3) large related households: family households with five or more members. “

“The data table is broken out by the following income categories: 0 to 30% MFI, 31 to 50% MFI, 51 to 80% MFI, and 81 to 100% MFI. HUD’s adjusted median family incomes (MFI) are estimated for a family of four.”

Lowndes County Households that have Cost Burden >30% to <50%								
% Of Median Family Income (MFI)	Renter Households				Owner Households			
	Total	Elderly	Small Family	Large Family	Total	Elderly	Small Family	Large Family
0 – 30% MFI	282	86	115	42	371	250	57	4
31 – 50% MFI	818	71	336	53	393	128	153	32
51 – 80% MFI	707	58	297	14	814	163	416	89
81 - 100% MFI	93	24	37	0	1,023	72	605	132
Lowndes County Households that have Cost Burden >50% (Severely Cost-Burdened)								
Renter Households				Owner Households				

% Of Median Family Income (MFI)	Total	Elderly	Small Family	Large Family	Total	Elderly	Small Family	Large Family
0 – 30% MFI	1,697	244	545	152	599	272	160	33
31 – 50% MFI	456	8	154	0	424	84	193	28
51 – 80% MFI	87	19	4	0	385	74	244	26
81 - 100% MFI	32	25	0	4	136	42	77	15

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy 2000.
Available online: <http://www.huduser.org/datasets/cp.html>

SPECIAL HOUSING NEEDS:

FIGURE C-12: SPECIAL HOUSING NEEDS ASSESSMENT

	Greater Lowndes County	High Value For Georgia Counties	Low Value For Georgia Counties	Average Value For Georgia Counties	Median Value For Georgia Counties
Aids Cases (1981-2000)	146	10,130	3	142	19
Family Violence, # of Police Actions (2000)	105	8,317	0	359	88
Total # of Age 62+ (2000)	9,992	82,675	347	5,967	3,028
Total % of Age 62+ (2000)	11%	31%	2%	14%	15%
Any disability Age 16+ (% 1990)	29%	50%	15%	33%	34%
Adult Substance Abuse Treatment Needs (2001)	5,971	48,479	88	3,148	1,240
Adult Substance Abuse Treatment Needs % of Population (2001)	6%	22%	4%	6%	6%
# of Migrant and Seasonal Farm Workers and Dependents at Peak Employment (1994)	2,484	10,571	25	1,474	566
# of Migrant and Seasonal Farm Workers and Dependents at Peak Employment % of Population (1994)	3%	64%	0%	10%	4%

Source: UGA <http://www.georgiaplanning.com/dataviews/resources/special1.xls> & <http://www.georgiastats.uga.edu/>

Homeless services including beds and meals are provided by area agencies including LAMP, LAMP's New Horizons, the Haven, and the Salvation Army. See Figures C-12 & C-13 for more information on Greater Lowndes' special needs population.

FIGURE C-13: HOMELESS HOUSING SERVICES

	Greater Lowndes County 2000 / 2001	
Total Served	1,540	2,916
Women & Children Served	738	1,639
Meals Served	13,767	10,260
Bed Nights	11,316	9,239

Source: South Central Georgia Task Force for the Homeless
<http://www.georgiaplanning.com/dataviews/resources/homeless1.doc>
 (Reports from the Salvation Army are only included in 2000 figures.)

JOBS-HOUSING BALANCE:

The average weekly wage in 2004 according to the Georgia Department of Labor was \$483. The median rent in 2000 according to the Census was \$495 per month. This results in a renter spending 24% of their income on monthly housing costs.

Retail trade and Educational, Health, and Social services are the two largest employment sectors in Lowndes County representing 29% of the employment base. Retail Trade has an average weekly wage of \$389, Educational services has an average weekly wage of \$290, and Health care and social services has an average weekly wage of \$588. Thus individuals in the Retail Trade and Educational Services sectors may find it challenging to meet the average monthly housing costs. This may require individuals to obtain two jobs to meet housing costs demands.

In 2000, 91.4% of the employment base in Lowndes County also resided in the county implying that these employees were able to find affordable housing.

C-14: COMMUTING PATTERNS FOR EMPLOYED RESIDENTS OF LOWNDES COUNTY

COUNTY WHERE EMPLOYED	NUMBER	PERCENT OF TOTAL
Lowndes	37,756	91.4
Cook	539	1.3
Brooks	481	1.2
Tift	310	0.8
Berrien	296	0.7
Lanier	255	0.6
Colquitt	190	0.5
Hamilton (Florida)	153	0.4
Other	1,323	3.2
Total Residents	41,303	100

Source: U.S. Census Bureau – 2000 County-To-County Worker Flow Files.

BARRIERS TO AFFORDABILITY:

The barriers to affordable housing may be broken down into 4 levels by jurisdiction:

1. Federal Housing Barriers
 - a. Need for increased federal funding especially for elderly homeowners unable to borrow home repair funds from banks due to low and fixed incomes i.e. \$500-\$600 per month.
 - b. Relocation expenses associated with the purchase of occupied housing for repair and resale, or re-rent when using federal money discourages neighborhood revitalization, and add unnecessarily to the cost of housing.
 - c. The recent guidelines concerning lead testing and corrective measurements in privately owned housing could limit a municipality's ability to provide affordable housing to low income persons—unless the federal government provides communities with substantial lead paint grants.
 - d. When appraisers base new house or substantial rehab appraisals on the value of substandard housing that has been sold in a neighborhood it is difficult to obtain financing, including FHA insured financing.
2. State Policy Barriers
 - a. The State of Georgia Department of Community Affairs no longer awards low-income housing tax credits to single family infill projects (new construction and rehab of vacant houses) in older neighborhoods. It restricts projects to multi-family developments which, due to their size and need for land, are generally built on the outskirts of town.
 - b. This policy contributes to urban sprawl and expenses associated with it. It also contributes to urban decay as it pulls the best renters from older neighborhoods into suburban apartment complexes.
 - c. Priority should be given to developers willing to renovate vacant houses and/or build new infill houses on vacant lots in older neighborhoods.
3. Local Policy Barriers
 - a. Drugs and crime are seen by many as major barriers to inner city investment and revitalization, therefore their elimination should be a part of the city's policy for inner city housing, neighborhood revitalization and economic development.
 - b. Blight caused by vacant, dilapidated houses and overgrown lots, is often viewed as a major barrier to private investment and neighborhood revitalization. It is felt that blight contributes to crime and criminal activity.
 - c. Planning and zoning regulations impede neighborhood revitalization and housing development. For example a 100' x 100' lot cannot be subdivided into two 50' x 100' lots because doing so would result in a substandard lot less than 6,000 square feet. This drives up the cost of housing and encourages a housing type that is different from the historical housing type found in some neighborhoods.
 - d. The cost of new construction is a major barrier to affordable housing. Land acquisition costs, labor costs, and material costs all help explain why there is so little new construction geared toward extremely low, low and moderate-income families.
 - e. Rehabilitation requirements on structures located within the locally designated historic district can be cost prohibitive to homeowners on fixed incomes.
4. Private Sector Barriers
 - a. Credit requirements of lending institutions are still too demanding despite recent improvements.
 - b. Inner city appraisals are too low to encourage in-fill development.

APPENDIX D: NATURAL AND CULTURAL RESOURCES

I. NATURAL RESOURCES INTRODUCTION:

Consideration of natural resources is important in planning future growth patterns for any community. For Greater Lowndes, the characteristics of the natural environment, including soils, topography, water supply, and wildlife habitats, are essential in defining the county's existing attributes and potential areas of improvements. An understanding of these areas will guide the community in maintaining a high quality of life while protecting the community's vital natural resources. Numerous times in this appendix the communities will be advised to consult the enclosed maps for making basic determinations about land uses and location of development relative to the boundaries of environmentally sensitive areas. To assist the communities with making more accurate determinations at reasonable scales, this data has been integrated into each community's Geographic Information System (GIS) housed at the South Georgia Regional Development Center (SGRDC). This data is also available for viewing and query at numerous GIS-capable terminals throughout the county.

II. GENERAL PHYSICAL ENVIRONMENT:

Lowndes County is located in south-central Georgia and has a total land area of approximately 327,000 acres, or about 510 square miles. It is within the Alapaha Soil & Water Conservation District as well as two Major Land Resource Areas: the Southern Coastal Plain and the Atlantic Coast Flatwoods. The majority of the land is well drained and is well suited for agriculture and commercial timber production. The physical landscape is fairly homogenous with no outstanding physical features.

Lowndes County is divided into two physiographic districts, the Vidalia Upland and the Tifton Upland, both part of the Atlantic Plain Major Division (Coastal Plain Province). The county's land surface is mostly level to gently sloping and is traversed by many streams and rivers while the southern region is speckled with small natural lakes. The largest rivers in Lowndes County include Little River and Withlacoochee River, which define the western border of the county, and Alapaha River, which, along with Grand Bay Creek, defines the eastern border of the county.

Most of the county is of a gentle sloping nature with 170 feet above sea level. The county's lowest elevation is about 90 feet in the southwest region of the county. The highest elevations are a little greater than 250 feet along several hilltops in the northeast part of the county, mainly along Bemiss road.

The majority of the City of Valdosta is above 190 feet with the downtown area averaging around 210 feet. The lowest elevation is about 120 feet along the Withlacoochee River. The highest elevations are around 250 feet in the city's Blue Pool subdivision. Most of the City of Dasher is above 175 feet with the downtown area averaging around 180 feet. The lowest elevation is about 150 feet in the midwestern portion of the city. The highest elevations are around 190 feet in the city's northwest section. Most of the City of Hahira is above 210 feet with the downtown area averaging around 214 feet. The lowest elevation is about 200 feet at Hahira Spray Irrigation Fields. The highest elevations are around 230 feet in the city's eastern section. Most of the City of Lake Park is above 160 feet with the downtown area averaging around 163 feet. The lowest elevation is about 150 feet at Ocean Pond Fishing Club. The highest elevations are around 180 feet in the city's western section. Most of the City of Remerton is above 170 feet with the downtown area averaging around 180 feet. The lowest elevation is about 140 feet along Sugar Creek. The highest elevations are around 200 feet in the city's northeast section.

The county's topography and forest cover is such that notable views and vistas are not present. Lime sinks are common throughout the county as a result of the karst¹ topography. These sinks vary in size and commonly contain peat stores with water and lime solution. Geology of the area is composed of two rather distinct and stratified sedimentary formations, which occurred in the Miocene and Pliocene Ages known as the Hawthorn and the High Terrace, respectively. The various shades of green sandy clays are products of the Miocene Age. They tend to be 150 feet in thickness, consisting of clay, sand, and limestone. Sandy deposits with clay underlay are deposits occurring during Pliocene Age to present day. These tend to be from 20 to 60 feet in thickness.

III. WATER RESOURCES

Annual precipitation runoff for Lowndes County averages around 52 inches, which equals 17,004,000 acre-inches (8.878835 billion gallons) of water. This represents the volume of water directly entering the county's ponds, rivers and streams. The remaining water either evaporates or is absorbed by the ground. Surface drainage within Lowndes County is directed by a dendritic (branching tree-like) pattern, which flows generally eastward and southeastward.

The entire county is located within the Suwannee River Basin, which is one of the last large (9,950 square miles), intact river drainages remaining in the U.S. and eventually drains into the Gulf of Mexico. In Lowndes County, the Suwannee River Basin can be subdivided into 3 sub-watersheds (smaller drainage basins), the Withlacoochee (HUC² 03110203), the Little River (HUC 03110204), and the Alapaha (HUC 03110202). Map D-1 depicts the *Greater Lowndes County Sub-Watersheds*. The Withlacoochee sub-watershed encompasses approximately 50% of the county's total land area, which includes the north central and southwest portion of the county. Major tributaries of the Withlacoochee River include: Bay Branch, Cherry Creek, Spring Branch, Sugar Creek, Tiger Creek, and Two Mile Branch. The Little River sub-watershed is located in the northwest portion of the county. The major tributaries of the Little River include: Big Creek, Franks Creek, and Steep Hill Branch. The remaining portion of the county (along the eastern border with Lanier and Echols) is within the Alapaha sub-watershed; each sub-watershed flows southeastward to the Suwannee River in Florida and then eventually to the Gulf of Mexico.

IV. ENVIRONMENTAL PLANNING CRITERIA

In 1989, the Georgia Planning Act encouraged each local government to develop a comprehensive plan to guide its activities. In order to provide the local governments with a guideline so that they could prepare their comprehensive plan, the Department of Community Affairs (DCA) developed a set of minimum requirements that each local plan must meet known as the "Minimum Planning Standards." Part of the Minimum Planning Standards is the Part V Environmental Planning Criteria that specifically deal with the protection of water supply watersheds, groundwater recharge areas and wetlands. River corridors and mountains were added through a separate act in 1991. In order for a comprehensive plan to meet the Minimum Planning Standards, it must identify whether any of these environmentally sensitive areas exist within the local government's jurisdiction, and if so, it must prepare local regulations to protect these resources.

¹ Karst: an area of irregular limestone in which erosion has produced fissures (long narrow openings or cracks), sinkholes, underground streams, and caverns.

² HUC stands for Hydrologic Unit Code and these codes are a way of identifying all of the drainage basins in the United States in a nested arrangement from largest (Regions) to smallest (Cataloging Units).

In 2003, the State mandated Water Resource Protection Districts Ordinance (WRPDO) was adopted by Lowndes County and the cities of Dasher, Hahira, Lake Park, and Valdosta. This ordinance protects the sensitive natural resources: groundwater recharge areas, protected river corridors, and wetlands located throughout Lowndes County. By explaining the requirements for developing property containing protected water resources, the ordinances help ensure our water resources are protected from adverse affects of land development. The ordinance includes the *Greater Lowndes Water Resource Protection Districts Ordinance (WRPDO) Overlay Map* (see Map D-1).

Wetlands

Freshwater wetlands are defined by federal law to be "those areas that are inundated or saturated by surface or ground water at frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include bogs, marshes, wet prairies, and swamps of all kinds. Under natural conditions, wetlands help maintain and enhance water quality by filtering out sediments and certain pollutants from adjacent land uses. They also store water, reduce the speed and magnitude of floodwaters, and serve as an important and viable habitat for plant and animal species.

Wetlands play an important role in mankind's environment and should be preserved for this purpose. A National Wetland Inventory (NWI) database for the geographic extent of Lowndes County has been constructed by the U.S. Department of the Interior, Fish and Wildlife Service and integrated into the county's Geographic Information System (GIS). Map D-3 depicts the *Greater Lowndes County Generalized Wetlands*. These exist along floodplains of the major rivers but most are primarily in small pockets chained together by numerous small streams and account for approximately 75,960 acres in Lowndes County.

Over the past several decades, expansion of both agricultural and urban development in Georgia has caused a steady reduction of wetlands acreage. This has resulted in the destruction of valuable plant and animal habitats, increased magnitude of floodwaters, and the removal of natural filters for surface water drainage thereby endangering water quality throughout the county. Prior to developing parcels containing wetlands, or that are suspected of having wetlands, a detailed wetlands survey and all applicable requirements under Section 404 of the Federal Clean Water Act should be completed.

When a wetland functions properly, it provides water quality protection, fish and wildlife habitat, natural floodwater storage, and reduction in the erosive potential of surface water; in addition to recreational opportunities, aesthetic benefits, and sites for research and education.

A degraded wetland is less able to effectively perform these functions. Human activities cause wetland degradation and loss by changing water quality, quantity, and flow rates; increasing pollutant inputs; and changing species composition as a result of disturbance and the introduction of nonnative species.

Draining wetlands for agricultural purposes is still a common, but declining practice, while development pressure is emerging as the largest cause of wetland loss. Many natural wetlands are in poor condition and man-made wetlands fail to replace the diverse plant and animal communities destroyed by development.

(Map D-2 depicts the Greater Lowndes Generalized Wetlands.)

Groundwater Recharge Areas

Map D-4 depicts the *Greater Lowndes County Groundwater Recharge Areas*. The Groundwater Recharge Area polygons were provided by the Hydrologic Atlas 18, 1989 Edition "Most Significant Groundwater Recharge Areas of Georgia".

Development in these areas should be discouraged since it is important to protect the recharge areas from contamination because this is where surface waters directly enter the groundwater/aquifer. Most groundwater recharge areas allow a certain amount of precipitation to reach the water table, while others infiltrate more than others. Areas that transmit the most precipitation are often referred to as "most significant" groundwater recharge areas. Lowndes County has several "most significant" groundwater recharge areas and the county as a whole has a predominantly "average" susceptibility rating with a "higher" susceptibility rating in the northeast and central areas of the county.

A groundwater recharge area is any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer. Groundwater recharge areas can occur at any point where the aquifer updips to become closer to the surface allowing water from streams, sink holes, and ponds to permeate through more shallow ground into the aquifer. According to state geologic data, there are several recharge areas located along the Little River and Withlacoochee River including a large area in the southern portion of the county. Map D-4 depicts the *Greater Lowndes County Groundwater Recharge Areas*.

Most groundwater recharge areas allow a certain amount of precipitation to reach the water table, while others allow more infiltration. Areas that transmit the most precipitation are often referred to as "most significant" groundwater recharge areas. Lowndes County has several "most significant" groundwater recharge areas.

The groundwater pollution susceptibility rating for Lowndes County is predominately "Average", with the exception of the northeast and central portions of the county, which have a "High" susceptibility rate based on "Groundwater Pollution Susceptibility Map of Georgia", Hydrologic Atlas 20, 1992 Edition.

These recharge areas make up 77,991 acres, or 23.9%, of the entire county. All aquifer recharge areas are vulnerable to both urban and agricultural development. Pollutants from stormwater runoff and septic tanks in urban areas and excess pesticides and fertilizers in agricultural areas can access a groundwater aquifer more easily through these recharge areas. Once in the aquifer, pollutants can spread uncontrollably to other parts of the aquifer thereby decreasing or endangering water quality for an entire region. Therefore, development of any kind in these areas, including installation of septic tanks, should be discouraged.

Protected River Corridors

The Georgia General Assembly passed the "Mountain and River Corridor Protection Act" in 1991, which requires local governments to adopt river corridor protection plans for certain designated rivers affecting or bordering their jurisdiction. In Lowndes County and the City of Valdosta, the only rivers affected by this Act are the Alapaha River, Little River and the portion of the Withlacoochee River located downstream from the confluence of Cat Creek.

Map D-5 depicts the *Greater Lowndes County Protected River Corridors*. When following the generally winding stream channels, the length of the corridor along the Little River is approximately 17-miles running from the northern county boundary to the confluence with the Withlacoochee

River. The corridor length along the Withlacoochee River is approximately 11-miles from Cat Creek to the Little River, and approximately 30-miles from the Little River to its final exit into Florida. (This includes the segment where the river returns back into Georgia east of SR 31.) The corridor length along the Alapaha River is approximately 8-miles. Therefore the total length of designated river corridors within Lowndes County and the City of Valdosta is approximately 66-miles.

Under the Mountain and Rive Corridor Protection Act, Lowndes County and the City of Valdosta are required to adopt a "Corridor Protection Plan" for these river segments in accordance with the minimum criteria contained in the Act and as adopted by the Georgia Department of Natural Resources.

Review of Lowndes County's current zoning map and development regulations indicates a "Flood Hazard" zoning district to exist around all of these designated corridors within Lowndes County. The district generally follows FEMA's designated floodplain boundaries, which typically include a much wider area than the state designated 25-foot wide corridor (on each side of the river). The zoning district allows commercial greenhouses and plant nurseries as a permitted use, and the following uses by special exception: public recreation center, school, commercial amusement, hunting preserves, riding stables, bait & tackle shops, nursery schools, transmission towers, and utility substations. The City of Valdosta currently has no special flood hazard zoning district and most all of the city's affected portion is currently zoned low-density single-family residential.

Floodplains

Flood hazards along the major rivers and streams typically occur in late winter and early spring. Within Lowndes County, the Federal Emergency Management Agency (FEMA) has prepared official flood area maps, also known as Flood Insurance Rate Maps (FIRM's) for both Lowndes County and the City of Valdosta. The municipalities of Dasher, Hahira, and Lake Park have not been mapped by FEMA as of 2005. Flood prone areas in Lowndes County exist primarily adjacent to the Withlacoochee and Little Rivers and in related riverine wetlands. Other flooding corridors do exist in urban areas and influence development patterns. In Greater Lowndes County there are flood insurance rate zones, which are "Zone A" and "Zone AE." Zone A and Zone AE are both 100-year floodplains and have mandatory flood insurance purchase requirement. The difference between the two zones is that Zone AE shows the Base Flood Elevations on the official FIRM maps and Zone A does not. Map D-6 depicts the *Lowndes County Flood Insurance Rate Map (FIRM)* as of October 18, 1983. Map D-7 depicts the *City of Valdosta Flood Insurance Rate Map (FIRM)* as of August 15, 1983.

V. OTHER ENVIRONMENTALLY SENSITIVE AREAS:

Public Water Supply Sources

Typical of Coastal Plain areas, most of Lowndes County's consumer water comes from underground aquifers, which are porous underground rock layers containing water. The main aquifer beneath Lowndes County is the Floridian aquifer, which consists of confined limestone, dolostone, and calcareous sand. This aquifer serves as the water supply watershed for the cities of Valdosta, Hahira, Lake Park, and Remerton's municipal water system, while the City of Dasher operates off private well supply. Beneath the Floridian aquifer are the Claiborne and Clayton aquifers. The Floridian aquifer is principally recharged immediately south of the Fall Line, which stretches across central Georgia from Columbus to Macon and Augusta. This is the point at which streams from harder rock formations of the Piedmont cross into softer rock formations of the Coastal Plain. Most sedimentary rock formations of the Coastal Plain begin at the ground surface just south of the Fall Line; therefore this is where most aquifer water originates.

Total water consumption in Lowndes County averages approximately 32.67 million gallons per day. Approximately 30 million gallons (91%) comes from groundwater and the remaining 3 million gallons (9%) comes from surface water. Table D-1 depicts the *Greater Lowndes Average Daily Water Consumption*.

TABLE D-1: GREATER LOWNDES AVERAGE DAILY WATER CONSUMPTION (# of gallons)

User Category	Groundwater		Surface Water		Total Consumption	
	Number	%	Number	%	Number	%
Crop Irrigation	7,400,000	24.3	2,990,000	97.7	10,390,000	31.1
Livestock	20,000	0.1	70,000	2.3	90,000	0.3
Public Water Supply --- Domestic	9,300,000	30.6	---	---	9,300,000	27.8
Public Water Supply --- Other	790,000	2.6	---	---	790,000	2.4
Self-Supplied --- Domestic/Commercial	2,460,000	8.1	---	---	2,460,000	7.4
Self-Supplied --- Industrial	10,430,000	34.3	---	---	10,430,000	31.2
TOTAL CONSUMPTION	30,400,000	100%	3,060,000	100%	33,460,000	100%

Source: Georgia Water Use by County, 2000.

(Numbers are translated from "millions of gallons per day (MGD)" calculations)

Assessment

- Current policies/ordinance meets state standards. Education outreach and enforcement should be implemented and/or continued.
- Offer credits/incentives to local water providers/companies/farmers that hold permits and do not pump the maximum amount of their permit in a given year.
- Depending on the size of an irrigation system, work with agencies such as NRCS to encourage/promote programs to construct or renovate irrigation water catchments, Variable Rate Irrigation Systems, etc.
- There are a number of things to do with homeowners to conserve water in their showers, toilets, faucets, and outdoor water use.

Each of these items will protect our aquifer through water conservation and proper management, while discouraging over-pumping and potentially reduce sinkholes, etc.

Soils

Soils are considered to be a region's most basic and fragile natural resource, combined with such variable resources as air and water. In depth studies and soil surveys are readily available to interested participants in the planning process. In 1979, the United States Department of Agriculture Soil Conservation Service published the Lowndes County Soil Survey in cooperation with the University of Georgia, College of Agriculture – Agricultural Experiment Stations. A general soil association map was also developed as a result of the study that includes nine (9) soil associations. Map D-10 depicts the *Greater Lowndes County Generalized Soil Associations*.

1. Johnston Association (5%)

This association consists of long, narrow areas of soils on bottomlands that extend for miles along the major creeks and is made up of "very poorly drained" soils. Most of this association is in hardwood trees and a few pine trees. The main concerns of management are wetness and flooding. Equipment limitations and seedling mortality are concerns in managing this association for woodland. Because of wetness and frequent flooding, limitations are severe for all non-farm uses.

2. Myatt-Osier-Ousley Association (6%)

This association consists of long, narrow areas of soils on bottomlands and low terraces near the major streams. Osier soils commonly are adjacent to the stream channel, while Myatt and Ousley soils are within the flood plain but away from the stream channel. Myatt and Osier soils are “poorly drained” and Ousley soils are “moderately well drained”. Most of this association is in woodland, but some is in pasture. This association has high potential for sweet gum, loblolly pine, and slash pine. Equipment limitations and seedling mortality are concerns in managing this association for woodland. The drainage system is composed of sluggish intermittent streams in poorly defined channels. Because of wetness and flooding, these soils have severe limitations for non-farm uses.

3. Dasher Association (3%)

This association consists of soils in marshes, swamps, and drainage ways. Dasher soils are “very poorly drained”. This association is under water except during dry seasons. Most of the association is in hardwood trees and aquatic plants. Because of ponding, this association is severely limited for most non-farm uses.

4. Mascotte-Albany-Pelham Association (13%)

This association consists of soils on broad flats and in depressions and drainage ways. Numerous intermittent ponds ranging from a few acres to many acres in size are throughout the association. Mascotte soils are “poorly drained” and are on broad flats. Albany soils are “somewhat poorly drained” and are on low flats. Pelham soils are “poorly drained” and are in depressions and drainage ways. Most of this association is in woodland, but some is used for row crops and pasture. Most of this association requires drainage if row crops are to be grown. The drainage system is composed of sluggish intermittent streams in poorly defined channels. This association has medium potential for loblolly pine and slash pine. Equipment limitations and seedling mortality are concerns in managing this association for woodland. Because of wetness, this association has moderate or severe limitations for non-farm uses.

5. Leefield-Pelham-Clarendon Association (8%)

This association consists of soils on smooth, low, flat uplands and in depressions and drainage ways. Many intermittent ponds are in the association, and the heads of a few streams are near the outer boundary. Leefield soils are “somewhat poorly drained”, Pelham soils are “poorly drained”, and Clarendon soils are “moderately well drained”. Most of this association is in trees, but some is used for cultivated crops and pasture. Most of the association is well suited to row crops, and plant response is good if drainage measures are installed. Pelham soils are better suited to pasture or woodland than to crops. This association has moderate or severe limitations for most non-farm uses because of wetness.

6. Tifton-Pelham-Fuquay Association (39%)

This association consists of nearly level and gently sloping soils on ridge tops and hillsides and in drainage ways that dissect the ridges. Tifton and Fuquay soils are on the ridges and Pelham soils are in drainage ways and intermittently ponded depressions. Tifton soils are “well drained” and nearly level or very gently sloping. Pelham soils are “poorly drained” and nearly level. Fuquay soils are “well drained” and nearly level or very gently sloping. Most of the cultivated land in Lowndes County is in this association. Corn, tobacco, soybeans, cotton, and peanuts are the main crops. Also, some areas are used for permanent pasture. The main concern of management is control of erosion on the gently sloping soils. Pelham soils are used mainly for producing timber, but some areas are in pasture. This association generally has slight limitations for most non-farm uses, but because of wetness and flooding,

Pelham soils are severely limited.

7. Valdosta-Pelham-Lowndes Association (7%)

This association consists chiefly of nearly level to very gently sloping soils on broad ridge tops, gently sloping to sloping soils on hillsides, and nearly level soils in drainage ways. Limestone outcrops and lime sinks are in the association. This association is locally referred to as the "lake county." Valdosta soils are on ridge tops, Lowndes soils are on hillsides, and Pelham soils are in drainage ways. Valdosta soils are "well drained" or "excessively drained" and nearly level or very gently sloping. Pelham soils are "poorly drained" and nearly level. Lowndes soils are "well drained" and gently sloping or sloping. Most of this association is wooded, but some areas are used for row crops and pasture. A few areas have been planted to slash pine. The main concern of management is the low available water capacity in the sandy, excessively drained or well drained soils. Flooding and wetness are the main limitations on Pelham soils. This association generally has moderate limitations for most non-farm uses because of slope, sandiness, or seepage. The Pelham soils, however, are severely limited because of flooding and wetness.

8. Lakeland-Fuquay-Pelham Association (6%)

This association consists chiefly of nearly level to sloping soils on broad ridge tops and nearly level soils in narrow drainageways that dissect the ridges. Lakeland soils are "excessively drained" and nearly level to gently sloping. Fuquay soils are "well drained" and nearly level or very gently sloping. Pelham soils are "poorly drained" and nearly level. Most of the association is wooded. Many areas formerly cultivated have been planted to slash pine. The main concern of management is the low or very low available water capacity of the sandy, excessively drained or well-drained soils. Irrigation is needed during dry seasons for tobacco. Flooding and wetness are the main limitations on Pelham soils. Drainage is needed for pine trees in some places. Most of this association has severe limitations for sanitary facilities because of seepage or sandiness. The Pelham soils, however, are severely limited because of flooding and wetness.

9. Lakeland-Albany-Pelham Association (13%)

This association consists mainly of nearly level or very gently sloping soils on broad ridges and nearly level soils on flats and in depressions. Several streams originate within the association. Lakeland soils are "excessively drained" and nearly level or very gently sloping. Albany soils are "somewhat poorly drained" and nearly level. Pelham soils are "poorly drained" and nearly level. Most of this association is wooded, but some areas are in cultivated crops. A few cleared areas have been planted to slash pine. The main concern of management is the very low available water capacity of the sandy, excessively drained soils. Wetness is the main limitation of Albany and Pelham soils. Most of this association has severe limitations for sanitary facilities because of seepage or sandiness. The Albany and Pelham soils, however, are severely limited because of wetness.

Of the nine (9) soil associations, approximately 26% is poorly drained, 8% somewhat poorly (fairly) drained, and 64% well drained soils. Map D-11 depicts the *Greater Lowndes County Soil Drainage Types*.

Assessment

- Current policy/ordinance meets state standards. Education outreach and enforcement should be implemented and/or continued (E&S ordinance)

Plant and Animal Habitats

River corridors, wetlands, and lakes provide natural habitat for a variety of rare and common plant and animal species. The Georgia Department of Natural Resources (DNR) – Wildlife Resources Division – Georgia Natural Heritage Program has worked with a number of groups to compile a list of Georgia’s rare species. The most recent data on threatened or endangered plant and animal species in Lowndes County is from October 2004. Table D-2 lists the *Endangered or Threatened Plant Species in Lowndes County* and Table D-3 lists the *Endangered or Threatened Animal Species in Lowndes County*.

TABLE D-2: ENDANGERED OR THREATENED PLANT SPECIES IN LOWNDES CO.

SPECIES Common Name – (<i>Species Name</i>)	GEORGIA		FEDERAL
	Threatened	Endangered	Endangered
PLANTS			
Scale-leaf Purple Foxglove - <i>Agalinis aphylla</i>	X		
Leconte Wild Indigo - <i>Baptisia lecontei</i>	X		
Tracy's Dew-threads - <i>Drosera tracyi</i>	X		
Green-fly Orchid - <i>Epidendrum conopseum</i>		X	
Southern Umbrella-sedge - <i>Fuirena scirpoidea</i>	X		
Southern Bog-button - <i>Lachnocaulon beyrichianum</i>	X		
Boykin Lobelia - <i>Lobelia boykinii</i>	X		
Carolina Bogmint - <i>Macbridea caroliniana</i>	X		
Savanna Cowbane - <i>Oxypolis ternata</i>	X		
Georgia Milkwort - <i>Polygala leptostachys</i>	X		
Bluff White Oak - <i>Quercus austrina</i>	X		
Yellow Flytrap - <i>Sarracenia flava</i>		X	
Hooded Pitcherplant - <i>Sarracenia minor</i>		X	

Source: Georgia Department of Natural Resources – Wildlife Resources Division – Georgia Natural Heritage Program, 2004.

TABLE D-3: ENDANGERED OR THREATENED ANIMAL SPECIES IN LOWNDES CO.

SPECIES Common Name – (<i>Species Name</i>)	GEORGIA		FEDERAL
	Threatened	Endangered	Endangered
ANIMALS			
Mud Sunfish – <i>Acantharchus pomotis</i>	X		
American Bittern - <i>Botaurus lentiginosus</i>	X		
Eastern Diamondback Rattlesnake - <i>Crotalus adamanteus</i>	X		
Ocmulgee Shiner - <i>Cyprinella callisema</i>	X		
Bannerfin Shiner - <i>Cyprinella leedsii</i>	X		
Brown Darter - <i>Etheostoma edwini</i>	X		
Golden Topminnow - <i>Fundulus chrysotus</i>	X		
Gopher Tortoise - <i>Gopherus polyphemus</i>		X	X
Florida Sandhill Crane - <i>Grus canadensis pratensis</i>	X		
Bald Eagle - <i>Haliaeetus leucocephalus</i>		X	X
Eastern Milk Snake - <i>Lampropeltis triangulum triangulum</i>	X		
Migrant Loggerhead Shrike - <i>Lanius ludovicianus migrans</i>	X		
Alligator Snapping Turtle - <i>Macrochelys temminckii</i>	X		
Striped Newt - <i>Notophthalmus perstriatus</i>		X	
Yellow-crowned Night-heron - <i>Nyctanassa violacea</i>		X	
Black-crowned Night-heron - <i>Nycticorax nycticorax</i>	X		
Glossy Ibis - <i>Plegadis falcinellus</i>	X		
Suwannee River Cooter - <i>Pseudemys concinna suwanniensis</i>	X		
Dwarf Siren - <i>Pseudobranchius striatus</i>	X		
Sailfin Shiner - <i>Pteronotropis hypselopterus</i>	X		
Striped Crayfish Snake - <i>Regina alleni</i>	X		
Eastern Mudminnow - <i>Umbra pygmaea</i>	X		

Source: Georgia Department of Natural Resources – Wildlife Resources Division – Georgia Natural Heritage Program, 2004.

Impaired Streams

Throughout Lowndes County, there are seven (7) stream segments labeled by the State Environmental Protection Division as “Impaired”. An impaired stream contains more than the legal limit of pollutants and is determined to not meet water quality standards.

In 1994, a lawsuit was filed in the United States District Court against the United States Environmental Protection Agency (U.S. EPA) by the Sierra Club, Georgia Environmental Organization, Inc., Coosa River Basin Initiative Inc., Trout Unlimited, and Ogeechee River Valley Association for the failure to prepare Total Maximum Daily Loads (TMDLs), under provisions under the Clean Water Act, for the State of Georgia.

A TMDL is a calculation of the maximum amount of a pollutant that a river, stream or lake can receive and still be considered safe and healthy. A TMDL is a means for recommending controls needed to meet water quality standards, which are set by the state and determine how much of a pollutant can be present in a waterbody. If the pollutant is over the set limit, a water quality violation has occurred. If a stream is polluted to the extent that there is a water quality standard violation, there cannot be any new additions (or “loadings”) of the pollutant into the stream until a TMDL is developed. Pollutants can come from point source and non-point source pollution. Examples of “pollutants” include, but are not limited to: Point Source Pollution- wastewater treatment plant discharges and Non-point Source Pollution- runoff from urban, agricultural, and forested area such as animal waste, litter, antifreeze, gasoline, motor oil, pesticides, metals, and sediment.

In 2000, the South Georgia Regional Development Center (SGRDC) in Valdosta received and accepted a contract with the GA Department of Natural Resources – Environmental Protection Division (EPD) to prepare seven (7) local Total Maximum Daily Load (TMDL) Implementation Plans for stream segments in the Suwannee Basin that had been identified as impaired water bodies due to high fecal coli form (FC). The SGRDC also identified and advised local governments, stakeholders and other interested parties of the water bodies within their jurisdictions, which have or will require the preparation and implementation of TMDLs while providing outreach and education to local/county governments, school systems, and citizens within the SGRDC region. Of the seven (7) TMDL Implementation Plans located in the Suwannee Basin, two (2) stream segments were located within Lowndes County, which were Two Mile Branch and Franks Creek. Map D-8 depicts the *Greater Lowndes County 2000 Impaired Stream Segments*. Table D-4 list the impaired waterbodies, impairment(s), and number of miles impacted:

TABLE D-4: STREAM SEGMENTS WITH TMDL IMPLEMENTATION PLANS FOR 2000

Waterbody Name	Location	County	Impairment	Miles Impacted
Two Mile Branch	East of Howell Brook Drive to West of Meadowbrook Drive	Lowndes	High Fecal Coli form (FC)	3.27
Franks Creek	South of Morven Road to South of Shiloh Road	Lowndes	High Fecal Coli form (FC)	9

** Represents the TMDL Implementation Plans completed by GA EPD.

Source: Georgia Department of Natural Resources, Environmental Protection Division, 2000.

In 2002, the SGRDC again received and accepted a contract with the GA DNR – EPD to prepare 35 local TMDL Implementation Plans for stream segments in the Suwannee Basin that had been identified as impaired water bodies due to high fecal coliform (FC) and/or low dissolved oxygen

(DO). Of the 35 TMDL Implementation Plans located in the Suwannee Basin, four (4) stream segments were located within Lowndes County, which were the Mud Creek, Cat Creek, Withlacoochee River, and Franks Creek. An additional two (2) other stream segments in Lowndes County, both part of the Withlacoochee River were also listed; however, these waterbodies represent special impairment scenarios that required the attention of GA EPD. Map D-9 depicts the *Greater Lowndes County 2002 Impaired Stream Segments*. Table D-5 lists the 2002 impaired waterbodies, impairment(s), and number of miles impacted:

TABLE D-5: STREAM SEGMENTS WITH TMDL IMPLEMENTATION PLANS FOR 2002

Waterbody Name	Location	County(s)	Impairment	Miles Impacted
Mud Creek	Downstream from Valdosta’s Mud Creek Water Pollution Control Plant (WPCP) to the Alapahoochee River	Lowndes Echols	Elevated Fecal Coliform (FC)	10
Cat Creek	Beaver dam Creek downstream from SR 37 to the Withlacoochee River near Ray City	Lowndes Berrien	Low Dissolved Oxygen (DO)	8
Withlacoochee River	Bay Branch to Little River	Lowndes Berrien	Elevated Fecal Coliform (FC)	9
Franks Creek	SR S1780 to Little River near Hahira	Lowndes	Low Dissolved Oxygen (DO)	9
Withlacoochee River**	Bay Branch to Little River	Lowndes Berrien	FCG (Hg)	9
Withlacoochee River**	Little River to Stateline	Lowndes Brooks	FCG (Hg)	

** Represents the TMDL Implementation Plans completed by GA EPD.

Source: Georgia Department of Natural Resources, Environmental Protection Division, 2002.

VI. SIGNIFICANT NATURAL RESOURCES:

Prime Agricultural Land

For purposes of this Comprehensive Plan, the nine (9) general soil associations have been arbitrarily classified in terms of land development capability for both agricultural and urban uses. Table D-6 depicts the *Summarized Land Capability for Greater Lowndes County*. The terms “good”, “fair”, and “poor” have been used to describe their relative capabilities. Agricultural yields per acre for major crops were used in determining agricultural capability. Limitations on building site development, roadways, and septic tank drainage fields were used in determining urban capability. Map D-12 depicts *Greater Lowndes County Land Capability for Cultivated Crops*, Map D-13 depicts *Greater Lowndes County Land Capability for Forestry*, and Map D-14 depicts *Greater Lowndes County Land Capability for Urban Development*

TABLE D-6: SUMMARIZED LAND CAPABILITY FOR GREATER LOWNDES COUNTY

Soil Type Association	Cultivated Crops			Forestry			Urban Uses		
	Poor	Fair	Good	Poor	Fair	Good	Poor	Fair	Good
Johnston			X		X		X		
Myatt-Osier-Ousley	X				X		X		
Dasher	X				X		X		
Mascotte-Albany-Pelham		X			X		X		
Leefield-Pelham-Clarendon		X				X	X		
Tifton-Pelham-Fuquay			X			X		X	
Valdosta-Pelham-Lowndes		X			X			X	
Lakeland-Fuquay-Pelham		X			X			X	
Lakeland-Albany-Pelham		X			X			X	

Source: Soil Survey of Lowndes County, Georgia, 1979;
U.S. Department of Agriculture (USDA) Soil Conservation Service.

Consideration of septic tank drainage/percolation fields was included in the determination of land capability for urban uses. However, when considering only septic tanks, none of the county associations are considered "good", three are considered "fair" and six are considered "poor". Table D-7 depicts the *Land Capability for Septic Tanks in Lowndes County* and Map D-15 depicts the *Land Capability for Septic Tank Usage in Lowndes County*.

TABLE D-7: LAND CAPABILITY FOR SEPTIC TANKS IN LOWNDES COUNTY

Soil Type Association	Septic Tank Absorption Fields		
	Poor	Fair	Good
Johnston	X		
Myatt-Osier-Ousley	X		
Dasher	X		
Mascotte-Albany-Pelham	X		
Leefield-Pelham-Clarendon	X		
Tifton-Pelham-Fuquay		X	
Valdosta-Pelham-Lowndes		X	
Lakeland-Fuquay-Pelham		X	
Lakeland-Albany-Pelham	X		

Source: Soil Survey Lowndes County, Georgia 1979;
U.S. Department of Agriculture (USDA) Soil Conservation Service.

Overall, the number and size of farms in Lowndes County has been declining since 1945.

TABLE D-8: NUMBER OF FARMS AND FARM SIZES (1945 – 2002)

Year	Number of Farms	% Land in Farms	Harvested Crop Acres
2002	462	22.91	23127
1997	468	23.71	26668
1992	363	22.63	24163
1987	411	22.42	23254
1982	548	37.87	42944
1978	582	47.40	45711

1974	653	47.60	42346
1969	774	50.29	35103
1964	917	53.33	43439
1959	1071	57.09	49488
1954	1521	77.46	55751
1949	1636	72.55	60882
1945	1913	65.90	72216
Number of Farms, % Change 1997-2002			-1.28
Land in Farms, % Change 1997-2002			-3.38
Harvested Cropland, % Change 1997-2002			-13.28
2002 Farm Size			
Average	160 Acres		
Median	73 Acres		
% Of Farms 1-9 Acres	8.87		
% Of Farms 10-49 Acres	39.18		
% Of Farms 50-179 Acres	31.82		
% Of Farms 180 – 499 Acres	12.99		
% Of Farms 500-999 Acres	4.33		
% Of Farms 1000+ Acres	2.81		

Source: www.georgiastats.uga.edu

In 2004, Lowndes County was in the top ten highest producing counties of the state for several vegetable and fruit commodities (see Table D-9).

Although evident that many local farm crops are in declining production, there are a number of crops, which have good growth potential; for example, grains, feed crops, and vegetables. Farmlands in Lowndes County are speckled in relatively small parcels throughout the county. These remaining farm areas should be regarded as resources worthy of conservation. Placement of subdivisions on agricultural soils over the last two decades has been a common practice and will continue until conservation of agricultural lands becomes a reality.

TABLE D-9: TOP RANKING COMMODITIES IN LOWNDES COUNTY 2004

Commodity	State Rank	% Of State Production	Size (In Acres)	Value (In Dollars)
Blueberries	10	1	48	479,000
Grapes	6	3.6	80	262,350
Pecans	4	5.4	5,500	6,534,000
Total Fruit & Nuts	9	3.22	-	7,319,350
Bell Peppers	5	12	409	7,225,900
Cucumbers	5	8.6	752	4,357,828
Egg Plant	2	16.2	184	1,598,942
Southern Peas	5	5.4	273	369,480
Squash	6	6.5	312	2,060,878
Zucchini	10	3.5	100	714,520
Total Vegetables	10	2.58	-	18,711,844
Container Nursery	6	2.3	100	4,222,500
Christmas Trees	6	2.9	75	281,250

Source: 2004 Georgia Farm Gate Report

In 2004, Lowndes County was ranked 104th in the State for Agriculture Based / Nature Based Tourism. The only recorded Agriculture or Nature Based Tourism activity in Lowndes County is Equestrian Trail Rides. These encompass 250 acres and in 2004 they had 300 visitors at \$15.00 per trip for a total value of \$4,500.

Lowndes County has many other agriculture/nature-based tourism opportunities.

Forestry

TABLE D-10: 2004 FOREST OWNERSHIP

2004 Forest Ownership (In Acres)	
State	1,000
County/Municipal	900
Forest Industry	52,700
Corporation	29,600
Individual	125,700
TOTAL FOREST LAND	211,900

Source: Georgia Statistics Service <http://www.georgiastats.uga.edu/crossection04.html>

*Data presented for 2004 was same as 1997

TABLE D-11: % OF ALL LAND FOR FOREST (1982 – 1997)

Forest Land, % of All Land, 1982	Forest Land, % of All Land, 1989	Forest Land, % of All Land, 1997
65.44	62.48	65.66

Source: Georgia Statistics Service <http://www.georgiastats.uga.edu/crossection04.html>

Major Parks, Recreation and Conservation Areas

There are no federal or state owned recreation or wildlife management areas within Lowndes County. Efforts should be taken to maintain the current park inventory and possibly explore areas where parks and natural habitats could be incorporated into Greater Lowndes County. Table D-12, lists the *State Parks and Historic Sites Within 60 miles of Lowndes County*. In addition to the local parks, state parks, and historic sites in or near Lowndes County, there is one (1) wildlife management area located in Lowndes County and two (2) national wildlife refuges in neighboring communities. Table D-13, lists the *Wildlife Management Area and National Wildlife Refuges*.

TABLE D-12: STATE PARKS & HISTORIC SITES WITHIN 60 MILES OF LOWNDES CO.

STATE PARK AND / OR HISTORIC SITE	ADDRESS	FACILITIES/ACTIVITIES	DISTANCE
Reed Bingham State Park (1,613 acres)	542 Reed Bingham Rd Adel, GA 31620 229.896.3551	- 46 Tent, Trailer, RV Campsites - Cable TV hookups - 375-Acre Lake, Swimming Beach - 3 Boat Ramps, Playground - Pioneer Campground, 6 Picnic Shelters - 4 Group Shelters (seat 40–150) - Accessible Fishing Pier - Hiking: 4 miles of trails, Boating - Fishing: dock, boat rental - Miniature Golf, Bird Watching	23.7 miles
Lapham – Patterson House Historic Site	626 North Dawson St. Thomasville, GA 31792 229.225.4004	- Guided House Tour, Gift Shop - Picnic Area, Bus Parking	47.8 miles
Stephen C. Foster State Park (80 acres)	17515 Highway 177 Fargo, GA 31631 912.637.5274	- 66 Tent, Trailer, RV Campsites - Cable TV hookups - 9 Cottages, Interpretive Center - 1.5 Mile Trembling Earth Nature Trail - 25 Miles of Day-Use Waterways - 3 Picnic Shelters, Pioneer Campground - Canoe and Fishing Boat Rental - Guided Boat Tours - Boating – ramp, 10 horsepower limit - Fishing	50.6 miles
General Coffee State Park (1,511 acres)	46 John Coffee Road Nicholls, GA 31554 912.384.7082	- 50 Tent, Trailer, RV Campsites - Burnham House, 6 Cottages - Group Lodge (sleeps 32) - Heritage Farm, 4-Acre Lake, - Swimming Pool, Outdoor Amphitheater - 7 Picnic Shelters - Group Shelter (seats 180) - Pioneer Campground - Hiking 4 mile nature trail and boardwalk - History and Nature Programs - Fishing, Canoe and Pedal Boat Rental	61.6 miles
Jefferson Davis Memorial Historic Site	338 Jeff Davis Park Rd Fitzgerald, GA 31750 Phone: 229.831.2335 Fax: 229.831.2060	- Civil War Museum: film and artifacts - Monument, 1/3-Mile Nature Trail - 13 Picnic Sites, Group Shelter (seats 100) - Gift Shop	61.6 miles

Source: Georgia State Parks and Historic Sites, 2005.

TABLE D-13: WILDLIFE MANAGEMENT AREA AND NATIONAL WILDLIFE REFUGES

WILDLIFE MANAGEMENT AREAS	ADDRESS	FACILITIES/ACTIVITIES
Grand Bay Wildlife Management Area (8,700 acres)	P.O. Box 1964 Valdosta, GA 31603 229.426-5267	- Camping, Nature Viewing - Hiking: 2,600 ft. wooden walkway - Canoeing, Kayaking - Boat Launch, Freshwater fishing - Hunting (big games, upland, water fowl) - Picnicking, Bird watching
Banks Lake National Wildlife Refuge (1,500 acres of marsh, 1,549 acres of cypress swamp, and 1,000 acres of open water)	Route 2, Box 3330 Folkston, GA 31637 912.496.7836	- Restrooms, Boat ramp - Short walking trail, - Boardwalk and platform - Accessible fishing dock.
Okefenokee Swamp Park and National Wildlife Refuge (396,000 acres)	Route 2, Box 3330 Folkston, GA 31537 912.496.7836	- Visitor Center, Wildlife Viewing - Hiking, Hunting, Fishing, Guiding - Wilderness Canoeing, Boating

Source: Grand Bay Wildlife Management Area: Georgia Department of Natural Resources, 2005.
Source: Banks Lake and Okefenokee National Wildlife Refuges: U.S. Fish & Wildlife Services, 2005.

VII. CULTURAL RESOURCES INTRODUCTION

A comprehensive survey for Lowndes County, conducted by Catherine Wilson-Martin, was completed in 2004. Sponsored by the Valdosta Heritage Foundation and the Historic Preservation Division of the Georgia Department of Natural Resources, the purpose of the survey was to identify and recognize historic resources within Lowndes County. The basis for the survey will assist in planning for new development, as well as determining areas for inclusion on the National Register of Historic Places or the development of local historic districts.

According to the survey, the total number of historic resources identified for all of Lowndes County is approximately 5,210. These resources can be categorized as residential, commercial, institutional, transportation, or agricultural.

VIII. SIGNIFICANT CULTURAL RESOURCES:

RESIDENTIAL RESOURCES

Concentrations of historic resources exist in the Cities of Valdosta, Remerton, Hahira, Dasher, and Lake Park. Scattered residential resources are located throughout the unincorporated areas of the county. Countywide, the most common house type is the bungalow with approximately 1,365 examples, second is the ranch with approximately 771 buildings and third is the English Cottage with approximately 585 resources. House styles most popular in the county are the Colonial Revival with approximately 625 buildings; second most common is the Craftsman with approximately 641 examples and third is the English Vernacular Revival with approximately 124 resources.

Inventory

Valdosta

Realizing the importance in preserving its historic resources, the City of Valdosta adopted the municipality's first preservation ordinance in 1988. In addition, the city received Certified Local Government status, which enhanced the local government role in preservation by strengthening the community's preservation program and its link with the state historic preservation office. The ordinance established a locally designated historic district. Map D-16 shows the boundaries of the Valdosta Historic District, which contains a variety of commercial and residential buildings. Located in and around the district are various neighborhoods, with varied architectural styles, which evolved at different stages. The architectural styles for this area include Folk Victorian, Shingle, Craftsman, Queen Anne Cottage, New South Cottage, English Vernacular Revival, Colonial Revival, Craftsman, Neo-Classical, and Prairie. (Refer *Lowndes County Historic Resource Survey Phases I-IV* for more information on residential resources in Valdosta)

Besides having a local historic district, Valdosta has six (6) National Register districts and twelve (12) individual properties on the National Register of Historic Places. Four (4) of the properties listed on the National Register are primarily residential; Barber-Pittman House, Converse-Dalton House, the Crescent, and Crestwood. Four (4) of the districts listed on the National Register are primarily residential; Brookwood North Historic District, East End Historic District, Fairview Historic District, and the North Patterson Historic District. Map D-16 shows the boundaries of the National Register Districts in the City of Valdosta.

Remerton

Established as a mill village in 1899, the City of Remerton retains a small number of historic resources. Of the remaining mill houses that still exist, the majority is located on Sycamore Street and Plum Street. Built between 1920, houses are generally four-room duplexes, each having two rooms on the sides and a front door, which leads onto a front porch. Refer to map D-17 for historic residential resources in Remerton.

Hahira

Like Valdosta, the City of Hahira adopted the municipality's first preservation ordinance in 1993. The city received Certified Local Government status and the ordinance established a locally historic district. Map D-18 provides the boundaries for the Hahira Local Historic District.

Hahira's earlier residential development is primarily in the northeast section of town along Owens Street, Lawson Street and Stanfill Street. Other early housing is on Hall Street, Railroad Street Nelson Street and West Park Street. These houses date from the 1890s, with most of the early homes being built from 1910 to 1930. The Bungalow and Gabled Wing Cottage are common house types, but a variety of house types are represented. Craftsman is the most common style.

The next period of historic houses is the 1930s to the 1950s. This development is along East Main Street, Lawson Street, Church Street north of Lawson Street and south of Park Street, Nelson Street, Park Street and Randall Street. House types in these areas include Bungalows, English Cottages, American Small House and Ranch. House styles are Craftsman and Colonial Revival. Map D-19 depicts the locations of historic residential resources in Hahira.

Dasher

Dasher's residential historic resources date from the 1920s to the early 1950s. These resources are primarily located around and include the Georgia Christian School, and along Old Highway 41. The architectural styles from these periods include Spanish Colonial Revival, Craftsman, and Colonial Revival. There are a few remaining anti-bellum houses dating from the 1860s.

Houses with Craftsman features are the most common in Dasher with the Colonial Revival being the style second in popularity. One rare A Frame house and many ranch houses types represent the later half of the twentieth century. Most of these are along the new, rerouted U. S. Highway 41. Dasher's residential historic resources can be found on Map D-17.

Lake Park

Most of the historic resources within the City of Lake Park are along U. S. Highway 41. Dating from 1900 to the 1940s, the styles of residential architecture include Craftsman, Colonial Revival, Stripped Classical, Neoclassical Revival, and Folk Victorian. Map D-19 provides the location of the historic residential resources.

COMMERCIAL/INDUSTRIAL RESOURCES

Inventory

Valdosta

Within the City of Valdosta's local historic district, the commercial core is located in the southern half. This portion of Valdosta's historic district contains one and two story masonry buildings, which date from the early 1900's. These buildings completely fill their lots, share party walls, and front directly on the sidewalk. Details such as arched windows, stringcourses and pressed tin cornices are common.

As previously stated, Valdosta contains six (6) National Register Historic Districts. The Valdosta Commercial Business District is the only commercially designated district. This is largest group of early historic buildings in Valdosta. The buildings are mostly one and two-story retail, and government buildings, but also include warehouses. Within this area is also the seven-story Daniel Ashley Hotel. These buildings are along Ashley Street, East Hill Avenue, East Savannah Avenue, McKey Place and East Central Avenue. These buildings date from the 1890s to the early 1940s. Most of these buildings have Folk Victorian, or Italian Renaissance stylistic features and the types are Multiple Retail, Single Retail and Retail and Office. Other styles represented are Art Deco, Gothic Revival, Stripped Classical, International, and Beaux Art. On Williams Street, parallel to North Ashley Street is a small group of historic commercial buildings. This is the largest group of commercial buildings in this large predominately residential area of Valdosta. Some of these date from the 1930s, but most were established in the 1940s and 1950s. In this area are Multiple Retail, Single Retail, and Retail and Office building types

Remerton

Although there are no historic commercial resources in the City of Remerton, the Strickland Cotton Mill still exists. The mill, constructed in 1899 and later added to in 1947-48, is a two-story brick structure with a four-story tower. The interior has heart pine flooring throughout. The Strickland Cotton Mill is the only historic industrial resource in Lowndes County. Map D-17 provides the location of the mill.

Hahira

The earlier commercial development in Hahira is along West Main Street (State Road 122) from Marshall Street east to Church Street dating from 1910 to 1930. West Main Street (State Road 122) west to Newsom Street has later commercial development dating from the 1940s to the 1990s. Church Street also has commercial development between Lawson Street south to Randall Street dating from the 1930s to the 1970s. Most of the early business buildings are Retail and Office, Multiple Retail and Single Retail types. The Folk Victorian is the most common style, but there is a good example of an Italianate building. Included among these early buildings are two tobacco warehouses. Later historic business dating from the 1930s to the 1950s is primarily the Single Retail type and styles include Craftsman and English Vernacular Revival. Map D-19 depicts the locations of historic commercial resources in Hahira.

Dasher

There are very few historic commercial buildings in Dasher. These are located along Old Highway 41. One is a shotgun type the other is an unknown/undefined type; both are from the 1930s or 1940s. Dasher's commercial historic resources can be found on Map D-17.

Lake Park

Many of the town's surviving early buildings are in the business district along Cotton Avenue and along both sides of the railroad tracks. Most of these buildings date from the 1880s to the 1900s. The building types of this period include Front Gabled Churches, Gabled Ell Cottages, the Community Store, Single Retail, Georgian Cottage, Georgian House, I-House, Hall-Parlor and Central Hallway. The styles include Queen Anne, Neoclassical Revival, Stripped Classical, and Italianate. Map D-19 provides the location of the historic commercial resources.

The City of Lake Park has one (1) individually listed National Register property. The Ewell Brown General Store, built in 1875, is located on Railroad Avenue. It is currently used as a museum.

INSTITUTIONAL RESOURCES

Inventory

The Regional Historic Rural Schools Initiative has identified twenty-four (24) existing historic school buildings in Lowndes County as depicted on Map D-20. Although many historic church buildings have been lost, a handful still exists in the cities and unincorporated areas. See Map D-20 for locations of historic churches in Lowndes County. (Refer *Lowndes County Historic Resource Survey Phases I-IV* for more information on institution resources in Valdosta)

Lowndes County has four (4) individual listed properties on the National Register of Historic Places. These properties include the Carnegie Library of Valdosta, Dasher High School, First Presbyterian Church in Valdosta, and the Lowndes County Courthouse.

Valdosta

TRANSPORTATION RESOURCES

Inventory

Lowndes County has many historic transportation routes, which include U.S. 41, Georgia Highway 122, and Georgia Highway 94, U.S. Highway 84 and Old Ciyatteville Road. Although Lowndes County had historic bridges that were worthy of preservation, relatively few exist today. Refer to Map D-21 for historic bridges and transportation routes in Lowndes County.

RURAL/ AGRICULTURAL RESOURCES

Inventory

Agricultural sites are patterns in the land and the related structures created by human activity. Although no landscapes appear exactly as they did in the past, they often retain significant characteristics. Agricultural sites in Lowndes County typically have the following aspects: individual buildings for separate functions (dwelling, smokehouse, livestock, barns, equipment buildings, etc); paths for access, frequently shaded by trees; and fields that are irregularly arranged and follow natural topography. Lowndes County's agricultural and rural resources are extensive and include numerous types of buildings and landscapes. (Refer to *Lowndes County Historic Resource Survey Phases I-IV* for more information on institution resources in Valdosta)

OTHER HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES

Inventory

Archaeological

The earliest known human inhabitants of the region now known as Lowndes County came into the area approximately ten thousand years ago, at the end of the last Ice Age. European settlers began to enter the area in the early nineteenth century and were probably somewhat established in present-day Lowndes County by the time the land was officially ceded by the Creek and Seminole Indians in 1814. Over the last ten thousand years, humans have left a substantial material record of their lives. The study of this material record forms the basis of archaeology and the basic unit of this record is the archaeological site. To date, there have been only thirty-four (34) archaeological sites recorded in Lowndes County.

Other

Cemeteries and parks are irreplaceable resources and are in need of preservation within Lowndes County. Map D-22 depicts the locations of all historic cemeteries and parks in Lowndes County. Parks range from small neighborhood spaces to large city owned properties. Cemeteries range from small family plots and slightly larger church graveyards, to sizeable city cemeteries.

Sunset Hill Cemetery is the only cemetery in Lowndes County listed on the National Register of Historic Places.

Assessment/ Recommendations

Archeological

- Although thirty-four (34) sites have been recorded in Lowndes County, many more still exist. Archaeological sites in Lowndes County range from locations where hunters manufactured stone tools 10,000 years ago to small late nineteenth/early twentieth century farmsteads.

Archaeological sites, like historic buildings, are considered cultural resources. However, unlike historic buildings, archaeological sites are not always evident to the untrained eye. While some archaeological sites have obvious above ground indicators such as earth mounds, or chimney remnants, most consist of artifacts (objects made or modified by humans such as stone tools, pottery, and bottle glass) and features (post holes, trash pits, stone hearths, human burials, etc.) that are underground.

- The only sure way to know if an archaeological site exists is to have a professional archaeologist sample or survey the area. However, there are some general criteria you can apply to help prioritize areas. Prehistoric (Indian) sites are most commonly located near water sources such as streams, springs, or lime sinks. Historic (Euro/Afro-American) sites are commonly located close to old/historic roads. Both prehistoric and historic sites are generally located on level to gently sloping ground and on well-drained soils. Previous disturbance can also affect a location's potential to contain archaeological sites. For example, road or utility right-of-ways have usually been subjected to heavy disturbance and are not likely to contain any intact archaeological deposits. Cultivation, however, does not necessarily destroy archaeological sites and does not, by itself, indicate a low potential area. Such criteria, even when developed into a formal predictive model, should only be

used as a tool at the most basic planning level. Hiring a professional archaeologist/consultant is an effective way of streamlining the compliance process and insuring that archaeological resources are being treated according to the law.

- While cultural resources work is most often done in response to Section 106 of the National Historic Preservation Act (NHPA), meaning that there is some federal involvement (i.e. federal funds, permits, etc.), it is important to remember that there are also state laws to consider. Official Code of Georgia Annotated (OCGA) 12-3-621 states that a person who is not operating under Section 106 of the NHPA must have written landowner permission to conduct archaeology on private property and must provide written notification to the Georgia Department of Natural Resources (DNR) at least five (5) business days prior to excavation. Other code sections apply more generally to human remains, but are relevant because of the possibility of discovering such remains at archaeological sites. OCGA 31-21-6 requires notification of local law enforcement upon the disturbance of human remains. If law enforcement determines that it is not a crime scene, DNR is notified of the discovery.

NATIONAL REGISTER ELIGIBILITY

The survey area has many historic resources that may have the necessary significance to be nominated to the National Register of Historic Places. Based on a visual assessment, the following resources may meet the criteria for nomination. More study is needed before nominations can be submitted. Several methods of nomination are possible. The first one is the individual property nomination. The other methods are multiple property listings, either as districts or thematic nominations.

(Information compiled from the 2002-2004 Lowndes County Historic Resource Survey conducted by Catherine Wilson-Martin.)

INDIVIDUAL PROPERTIES

Clyattville

Resources	Name and Location	Historic Use
LW-CL-7	Clyattville Community Clothes Closet Railroad Rd. at Main St. N.E. side	general store
LW-CL-16	Lane House 5576 Jumping Gully Rd.	dwelling

Dasher

Resources	Name and Location	Historic Use
LW-DA-1	R. A. Lester, Sr. Hall Georgia Christian School 4359 Dasher Rd.	school office
LW-DA-3	Mary Louise Hall Georgia Christian School 4359 Dasher Rd.	dormitory
LW-DA-4	A. M. Burton Hall Georgia Christian School 4359 Dasher Rd.	dormitory
LW-DA-6	Georgia Christian Elementary Georgia Christian School 4359 Dasher Rd.	school
LW-DA-7	Lacy H. Elrod Gymnasium Georgia Christian School 4359 Dasher Rd.	school gymnasium
LW-DA-15	3496 Carroll-Ulmer Rd.	dwelling
LW-DA-17	GCS The Hyta House 3494 Old Hwy. 41	dwelling
LW-DA-20	Dasher Post Office 4210 Dasher Rd.	post office (?)
LW-DA-40	R. H. Wisenbaker House Near 3613 Old Hwy. 41	dwelling

Hahira

Resources	Name and Location	Historic Use
LW-HA-1	Hahira Courthouse 301 W. Main St.	courthouse
LW-HA-2	L. M. Stanfill Bldg. 223 (?) W. Main St.	retail & office
LW-HA-15	208 E. Main St.	dwelling
LW-HA-36	200 E. Lawson St.	dwelling
LW-HA-41	202 E. Lawson St.	dwelling
LW-HA-51	615 E. Stanfill St.	dwelling
LW-HA-54	407 E. Stanfill St.	dwelling
LW-HA-77	304 N. Church St.	dwelling
LW-HA-78	306 N. Church St.	dwelling
LW-HA-79	308 N. Church St.	dwelling
LW-HA-82	311 (?) N. Church St.	dwelling
LW-HA-92	Hahira High School N. Nelson St.	school
LW-HA-106	400 S. Nelson St.	dwelling
LW-HA-122	City Hall 102 S. Church St.	City Hall
LW-HA-134	815 S. Church St.	dwelling
LW-HA-137	Stanfill-Darby-Spellman House 304 Railroad St.	dwelling
LW-HA-148	Bethel AME Church 200 (?) Hall St.	church
LW-HA-150	208 (?) Hall St.	dwelling
LW-HA-158	Raymond House 400 S. Church	dwelling

Lake Park

Resources	Name and Location	Historic Use
LW-LP-1	John Keller White House 614 Marion Ave. Hwy. 41	dwelling
LW-LP-6	Dr. Jesse Prescott-Williams-Cox House 200 East St.	dwelling

LW-LP-17	Lake Park Vol. Fire Department 200 Cotton Ave.	dwelling
LW-LP-23	Jones-Kinard House 512 Cotton Ave.	dwelling
LW-LP-24	L. Arthur Wisenbaker House 511 Cotton Ave.	dwelling
LW-LP-26	Ira Westberry Home 701 Cotton Ave.	dwelling
LW-LP-29	Old Lake Park Ice Plant 812 Cotton Ave.	ice plant
LW-LP-31	Fred Hiera House 410 N. Railroad Ave.	dwelling
LW-LP-33	304 (?) N. Railroad Ave.	store
LW-LP-35	Ewell Brown General Merchandise Store 300 N. Railroad Ave.	general store
LW-LP-36	Offices of Bank of Lake Park 206 N. Railroad Ave.	store/bank
LW-LP-39	Blacksmith Shop-Millinery Shop 120 (?) West St.	blacksmith shop
LW-LP-40	First Post Office 208 Lawrence St.	post office
LW-LP-41	104 Lawrence St.	store
LW-LP-44	120 Lawrence St.	dwelling
LW-LP-46	100A Essa St.	store/office
LW-LP-47	100B Essa St.	store
LW-LP-54	Saunder House 203 Island St.	dwelling
LW-LP-55	Brown House 209 Island St.	dwelling
LW-LP-63	C. A. Hiers-J. E. Fender House 505 S. Railroad Ave.	dwelling

Naylor

Resources	Name and Location	Historic Use
LW-NA-6	8787 GA Hwy. 135	dwelling
LW-NA-9	Baldwin House GA Hwy. 135 south of 8819	dwelling

Resources	Name and Location	Historic Use
LW-NA-18	Harris House Upper Grand Bay Rd north of 5433	dwelling
LW-NA-33	Naylor United Methodist Church J. P. Carter Road at GA Hwy. 135	church

Twin Lakes

Resources	Name and Location	Historic Use
LW-TL-13	5341 Worthington St.	dwelling
LW-TL-16	5143 Danieli Dr. N.	dwelling
LW-TL-20	5242 Mary Hart Cir.	dwelling
LW-TL-54	6037 Valencia St.	dwelling
LW-TL-60	5485 Old Hwy. 41	duplex

Valdosta

The following resources would also be considered as contributing to the historic character of a National Register Historic District for the Southside (St. Paul Church– Hudson –Dockett) neighborhood in Valdosta.

Resources	Name and Location	Historic Use
LW-V-17	St. Paul A.M.E. Church 419 S. Ashley St.	church
LW-V-26	Bryant House & Bryant Grocery 511 S. Ashley St.	dwelling & store
LW-V-31	Screen House 413 Church St.	dwelling
LW-V-36	McLean-Williams House 406 Church St.	dwelling
LW-V-37	Baker-Kincey House 408 Church St.	dwelling
LW-V-41	Thomas House 305 Lee St. Alley	dwelling
LW-V-47	Battle House 520 Fry St.	dwelling
LW-V-50	201 Pearl St.	dwelling
LW-V-51	203 Pearl St.	dwelling
LW-V-52	205 Pearl St.	dwelling
LW-V-53	207 Pearl St.	dwelling
LW-V-54	202 Pearl St.	dwelling

Resources	Name and Location	Historic Use
LW-V-55	204 Pearl St.	dwelling
LW-V-56	206 Pearl St.	dwelling
LW-V-60	304 Lee St. Ln.	dwelling
LW-V-61	306 Lee St. Ln.	dwelling
LW-V-69	Maggies Beauty Shop 208 Martin Luther King Jr. Dr.	dwelling
LW-V-70	Williams House 210 Martin Luther King Jr. Dr.	dwelling
LW-V-83	Dasher Grocery & Market-The Crab Case 400 Martin Luther King Jr. Dr.	store
LW-V-88	Reddick-Hatcher-Corbett 412 Martin Luther King Jr. Dr.	dwelling
LW-V-89	Hatcher-Corbett House 414 Martin Luther King Jr. Dr.	dwelling
LW-V-98	Stevenson House 414 S. Troup St.	dwelling
LW-V-102	Belcher-Smith House 507 Dasher Ln.	dwelling
LW-V-105	Hall-Smith House 510 Dasher Ln.	dwelling
LW-V-111	The Lilly White House of God 627(?) Dasher Ln.	store
LW-V-113	Wood House 209 McDougal St.	dwelling
LW-V-116	New Jerusalem Mt. Zion Church- Zion Holiness Church- The Believers Christian Church 514(?) S. Troup St.	church
LW-V-117	Old Peoples Rescue & Orphans Home 516 S. Troup St.	philanthropic housing
LW-V-118	New Jerusalem Mt. Zion Church Parish House 516 S. Troup St.	dwelling
LW-V-119	Wright-Williams House 518 S. Troup St.	dwelling
LW-V-120	Hadley-Scott House 505 S. Troup St.	dwelling
LW-V-121	Young House 507 S. Troup St.	dwelling

Resources	Name and Location	Historic Use
LW-V-124	Woods House 513 S. Troup St.	dwelling
LW-V-125	Crawford-Hudson 600 S. Troup St.	dwelling
LW-V-131	Jackson House 612 S. Troup St.	dwelling
LW-V-132	614 S. Troup St.	dwelling
LW-V-135	Johnson House 713 S. Troup St.	dwelling
LW-V-137	717 S. Troup St.	dwelling
LW-V-142	Harrell House 508 Hampton Ln.	dwelling
LW-V-146	Jones-Anderson House 301 Hampton Ave.	dwelling
LW-V-152	Williams House	dwelling
LW-V-143	Tyson House	dwelling
LW-V-165	Watson House 209 Wisenbaker Ln.	dwelling
LW-V-166	Tarver House 212 Wisenbaker Ln.	dwelling
LW-V-175	Wood House 726 S. Troup St.	dwelling
LW-V-177	Samuel House 728 S. Troup St.	dwelling
LW-V-178	Miller House 727(?) S. Troup St.	dwelling
LW-V-179	Steward House 729 S. Troup St.	dwelling
LW-V-181	(?) S. Troup St. near 803 S. Troup St.	dwelling
LW-V-182	Dasher High School 900 S. Troup St.	school
LW-V-187	Haynes House 225(?) Wisenbaker Ln.	dwelling
LW-V-189	Oliver House-Vic's Florists 227 Wisenbaker Ln.	dwelling
LW-V-192	McGee-Prine House 231 Wisenbaker Ln.	dwelling

Resources	Name and Location	Historic Use
LW-V-194	Inman House 240 Wisenbaker Ln.	dwelling
LW-V-206	Pierce House 319 Wisenbaker Ln.	dwelling
LW-V-209	Butler House 813 S. Lee St.	dwelling
LW-V-224	Williams-Hamilton House 406 S. Lee St.	dwelling
LW-V-229	Williams-Ross House 413 S. Lee St.	dwelling
LW-V-249	Johnson House 722 ½ S. Lee St.	dwelling
LW-V-272	Hudson-Lowndes County Sheriff's Office 606 S. Lee St.	dwelling
LW-V-273	Stoney House 522 S. Lee St.	dwelling
LW-V-279	Straughter House 313 Burrows Ln.	dwelling
LW-V-287	Johnson House 517 S. Lee St.	dwelling
LW-V-295	Straughter-Kelly-Foy's Place 609 S. Lee St.	dwelling
LW-V-299	Mercer House 300(?) McDougal St.	dwelling
LW-V-300	Powell House 304(?) McDougal St.	dwelling
LW-V-303	Corvett House 312 McDougal St.	dwelling
LW-V-309	Holtzendorff House 303 Kings Ln.	dwelling
LW-V-312	Pierce's Warehouse#3- Roy Pearce's Tobacco Warehouse Griffin Ave. and S. Troup St.	warehouse
LW-V-318	Davis House 310 South St.	dwelling
LW-V-321	Ashely Johnson House 315 South St.	dwelling
LW-V-326	Moody House 411 South St.	dwelling

Resources	Name and Location	Historic Use
LW-V-337	Butler-Folsom House 417 Reed St.	dwelling
LW-V-354	Patrick-Hatchett House 410 Holiday St.	dwelling
LW-V-361	Graham House 601 Holiday St.	dwelling
LW-V-375	McCoggle House 912 Lake Park Rd.	dwelling
LW-V-387	603 Lake Park Rd.	dwelling
LW-V-392	Strickland House 616 South St.	dwelling
LW-V-442	Davis House 807 Paine Ave.	dwelling
LW-V-465	(?) Cummings Pl. near 229A Cummings Pl.	dwelling
LW-V-488	312 Woodings Ln.	dwelling
LW-V-490	410 Woodings Ln.	dwelling
LW-V-520	706 (?) E. Hill Ave.	dwelling
LW-V-521	608 E. Hill Ave.	dwelling
LW-V-522	509 E. Hill Ave.	dwelling
LW-V-523	501 E. Hill Ave.	dwelling
LW-V-536	Valdosta Feed Mills Inc. 113 S. Ashley St.	warehouse/ mill
LW-V-537	A. S. Pendleton Grocery 111 S. Ashley St.	retail/office
LW-V-538	Southern Salvage Company 107 (?) S. Ashley St.	retail/office
LW-V-539	Daniel Ashley Hotel 109 E. Hill Ave.	hotel
LW-V-548	Valdosta City Hall 216 E. Central Ave.	federal offices
LW-V-550	Valdosta Episcopal Congregation 305 E. Central Ave.	church
LW-V-551	Dukes-Autry Home 311 E. Central Ave.	dwelling
LW-V-552	Valdosta Baptist Church 315 E. Central Ave.	church

Resources	Name and Location	Historic Use
LW-V-553	Winn House 318 E. Central Ave.	dwelling
LW-V-554	The Thomas H. Smith Home 322 E. Central Ave.	dwelling
LW-V-556	500 E. Central Ave.	dwelling
LW-V-557	502 E. Central Ave.	dwelling
LW-V-559	508 E. Central Ave.	dwelling
LW-V-574	714 E. Magnolia St.	dwelling
LW-V-577	704 E. Magnolia St.	dwelling
LW-V-578	709 E. Magnolia St.	dwelling
LW-V-579	711 E. Magnolia St.	dwelling
LW-V-585	521 E. Magnolia St.	dwelling
LW-V-588	519 E. Magnolia St.	duplex
LW-V-589	512 E. Magnolia St.	dwelling
LW-V-592	Faith Fellowship Deliverance Church 509 E. Magnolia St.	dwelling
LW-V-593	506 (?) E. Magnolia St.	dwelling
LW-V-594	504 E. Magnolia St.	dwelling
LW-V-595	507 E. Magnolia St.	dwelling
LW-V-596	505 E. Magnolia St.	dwelling
LW-V-598	501 E. Magnolia St.	dwelling
LW-V-601	413 E. Magnolia St.	dwelling
LW-V-611	Enterprise Stock Co. 116 (?) N. Ashley St.	retail/office
LW-V-612	Dosta Playhouse 122 N. Ashley St.	theater
LW-V-633	New Building 217 N. Ashley St.	retail/office
LW-V-634	C. Boyd Simmons 411 N. Ashley	dwelling
LW-V-635	Barber-Pittman House 416 N. Ashley St.	dwelling
LW-V-636	Warren's Blue Bayou Bar & Grill 500 N. Ashley St.	dwelling

Resources	Name and Location	Historic Use
LW-V-638	Liberty Holiness Church 706 (?) N. Ashley St.	church
LW-V-645	402 (?) E. Lee St.	dwelling
LW-V-646	404 E. Lee St.	dwelling
LW-V-651	419 E. Lee St.	dwelling
LW-V-654	505 E. Lee St.	dwelling
LW-V-657	511 (?) E. Lee St.	dwelling
LW-V-658	515 E. Lee St.	dwelling
LW-V-660	519 E. Lee St.	dwelling
LW-V-661	524 E. Lee St.	dwelling
LW-V-662	526 (?) E. Lee St.	dwelling
LW-V-663	528 E. Lee St.	dwelling
LW-V-665	Leila Ellis School 601 E. Lee St.	school
LW-V-675	1015 E. Lee St.	dwelling
LW-V-678	312 E. Virginia Ave.	dwelling
LW-V-682	321 (?) E. Virginia Ave.	dwelling
LW-V-683	319 E. Virginia Ave.	dwelling
LW-V-684	315 (?) E. Virginia Ave.	dwelling
LW-V-685	313 E. Virginia Ave.	dwelling
LW-V-686	311 E. Virginia Ave.	duplex
LW-V-689	322 E. Rogers St.	dwelling
LW-V-690	320 E. Rogers St.	dwelling
LW-V-692	314 E. Rogers St.	dwelling
LW-V-694	312 ½ E. Rogers St.	duplex
LW-V-695	310 E. Rogers St.	dwelling
LW-V-698	317 E. Rogers St.	dwelling
LW-V-702	313 E. Webster St.	dwelling
LW-V-708	306 E. Webster St.	dwelling

Resources	Name and Location	Historic Use
LW-V-711	Portor House 300 Hamilton St.	dwelling
LW-V-715	513 N. Charlton St.	dwelling
LW-V-716	515 N. Charlton St.	duplex
LW-V-720	514 N. Charlton St.	dwelling
LW-V-722	600 N. Charlton St.	dwelling
LW-V-729	719 N. Charlton St.	dwelling
LW-V-737	Brothers Two Residential Center 214 N. Troup St.	dwelling
LW-V-741	302 N. Troup St.	dwelling
LW-V-744	401 N. Troup St.	dwelling
LW-V-752	407 N. Troup St.	dwelling
LW-V-754	501 N. Troup St.	dwelling
LW-V-755	503 N. Troup St.	dwelling
LW-V-756	505 N. Troup St.	dwelling
LW-V-758	526 N. Troup St.	dwelling
LW-V-766	600 (?) N. Troup St.	dwelling
LW-V-767	602 N. Troup St.	dwelling
LW-V-776	714 N. Troup St.	dwelling
LW-V-785	805 (?) N. Troup St.	dwelling
LW-V-794	907 N. Troup St.	dwelling
LW-V-806	407 E. Rogers St.	dwelling
LW-V-807	413 E. Rogers St.	dwelling
LW-V-812	412 E. Rogers St.	dwelling
LW-V-814	504 E. Rogers St.	dwelling
LW-V-815	508 E. Rogers St.	dwelling
LW-V-817	509 E. Rogers St.	dwelling
LW-V-818	511 E. Rogers St.	dwelling
LW-V-820	519 E. Rogers St.	dwelling
LW-V-826	518 E. Rogers St.	dwelling

Resources	Name and Location	Historic Use
LW-V-829	526 E. Rogers St.	dwelling
LW-V-832	619 E. Rogers St.	dwelling
LW-V-844	709 Cypress St.	dwelling
LW-V-845	707 (?) Cypress St.	dwelling
LW-V-846	705 (?) Cypress St.	dwelling
LW-V-853	600 Cypress St.	store
LW-V-855	Askins House 604 Cypress St.	dwelling
LW-V-856	512 Cypress St.	dwelling
LW-V-859	Edwards Apartments 412 Cypress St.	multiple dwelling
LW-V-860	406 Cypress St.	dwelling
LW-V-865	520 Green St.	dwelling
LW-V-868	526 Green St.	dwelling
LW-V-878	401 Martin Ave.	dwelling
LW-V-881	501 Jones St.	dwelling
LW-V-891	605 Jones St.	dwelling
LW-V-892	607 Jones St.	dwelling
LW-V-893	609 Jones St.	dwelling
LW-V-896	604 Jones St.	dwelling
LW-V-897	708 Jones St.	dwelling
LW-V-899	709 Jones St.	dwelling
LW-V-901	605 Broad St.	dwelling
LW-V-902	607 Broad St.	dwelling
LW-V-903	609 Broad St.	dwelling
LW-V-904	606 Broad St.	dwelling
LW-V-905	609 Broad St.	dwelling
LW-V-906	610 Broad St.	dwelling
LW-V-907	503 Mystic St.	dwelling
LW-V-913	914 Mystic St.	dwelling

Resources	Name and Location	Historic Use
LW-V-919	503 Mystic St.	dwelling
LW-V-933	707 E. Adair St.	dwelling
LW-V-934	705 E. Adair St.	dwelling
LW-V-937	700 E. Adair St.	dwelling
LW-V-940	606 E. Adair St.	dwelling
LW-V-941	604 E. Adair St.	dwelling
LW-V-942	602 E. Adair St.	dwelling
LW-V-946	609 E. Adair St.	dwelling
LW-V-947	607 E. Adair St.	dwelling
LW-V-948	605 E. Adair St.	dwelling
LW-V-949	603 E. Adair St.	dwelling
LW-V-950	601 E. Adair St.	dwelling
LW-V-951	514 E. Adair St.	dwelling
LW-V-952	500 E. Adair St.	dwelling
LW-V-953	509 E. Adair St.	dwelling
LW-V-958	Vallonton's Dairy 801 N. Ashley St.	dairy processing
LW-V-959	The New Millennium Beauty Salon 309 E. Adair St.	dwelling
LW-V-962	312 E. Adair St.	dwelling
LW-V-965	211 N. Forest St.	dwelling
LW-V-976	502 N. Forest St.	dwelling
LW-V-978	601 N. Forest St.	dwelling
LW-V-979	605 N. Forest St.	dwelling
LW-V-982	1005 E. Gordon St.	dwelling
LW-V-986	909 E. Gordon St.	dwelling
LW-V-988	905 E. Gordon St.	dwelling
LW-V-991	900 E. Gordon St.	dwelling
LW-V-995	802 E. Gordon St.	dwelling
LW-V-1008	412 E. Gordon St.	dwelling

Resources	Name and Location	Historic Use
LW-V-1012	322 E. Gordon St.	dwelling
LW-V-1013	320 E. Gordon St.	dwelling
LW-V-1016	315 E. Gordon St.	dwelling
LW-V-1023	508 E. Force St.	dwelling
LW-V-1027	910 N. Charlton St.	dwelling
LW-V-1029	601 E. Force St.	dwelling
LW-V-1033	700 E. Force St.	dwelling
LW-V-1047	724 E. Force St.	dwelling
LW-V-1059	902 E. Force St.	dwelling
LW-V-1085	725 Collier St.	dwelling
LW-V-1098	707 East Alley	dwelling
LW-V-1139	1014 Marion St.	dwelling
LW-V-1140	1021 Marion St.	dwelling
LW-V-1142	1015 Marion St.	dwelling
LW-V-1147	1204 Marion St.	dwelling
LW-V-1164	Aaction Alarms 1706 N. Ashley St.	dwelling
LW-V-1165	Sans Souci Apartments 1707 N. Ashley St.	multiple dwelling
LW-V-1166	Greenbriar Apartment Office 1720 Marion St.	dwelling
LW-V-1170	Travel Unlimited 2416 Bemiss Rd.	dwelling
LW-V-1173	Schroer House 2235 Bemiss Rd.	dwelling
LW-V-1184	1601 Marion St.	dwelling
LW-V-1186	1613 Marion St.	dwelling
LW-V-1243	Jackson House 508 E. Moore St.	dwelling
LW-V-1244	601 E. Moore St.	dwelling
LW-V-1247	500 E. Alden Ave.	dwelling
LW-V-1251	702 Holly Dr.	dwelling

Resources	Name and Location	Historic Use
LW-V-1255	713 Holly Dr.	dwelling
LW-V-1318	805 E. Park Ave.	dwelling
LW-V-1330	2006 Charlton St.	dwelling
LW-V-1353	2104 Melrose Dr.	dwelling
LW-V-1362	701 Pineview Dr.	dwelling
LW-V-1375	Ferguson-Smith House 3219 Country Club Dr.	dwelling
LW-V-1377	Crestwood 502 Eager Rd.	dwelling
LW-V-1432	402 Clyde Ave.	dwelling
LW-V-1433	403 Clyde Ave.	dwelling
LW-V-1450	307 Georgia Ave.	dwelling
LW-V-1451	303 Georgia Ave.	dwelling
LW-V-1452	301 Georgia Ave.	dwelling
LW-V-1453	300 Georgia Ave.	dwelling
LW-V-1456	421 Georgia Ave.	duplex
LW-V-1457	423 Georgia Ave.	dwelling
LW-V-1458	412 Georgia Ave.	dwelling
LW-V-1727	400 Baytree Rd.	dwelling
LW-V-1798	1610 N. Oak St.	dwelling
LW-V-1799	1612 N. Oak St.	dwelling
LW-V-1801	1806 N. Oak St.	dwelling
LW-V-1804	1906 N. Oak St.	dwelling
LW-V-1824	2417 N. Oak St.	dwelling
LW-V-1833	2516 N. Oak St.	dwelling
LW-V-1834	2616 N. Oak St.	dwelling
LW-V-1879	301 Woodrow Wilson Dr.	dwelling
LW-V-1890	308 Rosedale Dr.	dwelling
LW-V-1897	108 W. Park Ave.	dwelling
LW-V-1898	114 W. Park Ave.	dwelling

Resources	Name and Location	Historic Use
LW-V-1899	202 W. Park Ave.	dwelling
LW-V-1900	208 W. Park Ave.	dwelling
LW-V-1913	107 E. Park Ave.	dwelling
LW-V-1917	123 E. Park Ave.	apartments
LW-V-1935	312 E. Park Ave.	dwelling
LW-V-1947	205 E. Cranford Ave.	dwelling
LW-V-1953	206 E. Cranford Ave.	dwelling
LW-V-1955	202 E. Cranford Ave.	dwelling
LW-V-1968	115 E. Cranford Ave.	dwelling
LW-V-1979	2316? Patterson St.	dwelling
LW-V-1983	Hillcrest Apartments 2300 Patterson St.	apartments
LW-V-1988	2006 Patterson St.	dwelling
LW-V-1989	2007 Patterson St.	dwelling
LW-V-1991	1900 Patterson St.	dwelling
LW-V-1993	1807 Patterson St.	dwelling
LW-V-1994	1701 Patterson St.	dwelling
LW-V-1995	1706 Patterson St.	dwelling
LW-V-1996	1615 Patterson St.	dwelling
LW-V-1998	1612 Patterson St.	dwelling
LW-V-2002	1601 Patterson St.	dwelling
LW-V-2008	1501 Patterson St.	dwelling
LW-V-2009	Woman's Building 1409 Patterson St.	club
LW-V-2015	Georgia State Woman College Pottery Kiln VSU Campus (north of Boiler)	pottery kiln
LW-V-2018	216 W. Alden Ave.	dwelling
LW-V-2019	212 W. Alden Ave.	dwelling
LW-V-2025	114 W. Alden Ave.	dwelling
LW-V-2026	111 W. Alden Ave.	dwelling

Resources	Name and Location	Historic Use
LW-V-2032	217 W. Alden Ave.	dwelling
LW-V-2045	209 E. Alden Ave.	dwelling
LW-V-2046	205 E. Alden Ave.	dwelling
LW-V-2049	302 E. Alden Ave.	dwelling
LW-V-2079	219 W. Moore St.	dwelling
LW-V-2089	112 W. Moore St.	dwelling
LW-V-2090	106 W. Moore St.	dwelling
LW-V-2093	103 W. Moore St.	dwelling
LW-V-2103	Wilmont II 112 E. Moore St.	dwelling
LW-V-2104	116 E. Moore St.	dwelling
LW-V-2108	310 E. Moore St.	dwelling
LW-V-2124	108 E. College St.	dwelling
LW-V-2128	206 E. College St.	dwelling
LW-V-2131	212 E. College St.	dwelling
LW-V-2139	306 E. College St.	dwelling
LW-V-2158	104 E. Brookwood Pl.	dwelling
LW-V-2160	202 Brookwood Pl.	dwelling
LW-V-2162	206 Brookwood Pl.	dwelling
LW-V-2163	208 Brookwood Pl.	dwelling
LW-V-2164	217 Brookwood Pl.	dwelling
LW-V-2165	211 Brookwood Pl.	dwelling
LW-V-2176	107 E. Brookwood Dr.	dwelling
LW-V-2185	Davis Apartments 1501 Slater St.	apartments
LW-V-2189	Mathis Apartments 1513 Slater St.	apartments
LW-V-2191	1502 Slater St.	dwelling
LW-V-2192	1603 Slater St.	duplex
LW-V-2205	1805 Slater St.	dwelling
LW-V-2216	1801 Williams St.	dwelling

Resources	Name and Location	Historic Use
LW-V-2217	1800 Williams St.	dwelling
LW-V-2219	1804 Williams St.	dwelling
LW-V-2225	1906 Williams St.	dwelling
LW-V-2229	1711 Williams St.	dwelling
LW-V-2234	Carolyn Apartments 1614 Williams St.	apartments
LW-V-2244	1515 Williams St.	dwelling
LW-V-2254	1516 Williams St.	dwelling
LW-V-2256	1400 Williams St.	dwelling
LW-V-2258	1419 Williams St.	dwelling
LW-V-2260	1415 Williams St.	dwelling
LW-V-2261	1413 Williams St.	dwelling
LW-V-2263	1403 Williams St.	dwelling
LW-V-2268	American Legion 1301 Williams St.	patriotic organization
LW-V-2269	Valdosta City School Stadium 1306 Williams St.	sports facility
LW-V-2281	1116 Williams St.	dwelling
LW-V-2302	409 E. Jane St.	dwelling

Rural Area

Resources	Name and Location	Historic Use
LW-1	Hwy. 41 opposite Clayton Street Lake Park (vic)	dwelling
LW-2	Williams House 1214 Hwy. 41 Lake Park (vic)	dwelling
LW-4	Langdale Store 7050 Lake Park-Bellville Rd. Lake Park (vic)	store
LW-21	5811 Lock Laurel Rd. Lake Park (vic)	dwelling
LW-22	5819 Lock Laurel Rd. Lake Park (vic)	dwelling

Resources	Name and Location	Historic Use
LW-30	Payton Church Rd. Clyattville	dwelling
LW-37	6746 Rush Ln. Lake Park (vic)	dwelling
LW-39	4668 Lock Laurel Rd. Lake Park (vic)	dwelling
LW-41	3870 Lock Laurel Rd. Twin Lakes (vic)	dwelling
LW-42	3592 Lock Laurel Rd. Valdosta (vic)	dwelling
LW-44	3516 Touchton Rd. Valdosta (vic)	dwelling
LW-48	2935 Lock Laurel Rd. Valdosta (vic)	resort
LW-49	The Big House 2935 Lock Laurel Rd. Valdosta (vic)	resort
LW-50	The Smith House 2935 Lock Laurel Rd. Valdosta (vic)	resort
LW-57	White Water Rd. Lake Park (vic)	dwelling
LW-60	White Water Rd. Lake Park (vic)	dwelling
LW-67	3831 Williams School Rd. Dasher (vic)	dwelling
LW-70	Madison Hwy. Valdosta (vic)	dwelling
LW-75	2936 Carroll Ulmer Rd. Valdosta (vic)	dwelling
LW-76	2766 Lester Rd. Valdosta (vic)	dwelling
LW-80	2310 Old Hwy. 41 Valdosta (vic)	dwelling
LW-81	Old Hwy. 41 Valdosta (vic)	dwelling
LW-94	Carter House 4164 Corinth Church Rd Lake Park (vic)	dwelling

Resources	Name and Location	Historic Use
LW-98	Old Hwy. 41 Twin Lakes (vic)	dwelling
LW-102	end of Clayton Dr. Dasher (vic)	dwelling
LW-104	Zipperer Rd. Dasher (vic)	dwelling
LW-106	Zipperer Rd. Dasher (vic)	dwelling
LW-107	5791 Hickory Grove Rd. Dasher (vic)	dwelling
LW-109	Hickory Grove Rd. Dasher (vic)	dwelling
LW-112	4762 Johnston Rd. Dasher (vic)	dwelling
LW-113	4948 Johnston Rd. Dasher (vic)	dwelling
LW-120	Johnston Rd. Dasher (vic)	dwelling
LW-121	Johnston Rd. Dasher (vic)	dwelling
LW-122	Johnston Rd. Dasher (vic)	dwelling
LW-123	Johnston Rd. Dasher (vic)	dwelling
LW-124	Johnston Rd. Dasher (vic)	dwelling
LW-125	Johnston Rd. Dasher (vic)	dwelling
LW-126	Johnston Rd. Dasher (vic)	dwelling
LW-129	4117 Corinth Church Rd. Lake Park (vic)	dwelling
LW-132	4573 Old Lake Park Dasher (vic)	dwelling
LW-134	Burkhalter-McLeod House 4300 McLeod Rd Dasher (vic)	dwelling
LW-135	Glenn Rd. Dasher (vic)	dwelling

Resources	Name and Location	Historic Use
LW-139	Vann House 5052 Vann Rd. Dasher (vic)	dwelling
LW-145	Charlie A. Burkhalter, Sr. 3434 Burkhalter Ln. Dasher (vic)	dwelling
LW-146	3378 Burkhalter Ln. Dasher (vic)	dwelling
LW-147	3434 Burkhalter Ln. Dasher (vic)	dwelling
LW-148	D. H. Fletcher House 3667 Hicks Cir. Dasher (vic)	dwelling
LW-150	Bolote-Newsom House Chauncey Rd. Dasher (vic)	dwelling
LW-154	Fletcher House 4101 Lake Park Extension 679 Dasher (vic)	dwelling
LW-157	M. F. Vann House 3006 Hwy. 94 Dasher (vic)	dwelling
LW-164	McLeod-Allison House 2931 Allison Rd. Dasher (vic)	dwelling
LW-170	Lee Taylor House 3384 Old Statenville Rd. Dasher (vic)	dwelling
LW-173	Henry T. Dasher House Lake Park Rd. Dasher (vic)	dwelling
LW-174	Henry Dasher-Copeland Field-Dasher 6795 Lake Park Rd. Dasher (vic)	dwelling
LW-176	4711 Humphery's Rd. Dasher (vic)	dwelling
LW-179	2016 S. Patterson St. Hwy. 41 Valdosta (vic)	dwelling
LW-180	2015 S. Patterson St. Hwy. 41 Valdosta (vic)	dwelling
LW-194	Harris McLeod House 1300 Highway Pl. Valdosta (vic)	dwelling

Resources	Name and Location	Historic Use
LW-213	Shelton House 3014 Shelton Rd. Valdosta (vic)	dwelling
LW-220	Old Naylor Rd. .2 miles north of 6137 Naylor (vic)	dwelling
LW-222	S. J. Carter Farm Old Naylor Rd. .4 miles north of Unity Primitive Baptist Church Naylor (vic)	dwelling
LW-231	GA Hwy. 135 .1 mile north of 7986 Naylor (vic)	dwelling
LW-234	Hotchkiss-Connell House 7090 Good Hope Rd. Naylor (vic)	dwelling
LW-235	7090 Good Hope Rd. Naylor (vic)	dwelling
LW-236	Harnage House 7146 Good Hope Rd. Naylor (vic)	dwelling
LW-244	Goodwin House 5374 Robinson Ln. Naylor (vic)	dwelling
LW-248	Copeland House Old State Rd. at Bergman Rd. Naylor (vic)	dwelling
LW-251	Delmar Rd. .8 miles south of 6598 Naylor (vic)	dwelling
LW-254	Blanton Plantation Icehouse 6598 Delmar Rd. Naylor (vic)	ice house
LW-255	Blanton Plantation Commissary 6598 Delmar Rd. Naylor (vic)	store
LW-256	Marshall Rd. opposite 4588 Naylor (vic)	dwelling
LW-257	4588 Marshall Rd. Naylor (vic)	dwelling
LW-258	Jones House 4621 Marshall Rd. Naylor (vic)	dwelling

Resources	Name and Location	Historic Use
LW-263	4061 Lakeland Rd. Valdosta (vic)	dwelling
LW-270	3841 Tower Rd. Valdosta (vic)	dwelling
LW-277	Lakeland Hwy. .1 mile east of Poole Rd. Valdosta (vic)	dwelling
LW-281	Lightsey House Lightsey Rd. .2 miles south of 4222 Valdosta (vic)	dwelling
LW-286	Antioch Cemetery Rd. .4 miles east of Moore Rd. Valdosta (vic)	dwelling
LW-287	Mr. Olive School 3301 Old State Rd. Valdosta (vic)	school
LW-290	Howell House 3767 Howell Ln. Valdosta (vic)	dwelling
LW-293	Mr. Zion Church Rd. opposite 3651 Valdosta (vic)	dwelling
Lw-300	3579 Knights Academy Rd. Valdosta (vic)	dwelling
LW-302	Knights Academy Rd. opposite 3325 Valdosta (vic)	dwelling
LW-307	Vallotton's Dairy Farm Bemiss Rd. opposite Knights Academy Rd. Valdosta (vic)	dwelling
LW-309	Staten Plantation End of Staten Plantation Rd. Valdosta (vic)	dwelling
LW-316	4458 Bemiss Rd. Bemiss (vic)	dwelling
LW-321	Stafford Jones House Stafford Wright Rd. .2 miles east of Staten Rd. Valdosta (vic)	dwelling
LW-330	Old State Rd. at Upper Grand Bay Rd. Naylor (vic)	dwelling

Resources	Name and Location	Historic Use
LW-339	4645 Roberts Rd. Barretts (vic)	store
LW-357	Cooper-Gaskins House New Bethel Rd. .1 miles southwest of Lanier County Line Bemiss (vic)	dwelling
LW-372	6151 Upper New Bethel Rd. Barretts (vic)	dwelling
LW-376	New Bethel Rd. opposite 5900 Barretts (vic)	dwelling
LW-377	5848 New Bethel Rd. Barretts (vic)	dwelling
LW-382	5796 Upper New Bethel Rd. Barretts (vic)	dwelling
LW-383	5657 Upper New Bethel Rd. Barretts (vic)	dwelling
LW-389	King's Chapel School Cat Creek Rd. opposite 6194 Barretts (vic)	school
LW-398	5925 Hambrick Rd. Barretts (vic)	dwelling
LW-407	Quarterman House 6431 Quarterman Rd. Barretts (vic)	dwelling
LW-413	Cat Creek Rd. at New Bethel Rd. Barretts (vic)	dwelling
LW-415	4573 Cat Creek Rd. Barretts (vic)	dwelling
LW-418	Old Pine Rd. opposite 3814 Bemiss (vic)	dwelling
LW-419	3542 Skipper Bridge Rd. Bemiss (vic)	dwelling
LW-423	River Rd. .1 mile east of 4037 Bemiss (vic)	dwelling
LW-425	Staten Rd. at Franklinville Rd. Bemiss (vic)	dwelling
LW-426	Franklinville Rd. at Skipper Bridge Rd. Bemiss (vic)	dwelling
LW-462	6222 Val Del Rd. Hahira (vic)	dwelling

Resources	Name and Location	Historic Use
LW-465	Johnson Ln. (end of road) Hahira (vic)	dwelling
LW-466	5919 Johnson Rd. Hahira (vic)	duplex
LW-470	Hutchinson Pond Rd. Hahira (vic)	dwelling
LW-471	7004 Hutchinson Rd. Hahira (vic)	dwelling
LW-481	Smith Ln. (end of road) Hahira (vic)	dwelling
LW-486	McNeal Rd. (opposite 6044) Hahira (vic)	dwelling
LW-488	Hwy 122 (opposite 4483) Hahira (vic)	dwelling
LW-495	5540(?) Coleman Rd. Hahira (vic)	dwelling
LW-496	5564 Hwy 41 Hahira (vic)	store
LW-498	5864 Hwy 41 Hahira (vic)	motel
LW-503	6647 Cooper Rd. Hahira (vic)	dwelling
LW-510	4721 Hwy 41 Hahira (vic)	dwelling
LW-519	5496 Hall Rd. Hahira (vic)	dwelling
LW-522	5197 Fiveash Rd. Hahira (vic)	dwelling
LW-534	4460 Simpson Ln. Hahira (vic)	dwelling
LW-537	4077 Stewart Cir. Valdosta (vic)	dwelling
LW-548	5913 Snake Nation Rd. Valdosta (vic)	dwelling
LW-551	6856 Franks Creek Rd. Hahira (vic)	dwelling
LW-562	Franks Creek Rd. (east of 6473) Hahira (vic)	dwelling

Resources	Name and Location	Historic Use
LW-588	Coffee Rd. (south of 8486) Hahira (vic)	dwelling
LW-590	8113 Miller Rd. Hahira (vic)	dwelling
LW-591	Mitchell Rd. (west of Morven Rd.) Hahira (vic)	dwelling
LW-593	Vickers Cir. (opposite 8424) Hahira (vic)	dwelling
LW-595	Wells Rd. (north of Salem Church Rd.) Hahira (vic)	dwelling
LW-596	Stalvey Rd. (at Wells Rd.) Hahira (vic)	dwelling
LW-600	8425 Old Valdosta Rd. Hahira (vic)	store
LW-605	Vickers Rd. (south of 8324) Hahira (vic)	dwelling

DISTRICTS

The survey area has two areas where historic resources are congregated and cohesive enough to be perceived as historic districts. These are in the Southside neighborhood of Valdosta and the Georgia Christian School in Dasher. This potential historic district would include many of the individual properties previously mentioned. It is not necessary to nominate all the above properties individually if they can be included in a historic district. More study is needed to determine which course of action is appropriate for each area and property.

- Southside Neighborhood in Valdosta.
- Georgian Christian School is a resource within this survey area which appears to have the significance to be designated as a historic district.
- The “Barn Terrace” neighborhood.
- “The Quarters” includes Roosevelt Drive, Churchill Drive, and Victory Drive. This neighborhood was build during World War II and served as living quarters for the Moody AirField personnel.
- “Gonwood Heights” includes Gonwood Circle and Canna Drive. This neighborhood was created by a single developer/landowner in the early 1950s. It appears that only two house plans were used to build these houses.

THEMATIC MULTIPLE PROPERTY NOMINATION

In addition to historic districts, another method to nominate groups of historic resources is by historic themes in Lowndes’ history or by property type. The following are some of the possible themes and resources, which could be considered for this type of nomination.

Dairy Farms

Resources	Name and Location	Historic Use
LW-307	Vallotton's Dairy Farm Bemiss Rd. opposite Knights Academy Rd. Valdosta (vic)	dwelling
LW-309	Staten Plantation End of Staten Plantation Rd. Valdosta (vic)	dwelling
LW-463	Val Del Rd. (northwest of 6222) Hahira (vic)	dwelling
LW-V-2289	Foremost Dairy Plant 909 Williams St.	plant
LW-V-2290	Foremost Dairy Office 1001 Williams St.	office
LW-180	2015 S. Patterson St. Hwy. 41 Valdosta (vic)	dwelling

APPENDIX E: COMMUNITY FACILITIES AND SERVICES

The location and quality of community facilities and services is as important to a community's well being as the traditional development of commercial, residential, and industrial uses. Community facilities include schools, parks, government administration offices, libraries, hospitals and fire and police protection. Community services include public or semi-public water and sewer systems. Included in this appendix is the inventory and assessment of each category of community facilities grouped by jurisdiction. Countywide facilities are assessed as a group at the end of the appendix.

LOWNDES COUNTY:

General facilities and services for Lowndes County are depicted on Map E-1.

A. WATER SUPPLY AND TREATMENT:

Lowndes County Public Water Systems – Existing

The Lowndes County Utility Department provides water and wastewater services to approximately 4,200 residential and/or commercial customers. Currently, there is approximately 133 miles of water lines and approximately 56 miles of gravity sewer and 73 miles of force main sewer lines located, and maintained, within the County utility service boundary which includes Exit 22, (North Valdosta Road) and extends south to Exit 2, on I-75 at the Georgia / Florida state line. (See Map E-2)

Lowndes County currently operates four water systems throughout the county and maintains one wastewater treatment plant. The utilities department employs 13 fulltime employees in the administrative and field services division.

South Lowndes County Regional Water System

The complex system existing today encompasses smaller systems originally designed to serve residential developments around Lake Francis, Hammock Lake and Horse Lot Lake, which began development in the early 1970s. In the mid-1970s, Lowndes County developed a central water and sewer system to serve Twin Lakes, Lake Ponce de Leon, Lake Balboa and the Dykes Pond area, and this system has been assimilated into the South Lowndes Regional System. The dramatic commercial growth area along Zeigler Road, Georgia 376, and the southwest and southeast quadrants of I-75 and Georgia 376 are now serviced by the system and a recent extension along Loch Laurel Road now provides water service south of Grassy Pond.

The South Lowndes Regional System has 2 functioning wells and three elevated storage tanks, which supply water pressure for the system. The system currently serves 2332 residential customers, 349 commercial users, and 7 industrial users. Capable of pumping 2.01 million gallons of water per day (MGD), the system has a current demand that averaged 1.0 MGD in 2005.

Lowndes County has made dramatic steps in water supply improvements by linking the numerous small water systems that once existed in south Lowndes around Exit 2 and Twin Lakes. Additionally, water distribution improvements at Exit 1 linked north and west along Bellville and Patterson Road, Pikes Pond Road and west of Loch Laurel Road along Georgia 376. These extensions, completed between 1991 and 1993, strengthened the regional posture of the South Lowndes water system. The pumping capacity of the wells, a 500,000 ground water storage tank

off Georgia 376, a 750,000 elevated storage tank in Clyattville, a 250,000 elevated on Peterson Rd., and a 150,000 elevated storage tank on Rivera Prado all contribute to the provision of adequate water supplies for South Lowndes.

North Lowndes County Regional Water System

The Foxborough Water System, which was located off North Valdosta Road, just west of the Withlacoochee River, was taken off-line and replaced with two wells in North Lowndes. Together, these two wells are capable of pumping 1.4 MGD. The system has a current demand that averaged 0.6 MGD in 2005 and supplies water to 1690 customers. The system serves residents of Riverchase, Sweetwater, Stonecreek, Northlake, and Holly Oaks/ Golden Oaks Subdivisions. An additional tank is proposed for the Cat Creek area.

Hwy-84 West Regional Water System

In 2005 Lowndes County constructed a water treatment plant and distribution lines with a 500,000-gallon elevated storage tank and a 500,000-gallon ground storage tank serving the Kinderlou Forest Subdivision and surrounding area. Due to the system having just been constructed, production volumes and consumption history have yet to be determined.

Alapaha Regional Water System

This was a small private system given to Lowndes County consisting of 59 residential customers. This system is currently supplied by a 6" deep well with future expansions of an additional well.

B. SEWERAGE SYSTEM AND WASTEWATER TREATMENT

The County's wastewater collection and conveyance system consists of thirty-eight wastewater-pumping stations and approximately 116 miles of collection sewers, which transport sanitary sewage. (See Map E-2) Approximately 65% of the sewer system is drained by gravity, and the remainder requires pumping at least once before it reaches a gravity sewer line. Treatment is by a land application system, which utilizes a 25-acre oxidation pond lagoon, and seven spray fields totaling 136.5 acres. The system currently has 2,340 residential customers and 75 large users. The South Lowndes WWTP is permitted to treat 2.5 MGD and in 2005 the system had an average daily flow of 1.5 MGD. The collection and conveyance system consists of a combination of 6-inch to 24-inch sewers. Most of the sewers are made of vitrified clay or PVC. Approximately 45% of the sewers have been in service for 10 years or more, with the oldest sewers installed approximately 26 years ago. The collection and conveyance system has standby pumps and a standby power system and its general condition is great.

This system provides service from Exit 1 to Exit 22 along Interstate 75 and the surrounding areas. The system includes force mains, gravity sewers and pumping station, which strengthened the regional posture of the Lowndes County's sewer system. Currently the County is extending sewer along Hwy 133 (Bemiss Area) providing sewer service to a high growth area.

Water and Sewer Assessment:

The Lowndes County water and sewer system, in comparison, is a fairly young system, which has been well maintained over its 26 years and is still in good operating condition. The system is currently being upgraded and maintained as the need arises. Careful consideration is given to the expanding demands for meeting community needs and weekly review of systems insures a well-maintained operating system. The assistance of a new trouble-shooting and alarm monitoring

system, Supervisory Control and Data Acquisition (SCADA), increase the department's abilities to help in rapid response times while monitoring the efficiency of all equipment.

Future growth of the Lowndes County water and sewer system will include expansion of infrastructure along Highway 84 East and West and Highway 41 North and South. Additionally, dead-end lines will need to be connected and existing County and private systems should be interconnected. Future expansion of two new water treatment plants on Highway 41 North and Highway 125 will allow for continued capacity escalation providing services to new growth areas. Continued growth for wastewater in Lowndes County has resulted in an increase in wastewater volumes, thereby creating a need for engineering to expand the current wastewater treatment plant. A study is currently in progress for a new wastewater treatment plant in Lowndes County.

Within the last three years the Lowndes County Utilities Department has experienced an annual customer growth of 7% annually, which promotes a demand for expansion of the County water and sewer infrastructure, ensuring drinking water quality and quantity while providing an environmentally compliant waste discharge for a rapidly growing community.

C. FIRE PROTECTION

The Lowndes County Fire and Rescue department is comprised of eight full-time staff, two paid firefighters and 150 volunteer firefighters. Currently there are 16 fire stations throughout the county. As a result of the dedicated improvements to personnel, equipment, and training, the Insurance Services Office (ISO) dropped in Lowndes County to a rating of 5/9 resulting in a significant savings for the citizens of Lowndes County. The Department operates on of a 5-year plan and maintains its own in-house training program. Two additional paid firefighters are budgeted every year to increase the fire fighting ability of the department. The Department also applies for SAFR grants to receive funding for additional full-time firefighters.

The Lowndes County Fire department is also responsible for reviewing new building plans, issuing Certificates of Occupancy, yearly inspections of business, churches, and schools, and inspections for all county issued business licenses. To heighten community awareness and education, fire prevention week is conducted in all County schools, year round fire prevention programs are offered for all ages, and at least 20 professional and timely fire inspections are conducted each month.

Map E-1 depicts the existing County fire stations. Map E-3 depicts the existing 5-mile service areas for each fire station. There are two areas within the county that are outside of the 5-mile service area, one in the east portion of the county and one in the extreme south portion. The new fire station, headquarters, and training facility planned off of Highway 84 East will address the eastern area.

D. PUBLIC SAFETY

Sheriff's Department

The Lowndes County Sheriff's Office serves the unincorporated areas of Lowndes County and the incorporated area of the City of Dasher. The Sheriff's department is located at 120 Prison Farm Road and contains 5 separate divisions as described below:

The **Patrol Division** has 59 members and is comprised of Road Patrol, Training and ICE Team. The Road Patrol Division is responsible for the response to both emergency and non-emergency calls; warrant service, enforcement of state and local laws and traffic control. The Training Division is responsible for DARE, school resource officers and in-service training for all Sheriff's Office staff. The ICE (Interstate Criminal Enforcement) Team is a 9-man unit responsible for the intensive patrol of the major roadways of Lowndes County, Georgia.

The **Jail Operations Division** has 89 members and is comprised of 4 teams working 12- hour shifts rotating every 56 days and support staff. This division is tasked with the 24-hour care and custody of inmates at the Lowndes County Jail.

The **Court Services Division** has 14 members and is responsible for courtroom security, transportation of inmates, and serving civil papers.

The **Narcotics Investigations Divisions (NID)** Drug Squad is a 12-man unit tasked with the investigation and suppression of drug activity in Lowndes County, Georgia. A Drug Agent may be reached by dialing 229-244-DRUG.

The **Criminal Investigation Division (CID)** has 15 members and is responsible for the investigation of crimes reported to the Sheriff's Office.

In spite of increasing or declining crime rates, as the Lowndes County area continues to grow, the need for additional law enforcement services will increase. In order to continue providing the citizens of Lowndes County with effective, top-quality service, this agency must maintain the sufficient staff and equipment. Lowndes County is in the process of expanding the county jail, a process expected to take up to five (5) years for completion. The jail's current capacity is 630, which will increase to a maximum of 1000.

E. PARKS AND RECREATION

The Valdosta-Lowndes County Recreation, Parks and Community Affairs department is jointly funded through the Lowndes County Board of Commissioners and the City of Valdosta. It is the goal of this department to provide quality recreation and parks, and to advance environmental conservation, which promotes the highest quality of life for the entire community. A variety of neighborhood parks and major park facilities are located throughout the County (See Map E-4). Additionally, the Department offers a variety of programs for youth, adults, and senior citizens and includes services such as therapeutics, tennis, after school programs, a public pool facility, and a Showmobile available for rent.

The department recently developed a Master Plan to facilitate growth and planning of future recreational facilities. Both communities should continue striving to establish parks within walking distance of the urban areas of the County including the suburban areas of the unincorporated county. A connected network of green space trails should also be established throughout the county. These trails could be used for walking or riding and would provide a viable recreation alternative.

F. STORMWATER MANAGEMENT

Lowndes County's existing stormwater facilities, if properly maintained, should provide adequate stormwater management. Per the Lowndes County subdivision regulations, post-developed rates of runoff shall be equal to or less than the pre-developed rates. This requirement helps ensure that the existing stormwater facilities will remain adequate.

In accordance with the Phase II permit requirements of the National Pollutant Discharge Elimination System (NPDES), Lowndes County has committed to complying with 12 different aspects of stormwater management. These include numerous Best Management Practices (BMPs), notifications, and regular inspections. Additionally, the County must complete various public education and outreach efforts including mailer distributions to property owners within the urbanized area, notifications to the land development community, and identification of all storm

drains. The County will also detect and eliminate illicit discharge and establish a stormwater ordinance. Various funding options are currently being investigated for the mandatory education and monitoring required by its NPDES Phase II permit.

G. SOLID WASTE MANAGEMENT

Lowndes County operates eight (8) manned collection sites throughout the County where citizens can bring recyclable and non-recyclable household garbage. Large sites also accept yard trimmings. The sites are open seven (7) days a week except holidays. The Lowndes County Public Works Department administers contracts for disposal of recyclables and transports solid waste materials for disposal and recycling.

Lowndes County also participates in the Deep South Solid Waste Authority, which provides an effective form of solid waste management. See Countywide Facilities below for more information on the Deep South Authority. Additionally, the Greater Lowndes Solid Waste Management Plan will be updated by October 2006.

CITY OF VALDOSTA:

General facilities and services for the City of Valdosta are depicted on Map E-2.

A. WATER SUPPLY AND TREATMENT

In July of 1987, the City of Valdosta, working with the Georgia Department of Natural Resources, identified a major problem with the city's water quality. The basis of the problem was the contamination of the Floridan aquifer by surface waters which, when treated for distribution, caused organic compounds contained in the water to bond with chlorine, creating a potentially carcinogenic agent known as trihalomethanes (THM's). Levels of this substance in the City's water supply at the time were deemed unacceptable and violated Safe Drinking Water Standards.

In response to these water quality issues, between 1990 and 1992, the City of Valdosta completed several improvements, which included a new 15 million gallon per day (MGD) water treatment facility, new wells, storage tanks, and pumping facilities. The new facility, located on Guest Road, provides 100% of the city's water supply. The plant at maximum capacity provides 15 MGD. The City is permitted for an annual average of 11.8 MGD although the actual annual average pumping rate for 2004 was 8.4 MGD.

Existing facilities include eight (8) active well sites located in Freedom Park off of Guest Road, all of which tap the principal Floridan aquifer, a porous water-laden limestone rock that underlies much of the Coastal Plain Area. The eight wells each have a design capacity of 1,500 gallons per minute (GPM) and each have a yield of between 1,500 GPM and 1,850 GPM depending upon the number of wells pumping at a specific time. (The output changes as additional wells are started and change the pressure against the pumps.)

The Valdosta water distribution system, capable of pumping greater than 15 million gallons of water per day, has a total water storage capacity of 3.4 million gallons. A synopsis of storage capacity is presented in Table E-1 and locations of the facilities are illustrated on Map E-6

TABLE E-1: VALDOSTA TREATED WATER STORAGE CAPACITIES

Facility	Capacity (gallons)
Mathis Auditorium tank (Scheduled for replacement in 2005/2006)	100,000
Valdosta High School tank	500,000
Gornto Road at Valdosta Mall tank	1,000,000
East Savannah Avenue at Briggs Street tank	500,000
East Savannah Avenue and Fry Street tank	300,000
Ground storage at water treatment plant	3,000,000
TOTAL	5,400,000

Source: City of Valdosta Water and Sewer Director, 2005

Table E-2 depicts the water demands for Valdosta over a 10-year period. Demand rates show a relative increase.

TABLE E-2: VALDOSTA HISTORICAL WATER DEMAND

Year	Average Daily Demand (gallons)
1995	7,606,000
1996	8,111,000
1997	7,790,000
1998	8,170,000
1999	8,038,000
2000	7,778,000
2001	7,476,000
2002	8,195,000
2003	8,351,000
2004	8,385,000

Source: City of Valdosta Water and Sewer Director, 2005

During 2003, 2004, and 2005, the City of Valdosta replaced more than 29 miles of undersized, sub-standard water mains throughout the distribution system to minimize leaks, improve customer’s water quality and improve flow and fire protection capability throughout the system.

The City awarded a contract in 2004 to modernize the Guest Road Water Treatment Plan and to increase the capacity from 15 MGD to 22.5 MGD and to add 1.5 million gallons of storage at the plant. Pumping capacity will be increased to greater than 22.5 MGD. During 2005 and 2006, additional transmission mains will be constructed to deliver water from the plant to the City’s distribution system and an additional, elevated storage of 1 million gallons is planned for construction in the southern portion of the City.

Water Assessment:

- The Guest Road Water Treatment Plant has restored an acceptable quality of water to the City of Valdosta. In addition, it has added infrastructure for the supply of water to new development areas and increased water pressure to areas lacking adequate pressure. The Guest Road Facility, when expansion is completed in 2007, will be suitable for the next 25 years.
- An additional site is necessary to accommodate additional wells needed to supply the water for the expanded plant capacity.
- In 1999, the City adopted a water/sewer Master Plan that outline the need for additional water plant capacity, additional water transmission mains to deliver water to the City as well as to new service areas for growth of the City.

The added storage tank at the Guest Road facility will increase capacity by 1.5 million gallons and the elevated tank addition will increase storage by 1 million gallons.

B. SEWERAGE SYSTEM AND WASTEWATER TREATMENT

The City of Valdosta's public sewer system currently serves over 16,700 customers, the vast majority of whom are located within the City's corporate limits. It is estimated that over 98% of the households within the corporate limits are served by the public sewer system. The city's sewer collection system consists of collector lines as small as six (6) inches, up to large interceptor lines

ranging between 21 and 54 inches, which take the effluent to the City's two wastewater treatment plants. A system schematic of Valdosta's extensive collection system is presented on Map E-6

The City of Valdosta maintains two sewer treatment facilities: one treatment plant on Mud Creek serving eastern and southern Valdosta and one on the Withlacoochee River west of the City serving north and west Valdosta and Remerton. Both treatment facility capacity designs underwent expansions in the mid-1980's. The expansion increased capacities at the Mud Creek plant 1.5 times, and doubled the capacity of the Withlacoochee plant in conjunction with the closing of a third then-existing Sugar Creek treatment plant. Table E-3 details the existing Withlacoochee River Wastewater Treatment Plant (WTP).

The water/sewer Master Plan adopted in 1999 also outlines the need for expansion of the Mud Creek Wastewater Treatment Plan, refurbishing the Withlacoochee River Wastewater Treatment Plant and the addition of a plant or systems to collect and treat wastewater to be generated by growth in the Cherry Creek drainage basin, a new service area outside of the existing corporate limits on the northwest corner of the City.

TABLE E-3: WITHLACOOCHEE RIVER WASTEWATER TREATMENT PLANT

Customer Base	11,300
Flow Effluent (permitted limits)	12 million gallons per day
Secondary (January - April)	10 million gallons per day
Advanced (June - December)	8 million gallons per day
Treatment	Mechanical grit chambers, nitrification, filtering, aeration, and chlorination
Discharge	Withlacoochee River

Source: Valdosta Water and Sewer Department, 2005

Table E-4 shows current flows and flow projections through 2020. These projections were taken from plant records and from the Water and Sewer Master Plan, 1999 and will be used for design criteria for plant expansion. The primary basis for these figures was population projections for the service area and projected reductions in inflow/infiltration through an extensive sewer rehab program.

TABLE E-4: PROJECTED FLOWS -- WITHLACOOCHEE WASTEWATER TREATMENT PLANT

Year	Projected Average Daily Flow	Average Daily Flow (Hi Month)
1995	4,770,000	9,320,000
2000	5,600,000	8,200,000
2005	7,600,000	10,700,000
2010	10,000,000	13,200,000
2015	13,100,000	17,300,000
2020	17,200,000	22,700,000

Source: Valdosta Water and Sewer Department, 2005 and Water and Sewer Master Plan, 1999

TABLE E-5: MUD CREEK WASTEWATER TREATMENT PLANT

Customer Base	5650
Large users	10

Flow Effluent (permitted limits)	3.2 million gallons per day
Treatment	Mechanical grit chambers, clarifiers, nitrification, filtering, aeration, steeling, and chlorination
Discharge	Mud Creek

Source: Valdosta Water and Sewer Department, 2005

Table E-6 shows flow projections through 2020. These projections indicate current average daily and average High Month flows.

TABLE E-6: PROJECTED FLOWS -- MUD CREEK WASTEWATER TREATMENT PLANT

Year	Average Daily Flow	Average Daily Flow (Hi Month)
2000 (Actual)	1,630,000	1,986,000
2005 (Actual)	2,900,000	3,900,000
2010	4,189,000	5,278,000
2015	4,150,000	6,489,000
2020	6,337,000	7,784,000

Source: Valdosta Water and Sewer Department, 2005, Water & Sewer Master Plan, 1999

TABLE E-7: PROJECTED FLOWS --CHERRY CREEK WASTEWATER TREATMENT PLANT

Year	Average Daily Flow
2000	200,000
2005	575,000
2010	1,136,000
2015	2,238,000
2020	2,843,000

Source: Valdosta Water and Sewer Department, 2005

Sewer Assessment:

- The Withlacoochee Wastewater Treatment Plant operates within its permitted effluent limits. Its capacity of 8 MGD advanced treatment and 12 MGD secondary treatment will be ample for half the 20-year planning period but must be refurbished due to age of the equipment and expanded to take care of the additional flow in the last half of the planning period. This refurbishing includes replacement of major pumps and aeration and equipment systems, upgrading control and communications systems and replacement of existing stand-by power generation equipment.
- The Mud Creek Wastewater Treatment Plant operates within its permitted effluent limits. Its capacity of 3.22 MGD is ample to provide for its current service, but treatment capacity expansion will be necessary in the next three years.
- In order to effectively handle increased water treatment pressures, the Mud Creek Wastewater Treatment Plant needs to be expanded to a capacity of 8 MGD within the next three years. The City has already completed the Stormwater/Watershed assessment and is preparing to hire a consultant to prepare an Environmental Information Document necessary for obtaining additional discharge permits and to prepare plans for expansion of the facility. Planning for the

expansion will include a determination of the feasibility of pumping wastewater generated in the Cherry Creek area for treatment at the Mud Creek facility with discharge to the Mud Creek/Alapaha River drainage basin.

- If transfer to the Mud Creek facility is not feasible, a lesser expansion will be needed at Mud Creek and a new facility must be constructed in the Cherry Creek Area with discharge into the Withlacoochee River.

C. FIRE PROTECTION

The Valdosta Fire Department functions as a public safety entity for the customers of the City of Valdosta. The Valdosta Fire Department provides full-time, paid, professional fire protection and educational services for the City of Valdosta. This has helped the city earn a Class 2 Rating by the Insurance Services Organization resulting in very low homeowner insurance premiums for city residents.

The department operates seven fire stations, equipped with a total of 13 fire trucks, nine pumper trucks, two ladder trucks, one rescue truck, and one airport crash/rescue truck. Areas of service provided include Fire Suppression, Fire Safety Education and Prevention, Code Enforcement, Hazardous Materials Mitigation, Confined Space Rescue, and First Responders. The department has 96 nationally- and state-certified (NPQ) level 1 firefighters, and all certified members are trained to the highest level of hazardous material response and handling offered by the State of Georgia Fire Academy. The Fire Department's response area covers approximately 53,000 citizens and as many as 500,000 residents of South Georgia and North Florida who utilize Valdosta as a hub for business, culture, education, leisure, and retail. The Valdosta Fire Department responds to over 2,000 fire and rescue calls each year and conducts Public Fire Safety Education classes to thousands of students.

The department participates in numerous fire awareness activities including door-to-door campaigns advising residents of the importance of having a working smoke detector, fire safety education tours and programs, both in and out of station, and participating with the school system in the Partnership in Education program. The department also conducts plan reviews and inspections on buildings and structures for compliance with Life Safety and Fire Prevention Codes, performs fire safety and educational classes for all members of the community, and coordinates the Jr. Fire Marshals, Learn Not to Burn, and the Fire Safety House programs through the city and county schools (both public and private) for children ages preschool through 8th grade.

Map E-7 depicts the Valdosta Fire Protection districts and a 5-mile service area. All properties in the City are within five miles of a fire station. The City of Valdosta just recently opened a newly constructed headquarters building at the corner of Savannah Avenue and Oak Street. This facility contains state of the art equipment, sleeping facilities, and offices.

D. PUBLIC SAFETY

The Valdosta Police Department (VPD) Headquarters is located at 500 N. Toombs Street and was originally constructed in 1958. Although this building was renovated in 1997, the VPD has outgrown the space and is planning on expanding to the City-owned McCranie Building located on N. Ashley Street. A 1-2 year renovation of the new building will be required but upon completion, the VPD Crime Lab and Training Division will move to the new location. The records, patrol, investigations, and professional standards departments will all remain at the existing headquarters.

The VPD provides a variety of community services including a full service traffic unit; investigations of property and personal crimes, gang activity, drug and alcohol related events, domestic violence, and family service events. The Department hosts a Citizen Police Academy twice a year and maintains a strong school presence through 6 school resource officers and DARE programs in all City and private schools. The VPD contracts out with the Lowndes County Sheriff's Department for jail services.

The VPD has its own in-house training program and receives accreditation through the Commission on Accreditation for Law Enforcement Agencies (CALEA) and the Georgia Association of Chiefs of Police.

The Valdosta Police Department has outgrown its current headquarters and is planning on expanding to the City-owned McCranie Building located on N. Ashley Street. A 1-2 year renovation of the new building will be required. Upon completion, the VPD Crime Lab and Training Division will move to the new location. The records, patrol, investigations, and professional standards departments will all remain at the existing headquarters.

The VPD may require additional personnel due to pending annexation of 90 unincorporated islands and the related population increase (approximately 2700 residents).

E. PARKS AND RECREATION

The Valdosta-Lowndes County Recreation, Parks and Community Affairs department is jointly funded through the Lowndes County Board of Commissioners and the City of Valdosta. It is the goal of this department to provide quality recreation and parks, and to advance environmental conservation, which promotes the highest quality of life for the entire community. A variety of neighborhood parks and major park facilities are located throughout the County (See Map E-8). Additionally, the Department offers a variety of programs for youth, adults, and senior citizens and includes services such as therapeutics, tennis, after school programs, a public pool facility, and a Showmobile available for rent.

The Department also operates the Valdosta Tree Commission and the houses the Valdosta Arborist who works in conjunction with the commission in planning, maintaining, and protecting trees along streets, in parks, and on other private property as well as enforces the city's landscape ordinance in conjunction with the Inspections Department. Programs offered under the Tree Commission include the Arboreal Awards memorial/honorary tree planting program, Arbor Day Tree Planting, educational programs, Adopt-A-Park, and the Christmas Tree Recycling Program.

The Department also operates and maintains Mathis City Auditorium, which includes a 1,200-seat auditorium and a 5,000 square foot multi-purpose room. The auditorium offers a state-of-the-art sound system and an upgraded lighting system throughout the entire building. The multi-purpose room, which is available for rental, is equipped with theme lighting, lowered ceilings, and a kitchen. Tables and chairs are included in the rental agreement.

F. STORMWATER MANAGEMENT

In accordance with the Phase II permit requirements of the National Pollutant Discharge Elimination System (NPDES), the City of Valdosta has committed to complying with several different aspects of stormwater management. These include numerous Best Management Practices (BMPs), notifications, and regular inspections. Additionally, the City must complete various public education and outreach efforts. The City will also detect and eliminate illicit

discharge and implement the stormwater master plan for construction of major water carrying system improvements.

The City of Valdosta is in the process of establishing a stormwater utility fee to fund the various requirements of its NPDES Phase II permit. A Stormwater Advisory Committee has been established to recommend an appropriate level of service and associated fee for future stormwater management efforts. Establishment of this fee will ensure a steady revenue fund for education and monitoring requirements resulting in more efficient stormwater management.

G. SOLID WASTE MANAGEMENT

The Valdosta Public Works Department is responsible for the daily operation of sanitation services, including landfill operations, repair and maintenance of city vehicles and equipment, and the maintaining of the city's rights of way. This division services over 13,000 residential customers, providing once-a-week collection of garbage, yard waste, and recycling. Solid waste collection is also available for small commercial businesses.

The City participates in the Deep South Solid Waste Authority, which provides an effective form of solid waste management. See Countywide Facilities below for more information on the Deep South Authority. Additionally, the Greater Lowndes Solid Waste Management Plan will be updated by October 2006.

CITY OF HAHIRA:

General facilities and services for the City of Hahira are depicted on Map E-9.

A. WATER SUPPLY AND TREATMENT

The City of Hahira maintains a water supply and distribution system for its incorporated area. Table E-8 details the existing system; locations of distribution lines are mapped on Map E-10.

TABLE E-8: HAHIRA WATER SYSTEM INVENTORY

Customer Base:	Residential	875 hookups
	Mid-Size Users	12 hookups
	Large Users	3 hookups
Flow:	Total Capacity	600,000 gallons per day (GPD)
	Pumped Per Day	245,000 gallons per day (approx)
Wells and Support Facilities:	Well # 1	1,075 gallons per minute
	Well # 2	430 gallons per minute
	Distribution Lines	45,000 linear feet cast iron (6", 4") PVC??
	Clarification and Disinfection	chlorine; injected at wellheads
	Fluoridation	injected at wellheads
Storage	Tank 1	250,000-gallon elevated tank
	Tank 2	150,000 – gallon elevated tank
	Tank 3	75,000 – gallon elevated tank
Water Quality	Good	

Source: Hahira Public Works, 2005

Hahira Water and Sewer Improvements

In 1991, the City of Hahira completed major improvements to the public water and sewer system. These improvements included the replacement of old and corroded pipe and increased water pressure for consumer use and firefighting needs. The sewer system improvements primarily converted the treatment system from discharging to surface water to a land application system. In addition, through rehabilitation and replacement, sewer inflow and infiltration was reduced by 90%. The improvements also provided infrastructure to meet the needs of the growing community.

Water and Sewer Assessment:

There is an immediate demand within this community for increased water/sewer capacities. Due to rapid growth and development, the City of Hahira has utilized the majority of available water/sewer taps. Limited funding is a severe hindrance in upgrading the existing system and bringing it in alignment with the current needs, not to mention expanding the system for future growth. Thus, the City needs to seriously focus on regulating the number of new developments until this vital infrastructure is upgraded and repaired.

B. FIRE PROTECTION

The Hahira Fire Department is staffed by one (1) full-time chief who is on call 24-hours a day, one part-time employee, and 18 volunteer firefighters. The volunteers are compensated for their monthly drills. The city utilizes the countywide E-911 center to receive and dispatch all calls.

The City recently opened a new 3,965-square foot fire station at Owens and Main Street. (See Map E-9) The City of Hahira's current fire protection rating (effective May 1, 2005) according to the Insurance Services Office (ISO) is Class 4. The city received this improved score (formerly a Class 8) following the upgrading of equipment, additional training, revise procedures, and the completion of water/sewer improvements including additional storage, placement of hydrants and increased pressure.

C. PUBLIC SAFETY

The Hahira Police Department is staffed by seven (7) full-time certified police officers, and maintains a fleet of six (6) vehicles available to serve the city's current population of 1,762. The police department has written policies and procedures for dealing with use of deadly force and high-speed pursuit. The City no longer operates its own jail and instead uses the county detention facilities. Due to the growing population of the city and the need for increased public safety manpower, the City's police department is in need of expansion.

D. PARKS AND RECREATION

The City of Hahira does not have a formal parks and recreation department. The following table identifies existing park and recreation facilities within the city limits. See Map E-11

TABLE E-9: HAHIRA PARK AND RECREATION FACILITIES

Facility	Location	Features	Size
Smith Park	Barfield and Coleman	Playground Picnic area Gazebo	1-acre
Boone Triangle	Lawson and Stanfill	Playground Picnic Area	.25-acre
Webb Miller Park	Blakely Street	Basketball Baseball/Softball Fields Covered picnic area Playground	4- acres
Citizens Park	Georgia Hwy 122	Playground Picnic Area	.5-acres
Lawson Park		Open area	1-acre

Based on a 1995 National Recreation and Parks Association (NRPA) publication, "A park system, at a minimum, should be composed of a 'core' system of parklands with a total of 6.25 to 10.5 acres of developed open space per 1,000 persons. Based on Hahira's 2004 population (1,762), it should provide a minimum of 11-acres of parkland. Based on the City's projected 2030 population (2,604), it should have a minimum of 16.3-acres of parkland. The City currently has 6.75-acres of park space.

The City of Hahira should enact policies to address the need for park and recreation space and the proximity of those spaces to residential neighborhoods. The City has a benefit in that there

is still a substantial amount of land available for this use. Possible funding opportunities exist to help the city provide these much needed facilities.

E. STORMWATER MANAGEMENT

At this point, the City of Hahira has no formal system of stormwater management. The city should look to immediate implementation of a management program including incorporation of Best Management Practices. The City of Valdosta and Lowndes County could both serve as guides for this process.

F. SOLID WASTE MANAGEMENT

Hahira collects household garbage and waste materials once weekly at curbside. The pickup service is provided through the use of one (1) loader/compactor truck. The Hahira Sanitation Department services about 950 customers.

The City is also a member of the Deep South Solid Waste Authority. See Countywide Facilities below (Section VIII) for more information.

CITY OF LAKE PARK:

General facilities and services for the City of Lake Park are depicted on Map E-9.

A. WATER SUPPLY AND TREATMENT

The City of Lake Park maintains a water supply and distribution system for its incorporated area. (See Map E-10)

TABLE E-10: LAKE PARK WATER SYSTEM INVENTORY

Customer Base:	Residential	227 hookups
	Commercial Users	25 hookups
	Large Users	2 hookups
Flow:	Total Capacity	200,000 gallons per day (GPD)
	Pumped Per Day	51,000 gallons per day
Wells and Support Facilities:	Clarification and Disinfection	Chlorine; injected at wellhead
	Storage	100,000-gallon elevated tank
	Water Quality	Good

Source: Lake Park City Clerk, 2005

Lake Park has a Master Plan for expansion of its water distribution system. However, due to lack of funding, there is no scheduled implementation date. An agreement exists between Lake Park and Lowndes County, which allows the City of Lake Park to purchase or sell metered water to Lowndes County.

The City does not have any type of sewer system. All development within the City of Lake Park is currently on septic tanks or receives Lowndes County Sewer.

The City of Lake Park lies within the groundwater recharge area. The impacts on the aquifer of having septic tanks and absorption fields within these recharge areas may prove to be severe enough that conversions to central sewerage collection systems will be required. In this case, Lake Park would be obligated to provide its own sewage treatment system or, through negotiation with the Lowndes County Board of Commissioners, utilize the Lowndes County regional system.

B. FIRE PROTECTION

A 10-member volunteer force operates the Lake Park Fire Department. The department operates two vehicles: 2000 International Fire truck, which it leases and a 1972 American LaFrance, which it owns. Both vehicles are tankers in the event that control water is not available from the Lake Park water system. The City also maintains a 1986 International School Bus for support services. The Twin Lakes Volunteer Fire Department is available to support Lake Park's firefighting efforts. Lake Park's Insurance Service Office (ISO) rating is Class 8.

C. PUBLIC SAFETY

The Lake Park Police Department has one (1) full-time chief and one (1) full-time officer, and a part-time school crossing guard. The headquarters is located in the Lake Park City Hall, 120 North Essa Street. The Department operates two patrol vehicles to cover the 1.370 square miles of

Lake Park and its 543 residents. The City operates no detention facilities and all detainees are housed at the Lowndes County Jail.

D. PARKS AND RECREATION

The City of Lake Park has no formal Parks and Recreation Department and does not currently maintain any parks or recreation facilities. Based on a 1995 National Recreation and Parks Association publication, "A park system, at a minimum, should be composed of a 'core' system of parklands with a total of 6.25 to 10.5 acres of developed open space per 1,000 persons. Based on Lake Park's 2004 population (554), it should provide a minimum of 3.5-acres of parkland. Based on the City's projected 2030 population (591), it should have a minimum of 3.7-acres of parkland.

The City of Lake Park should look to enacting policies to address the need for park and recreation space. The City has a benefit in that there is still a substantial amount of land available for this use and a majority of the population is in close proximity.

E. STORMWATER MANAGEMENT

The City of Lake Park has no formal stormwater management system but should look at implementing an educational campaign.

F. SOLID WASTE MANAGEMENT

The city collects garbage 2 times per week and utilizes the Onyx landfill. The City is also a member of the Deep South Solid Waste Authority. See Countywide Facilities below (Section VIII) for more information.

CITY OF DASHER:

General facilities and services for the City of Dasher are depicted on Map E-12.

- The City of Dasher does not provide any public water or sewer services. All properties are developed on individual wells/community water systems and individual septic tanks. Due to its location in the Groundwater Recharge Area, the City should examine the feasibility of connecting to future expansions of the Lowndes County regional sewer system.
- The City of Dasher receives fire and police protection from Lowndes County.
- The City does not have any stormwater management program and contracts with Onyx for solid waste collection. The City is also a member of the Deep South Solid Waste Authority. See Countywide Facilities below (Section VIII) for more information.
- The City of Dasher has no formal Parks and Recreation Department. Adjacent to the City Hall is a walking track, which was installed in 2001 and is maintained by the City. Based on a 1995 National Recreation and Parks Association publication, "A park system, at a minimum, should be composed of a 'core' system of parklands with a total of 6.25 to 10.5 acres of developed open space per 1,000 persons. Based on Dasher's 2004 population (829), it should provide a minimum of 5.2-acres of parkland. Based on the City's projected 2030 population (859), it should have a minimum of 5.4-acres of parkland. The City of Dasher should look to enacting policies to address the need for formal park and recreation spaces. The City has a benefit in that there is still a substantial amount of land available for this use.

CITY OF REMERTON:

General facilities and services for the City of Remerton are depicted on Map E-12.

A. WATER SUPPLY AND TREATMENT

The City of Remerton maintains a water supply and distribution system, which serves the majority of citizens in the City's corporate limits. (See Map E-13) Table E-11 provides a synopsis of the existing system that was originally built in 1980. The plant has a capacity of 1650 gallons per minute. A limited number of Remerton businesses that acquired service prior to 1979 are served by the Valdosta water system.

In 2000, the City built the existing 200,000-gallon above ground storage tank.

TABLE E-11: REMERTON WATER SYSTEM INVENTORY

Customer Base:	Residential	560 hookups
	Large Users	1 hookup
Flow:	Total Capacity	500,000 gallons per day (GPD)
	Pumped Per Day	40,000 gallons per day (approx)
Wells and Support Facilities:	Well # 1	500 gallons per minute capacity
	Well # 2	1,000 gallons per minute capacity
	Clarification and Disinfection	Chlorine; injected at wellheads
	Storage	200,000-gallon above ground tank
	Water Quality	Good

Source: Remerton City Manager 2005.

B. SEWERAGE SYSTEM AND WASTEWATER TREATMENT

The City of Remerton operates a wastewater collection system, which serves the majority of the City's corporate limits. (See Map E-13). The City of Remerton has executed an intergovernmental service agreement with the City of Valdosta to receive wastewater treatment through the City's Withlacoochee Wastewater Treatment Facility. Flow into the Valdosta system is monitored by a uniquely designed gravity flow meter. The contract calls for a maximum effluent of 150,000 gallons per day from the City of Remerton collection system.

The City does have an unresolved issue of storm water infiltration into the municipal sewer system, which it plans to address in the near future.

C. FIRE PROTECTION

The City of Remerton Fire Department consists of 10 volunteer firefighters, including 2 certified volunteers. The Department has a joint-service agreement with the Lowndes County Westside Volunteer Fire Department. In exchange for Remerton's assistance on daytime calls at Westside, the Remerton Department participants in all training programs through Westside. Through Firefighter's Grants, the Remerton Department received a new truck in 2001 and new equipment in 2002. The new truck was added to the City's existing inventory, which includes a 1967 250-

GPM fireknocker provided by the Georgia Forestry Commission. Remerton's Insurance Service Office (ISO) fire rating is a Class 7. The City desires to obtain a rating of 3 and to this end, is planning additional water system improvements including a new pump. The City would also like to acquire a new Class A pumper truck.

D. PUBLIC SAFETY

The City of Remerton Police Department consists of four full-time certified law enforcement officers. A fleet of eight (8) patrol vehicles is used to provide patrol services to the city's 837 citizens. The police department is headquartered adjacent to the Remerton City Hall, on Poplar Street however, the city does not operate any detention facilities so all detainees are transferred to the Lowndes County jail.

Due to the City of Remerton's large number of entertainment venues, it is in a unique situation on weekends. As visitors frequent the entertainment venues, the City's population essentially doubles, thus placing a strain on law enforcement officers. While present manpower meets the current standards for law enforcement officers per population, the City might benefit from an increased number of public safety personnel during peak times.

E. PARKS AND RECREATION

The City of Remerton does not have a formal Parks and Recreation Department and does not currently maintain any parks or recreation facilities. Based on a 1995 National Recreation and Parks Association publication, "A park system, at a minimum, should be composed of a 'core' system of parklands with a total of 6.25 to 10.5 acres of developed open space per 1,000 persons. Based on Remerton's 2004 population (837), it should provide a minimum of 5.4-acres of parkland. Based on the City's projected 2030 population (981), it should have a minimum of 6.4-acres of parkland.

If the City of Remerton does not enact policies immediately to address the need for park space, it will be highly unlikely that any park facilities will develop in the future since all available land in the City is practically built out.

E. STORMWATER MANAGEMENT

The City currently has no formal stormwater management facilities but due to NPDES Phase II permit requirements, will establish a management program in the near future. Implementation of the program should include a citizen education and awareness component and should coordinate with the City of Valdosta.

F. SOLID WASTE MANAGEMENT

Remerton collects residential garbage and waste materials once each week and commercial garbage and waste twice each week at the curbside with one (1) packer collection vehicle. The refuse is then sent to the Onyx (Pecan Row) collection site

The City is also a member of the Deep South Solid Waste Authority. See Countywide Facilities below (Section VIII) for more information.

COUNTYWIDE SERVICES and FACILITIES:

A. HOSPITALS and GENERAL PUBLIC HEALTH

In 1999, the number of physicians in the county per 10,000 persons was 17.4, compared to the state average of 19.3.

South Georgia Medical Center (SGMC)

South Georgia Medical Center is a public, not-for-profit health care organization governed by the Valdosta-Lowndes County Hospital Authority. The Hospital provides in-patient and out-patient services to a 10-county area with its primary service area including Lowndes, Brooks, Berrien, and Lanier counties in Georgia, and Madison County in Florida. Secondary service areas include Colquitt, Clinch and Echols Counties in Georgia and Hamilton and Suwannee Counties in Florida.

The presence of SGMC in the Greater Lowndes Community attracts a large number of health-care related industries. SGMC's campus is located between Patterson and Ashley Streets, south of Pendleton Avenue in close proximity to Valdosta State University. This proximity encourages continued collaboration on health-care related fields.

Smith-Northview Hospital

Formerly located in the City of Hahira, Smith-Northview Hospital relocated to its current location off of North Valdosta Road. This location provides more convenient access to the Greater Lowndes Community.

Lowndes County Health Department

The Lowndes County Health Department, located in the Lowndes County Human Resource Center, 206 South Patterson Street, offers a range of health services, which are grouped into three different categories. *General Health Services* include: Prenatal, Family Planning, High Risk, and Health Check Services. *Health Services for Special Health Needs* includes: Stroke and Heart Attack Prevention; Women, Infants, and Children (WIC); Special Clinics, and Sexually Transmitted Disease (STD) Services. *Services for Healthier Communities* include: Community Health Planning, Home Health Services Care, General Nursing Services, Immunizations, Aging Project, Health Education Services, and Environmental Services.

Greenleaf Center

The Greenleaf Center, located at 2209 Pineview Drive, provides psychiatric and chemical dependency services for adults, adolescents, children and senior. The center maintains a structure outpatient program, inpatient hospitalization, partial hospitalization, free assessment, and a 24-hour helpline.

South Health District Community Mental Health Center

The mission of the center is to prevent and/or reduce the disabling effects of mental illness, mental retardation, alcohol and other drugs. The center's first objective is to provide services to those "most in need," those with long-term disabilities from mental illness, mental retardation and substance abuse.

The following services are offered by the center:

Diagnosis and Assessment	Medical Assessment
Individual Therapy	Nursing Assessment
Family Therapy	Medication/Medication Monitoring
Group Therapy	Crisis Intervention

Department of Family and Children Services (DFCS)

Located at the Human Resource Center, DFCS's mission is to promote and protect the well-being of children, adults, families and the community through a comprehensive and coordinated social services program, and to seek a safe and responsible environment in which the achievement of family and individual goals is possible. A variety of services are offered through the department:

Adoption Services	Recreational Services
Foster Care Program	Services to Expectant Parents
Home Evaluation and Supervision	Aid to Families with Dependent Children
Home Management/Functional Educational Services	
Information and Referral	Transportation
Protective Services for Adults	

NURSING HOMES

In addition to the public health care facilities in the area, there are four nursing homes maintained by Lowndes County Health Services Incorporated. Collectively, the four facilities have 367 beds and an average occupancy rate of 90%. The following is a list of the nursing homes in Greater Lowndes:

Crestwood Nursing Home 415 Pendleton Place Valdosta, Georgia 31601	Heritage House 2501 North Ashley Street Valdosta, Georgia 31601
Holly Hill Nursing Home 413 Pendleton Place Valdosta, Georgia 31601	Lakehaven Nursing Home 410 Northside Drive Valdosta, Georgia 31601

B. LIBRARIES and GENERAL CULTURAL FACILITIES

South Georgia Regional Library System (SGRLS)

The South Georgia Regional Library System operates and maintains 6 libraries throughout Lowndes, Echols, and Lanier Counties. There are four libraries within Lowndes County: A number of programs and services are offered at each location.

Valdosta Lowndes County Library – Main Branch 300 Woodrow Wilson Drive Valdosta, Georgia 31602	Salter Hahira Library 220 East Main Street Hahira, Georgia 31601
Johnston Lakes Library 720 Lakes Boulevard Lake Park, Georgia 31636	McMullen Southside Library 527 Griffin Avenue Valdosta, Georgia 31601

James H. Rainwater Conference Center

The James H. Rainwater Conference Center, formerly known as the Valdosta-Lowndes County Conference Center is located at One Meeting Place and is visible from the I-75 corridor. The first of its kind in the area, this 47,000 square-foot facility overlooks a beautiful cypress pond. The pre-function area and the Exhibit Hall, expand to more than 11,000 feet of exhibit space; both feature custom-designed exposed trusses and ceiling heights that offer a warm and spacious environment. The 4,000 square-foot conference room, seven breakout rooms and two boardrooms offer a multitude of setup options for all meeting needs. Also featured is a 4,000 square-foot covered outdoor exhibit area. This space is ideal for pre-function social hours,

additional exhibitors, or outdoor catered events. Ample on-site parking is available at no charge.

C. PUBLIC SAFETY

Lowndes Correctional Institute (LCI)

Lowndes Correctional Institute (LCI), a Georgia Department of Corrections state prison is located at 3259 Val-Tech Road in unincorporated Lowndes County. LCI is classified as "medium custody" or a level 2 prison facility. The facility was opened in the mid-1950s and has undergone major expansions of structures and operations since that time.

Valdosta State Prison

Valdosta State Prison is located at 3259 Val-Tech Road in the unincorporated portion of Lowndes County. The facility originally opened in February 1989 and is classified as a "close custody" or level 5 prison. The prison serves to protect the public by maintaining custody of close security inmates, while providing academic and vocational education, MH/MR services and specialized counseling programs. The Intensive Therapeutic Program provides military style training to inmate, instilling discipline and teaching inmates to adjust to prison life. The Lowndes Unit maintains custody of medium and minimum-security inmates. The prison consists of nine general population units with 480 beds and seven mental health units with 340 beds. The Intensive Therapeutic Program consists of one unit with 50 beds. The Lowndes Unit contains 316 general population beds. A variety of inside and outside work details are provided by inmates. Additionally, academic, substance abuse, counseling, recreation, and religious programs are available.

EMERGENCY MEDICAL SERVICES

The South Georgia Medical Center Mobile HealthCare Service is operated by South Georgia Medical Center and jointly funded by Lowndes and Echols counties. The service provides advanced life support emergency medical response to the citizens and sojourners of Lowndes and Echols counties. All requests for EMS are received and dispatched by the Lowndes County 911/Emergency Management Center on Madison Highway. In 2004-2005 the Center responded to 9500 medical emergencies, an average of 8000 calls per month. Average response times in Lowndes County is 7.5 minutes.

The headquarters is located at 400 Woodrow Wilson Drive. Substations are located at:

Station 2	520 Griffin Avenue	Valdosta
Station 3	103 Church Street	Hahira
Station 4	731 Country Lane	Lake Park
Station 5	366 Enterprise Drive	Valdosta

There is a fleet of 12 advanced life support ambulances- including one Critical Care Transport Unit. Ambulances are capable of communicating with the 911 Center and to hospitals by radio or cell phone units. Capability exists to fax 12-lead EKG's to SGMC Medical Control from the ambulances.

Staffing includes 30 full-time and 17 part-time paramedics, 1 full-time and 10 part-time EMT's, 3 administrative staff, 2 clerical staff, and a physician medical director.

The Department has two Mass Casualty Disaster Response Trailers to provide for medical services to a wide variety of disaster situations. The department has mutual aid agreements with fire services in the area for medical first response and extrication services, and with

neighboring county EMS departments for back-up services in the event all of our resources are expended.

As future growth continues in northeast Lowndes County, a new sub-station will be needed, probably along the Bemiss Road corridor to better manage response volumes and response times in this area.

Source: Mobile HealthCare Services Director, November 2005.

Lowndes County 911 / Emergency Management Center

The Lowndes County E-911 Center is located at 1515 Madison Highway. The Center provides 911 emergency-call answering and dispatching service for all emergency response services (fire, law enforcement, ambulance) within the Greater Lowndes communities. The Center also coordinates all emergency management planning and response efforts.

The Center is recognized as one of the best in the Southeast United States. To become fully qualified, the Center's dispatchers must successfully complete rigorous local training and a 40-hour dispatcher course at the Georgia Public Safety Training Center, Georgia Criminal Information Center training, and four levels of certification at the Center. This qualification process takes the average dispatcher about one year.

The Center employs the enhanced 911-telephone network, bringing the wireline caller's telephone number, address of the telephone and other useful information to the Center with the emergency call. A modern Computer Aided Dispatch system within the Center helps the dispatcher's process and distributes the Calls-for-Service. Lowndes County is ahead of most of the United States in connecting wireless 911 calls (911 calls from cellular phones) automatically to the Center's 911 system, with cellular handset callback number and location of the cellular tower receiving the call.

As for emergency management, the Center provides program planning and coordination for the community's response to major emergencies and disasters. The Center interfaces with the Georgia Emergency Management Agency and supports the Federal Emergency Management Agency during Presidential disaster declarations. The Center also manages the Lowndes County/Valdosta Public Safety Radio System that serves all local public safety agencies, except Lake Park. The Public Safety Radio System is a state-of-the-art 800 MHz, digital, trunked, voice and data system.

D. EDUCATIONAL FACILITIES

All educational facilities within Greater Lowndes are depicted on Map E-14. These facilities are definite benefits to the economic development of our community by providing jobs, preparing future employees, and attracting regional attention. However, both collective and individual planning is important to ensure each facility is surrounded by appropriate uses, has sufficient infrastructure, and does not cause a negative impact to the surrounding properties. Additional information on the Greater Lowndes educational services is in the following appendix (Intergovernmental Coordination).

Valdosta State University (VSU)

As a leading regional university, VSU is projected to increase to an enrollment of 16,000 by the year 2014. VSU's central location is both a benefit and a challenge as the university begins to expand.

Greater collaboration between the University and the surrounding communities has occurred over the past few years and is encouraged to continue.

Valdosta Technical College (VTC)

Valdosta Technical College's location on the west side of the county, near exit 22 of I-75, allows it ample room for any future expansions without the concerns of negatively impacting its neighbors.

Georgia Military College (GMC)

As a branch community campus for Georgia Military College, the Valdosta campus of GMC associate level education opportunities. The College formerly had a campus located at Moody Air Force Base but is now located near the intersection of Bemiss Road and Ashley Street.

Plans are being developed for the establishment of a new facility at the corner of Mt. Zion Church Road and Bemiss Road. This new facility will provide GMC with much needed room for expansion however, care must be taken in protecting the surrounding residential areas. With the addition of GMC to this area, a positive character has the opportunity to develop.

Valdosta City School System

The City of Valdosta School System provides elementary, middle, and high school education to all children located within the City of Valdosta.

Lowndes County School System

The Lowndes County School System provides elementary, middle, and high school education to all children located within the Cities of Lake Park, Dasher, Hahira, and Remerton and the unincorporated areas of Lowndes County.

Consolidation of the two school systems has been an item of discussion for many years although no formal discussions have occurred between either party. Consolidation would improve overall community planning and more than likely have a positive impact on a variety of community elements including economic development and housing.

APPENDIX F: INTERGOVERNMENTAL COORDINATION

The number of activities, issues and services addressed by local governments to effectively plan for a community's future is immense. Increasing complexity is the fact that the actions of other local governments, governmental entities, and local authorities can have profound impacts on the implementation of a local government's comprehensive plan. A comprehensive review of the existing intergovernmental coordination facilities allows our community to identify weakness in communication and cooperation, which are vital to ensuring quality planning on a regional level.

ADJACENT LOCAL GOVERNMENTS:

Lowndes County is bounded by Brooks County to the west, Cook and Berrien Counties to the north, Lanier County to the northeast, Echols County to the east, and Hamilton County (State of Florida) to the south.

SCHOOL SYSTEMS:

Within the Greater Lowndes community, there are two separate public school systems, a regional university, a technical college, and a two-year college. Specific information about the following school systems is available in Appendix E – Community Facilities and Services.

The Lowndes County Board of Education provides educational opportunities for all students residing in unincorporated Lowndes County and the Cities of Hahira, Lake Park, Dasher, and Remerton. The Valdosta Board of Education serves students residing within the incorporated limits of the City of Valdosta.

Valdosta State University (VSU) is a regional university located in the core of Lowndes County. The anticipated population increase of VSU is sure to have an impact on the surrounding residential neighborhoods, general traffic circulation in the area, and the demand for commercial/retail/housing resources. Valdosta Technical College and Georgia Military College provide students with opportunities to earn their Associate's Degree. Valdosta Tech also offers numerous continuing education classes for the community.

Increased communication and collaboration between these entities would aid in addressing area work force and economic development issues.

INDEPENDENT AUTHORITIES and DISTRICTS:

Deep South Regional Solid Waste Authority:

Lowndes, Lanier, and Berrien counties and their municipalities are member governments of the Deep South Solid Waste Authority. The Authority was originally established in 1996 to investigate the feasibility of forming a regional solid waste management system. Following several years of discussion and analysis, it was determined that, at the time, a regional system managed by the local governments was not economically feasible. The member governments then entered into a 50-year contract with Onyx Waste Management Company. This contract provides each government with solid waste services at highly competitive rates.

By 2007, the Authority will establish a grant program to provide financial assistance in areas of solid waste management, collection, and recycling to each of the member governments. This program will encourage and aid in increased planning and collaboration of solid waste.

DEVELOPMENT AUTHORITIES:

Valdosta-Lowndes County Industrial Authority:

The Authority operates and maintains 6 industrial parks throughout the Greater Lowndes Community. These parks are located both within the City of Valdosta jurisdiction and the unincorporated county.

Central Valdosta Downtown Development Authority (CVDA):

The CVDA works to attract economic development within the Downtown Development District.

SERVICE DELIVERY STRATEGY:

As required by House Bill 489, Lowndes County and the Cities of Valdosta, Hahira, Lake Park, Dasher, and Remerton have a joint service delivery agreement. The document was originally adopted in 1999 and will be amended by October 2006. The following figure depicts the services provided for by the current Service Delivery Strategy.

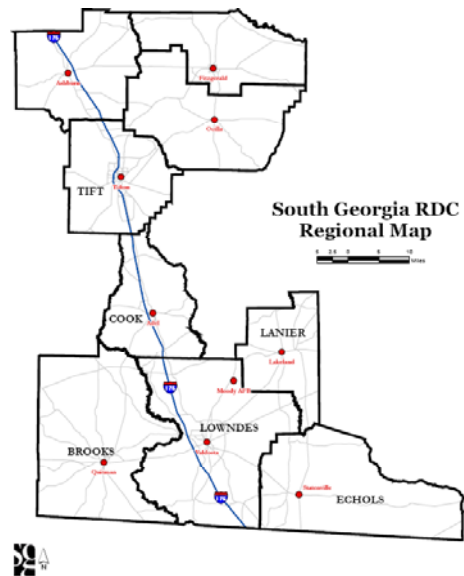
SERVICE & FUNDING SOURCE:			
Countywide	Joint Valdosta / Lowndes County	Individual Government	Authority
Animal Control	Building Inspection	Business Licensing	Airport
Board of Elections	Keep America Beautiful	Cemetery	Hospital
Code Enforcement	Planning	Data Processing	Industrial (Local)
Coroner	Recreation	Fire Prevention & Protection	Industrial (Regional)
Courts	Recycling	Mosquito Control	Main Street
E-911	Zoning	Municipal Courts	Tourism & Conference Center
Emergency Management		Police	
Emergency Medical Services		Public Housing	
Jail		Road Construction	
Lowndes Drug Action Council		Road Maintenance	
Sheriff		Sewer	
South GA Regional Library		Solid Waste Collection	
Tax Assessor		Solid Waste Disposal	
		Street Lighting	
		Water	

Source: Lowndes County Joint Service Delivery Strategy adopted 1999

PLANNING PROGRAMS and ACTIVITIES:

South Georgia Regional Development Center (SGRDC): Lowndes County and its municipalities are members of the South Georgia Regional Development Center (SGRDC), which serves 9 counties and 22 municipalities. All counties bordering Lowndes County, with the exception of Berrien, are members of the SGRDC. (See Figure 1) As a regional planning and advisory organization to the South Georgia Region, the SGRDC strives to improve cross-jurisdictional communication and coordination. To this affect, and as required by State law, in 1997 the SGRDC adopted a Regional Comprehensive Plan encouraging inter-jurisdictional, long term planning among the South Georgia Region. This plan was recently updated in 2004 and is not scheduled for update or revision again until 2014. However, the associated Regional Short Term Work Program is updated on annual basis.

Figure 1: SGRDC Region



Greater Lowndes Planning Commission:

Recognizing the need for quality growth and planning, Lowndes County and the Cities of Valdosta, Hahira, Lake Park, and Dasher jointly formed the Greater Lowndes Planning Commission (GLPC). The GLPC consists of ten appointed individuals who collectively form recommendations on land use and text amendment cases. The Planning Commission is charged with ensuring implementation of the Greater Lowndes Comprehensive Plan and serves as the host agency for the required 10-year updates.

The City of Remerton has recently expressed interest in joining the GLPC. Although the City is mostly built-out, their participation in joint planning efforts will bolster current efforts towards cross-jurisdictional planning. The City of Remerton will join the GLPC in a provisional member status from 2006-2007. The City will then be reviewed for regular membership on the GLPC.

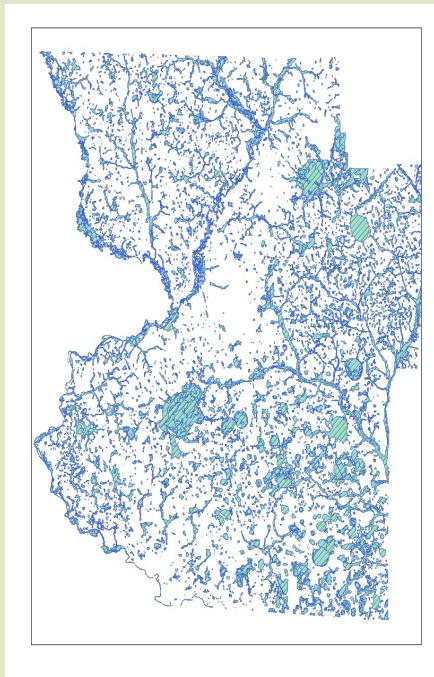
Partnership for Metropolitan Development (PMD):

Now disbanded, the PMD was originally established in 2003 following Valdosta-Lowndes County's designation as a Metropolitan Statistical Area. The group consisted of over 35 members representing a variety of community organizations including Chambers of Commerce, hospitals, major businesses, and school systems. A 10-member executive committee established policies for the organization and determined what projects the numerous task forces focused on. The goal of the PMD was to increase the level of communication occurring between the large number of Greater Lowndes governments, businesses, and community organizations. Reestablishment of the PMD following the comprehensive planning process would aid in ensuring identified projects are completed and cross organizational and jurisdictional communication is improved.

Valdosta-Lowndes County Metropolitan Planning Organization (MPO):

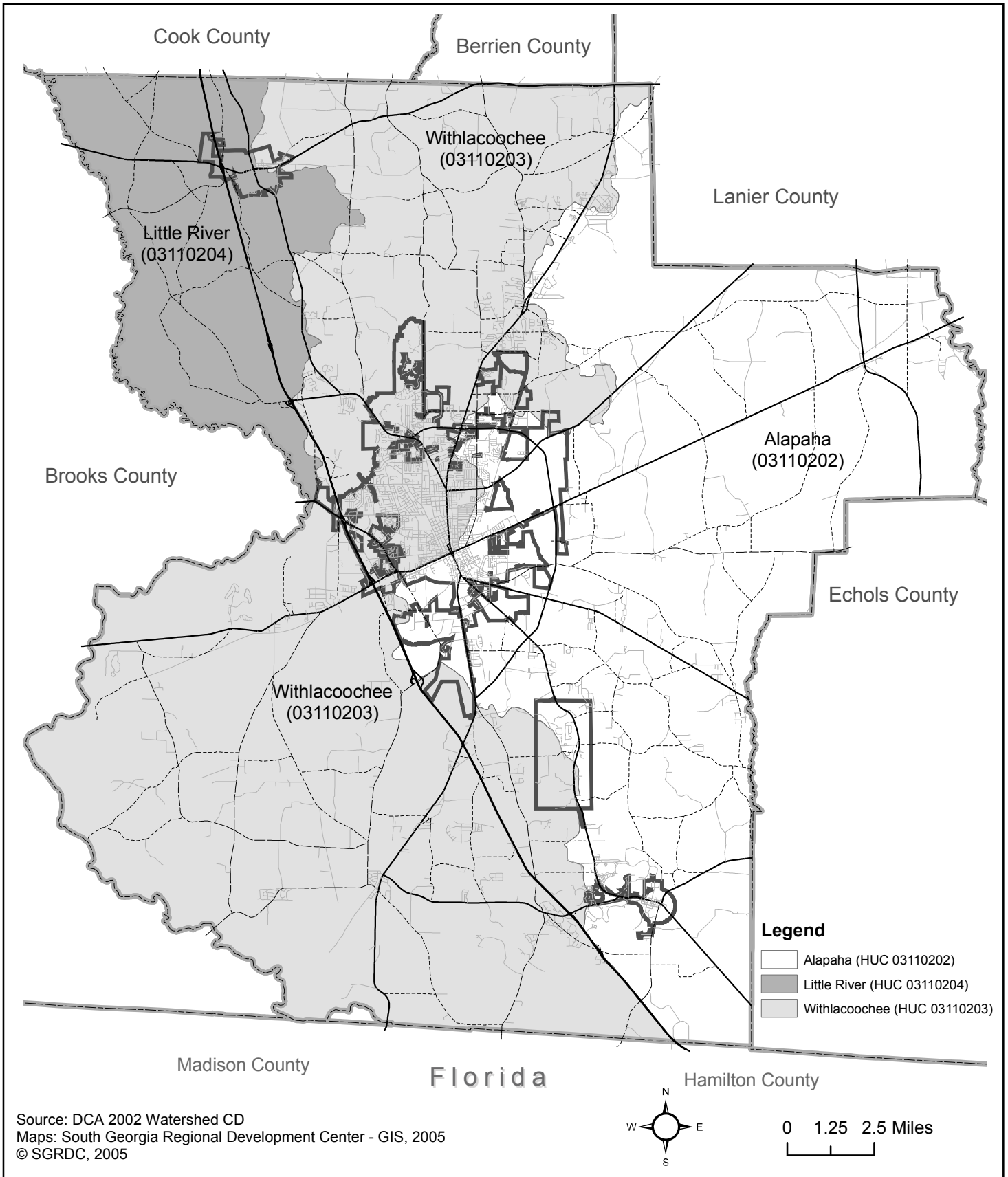
As required by the Federal Department of Transportation, the local Metropolitan Planning Organization (MPO) was established in 2004 when Valdosta-Lowndes County received Metropolitan Status. The MPO has developed a Long Range Transportation Plan to address planning issues for the 4-county Metropolitan Statistical Area (MSA). The MPO is charged with reviewing all major traffic improvement plans for the Greater Lowndes area (see Appendix G — Transportation Systems for more information regarding the MPO).

Greater Lowndes 2030
Supplemental Maps



SUPPLEMENTAL MAPS

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GREATER LOWNDES GENERALIZED WETLANDS	MAP D-3
GREATER LOWNDES GROUNDWATER RECHARGE AREAS	MAP D-4
GREATER LOWNDES PROTECTED RIVER CORRIDORS	MAP D-5
LOWNDES COUNTY FLOOD INSURANCE RATE MAP (FIRM)	MAP D-6
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GREATER LOWNDES 2000 IMPAIRED STREAM SEGMENTS	MAP D-8
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GREATER LOWNDES GENERALIZED SOIL ASSOCIATIONS	MAP D-10
GREATER LOWNDES SOIL DRAINAGE TYPES	MAP D-11
GREATER LOWNDES LAND CAPABILITY—CULTIVATED CROPS	MAP D-12
GREATER LOWNDES LAND CAPABILTIY—FORESTRY	MAP D-13
GREATER LOWNDES LAND CAPABILITY—URBAN	MAP D-14
GREATER LOWNDES LAND CAPABILITY—SEPTIC TANKS	MAP D-15
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HAHIRA AND LAKE PARK HISTORIC RESOURCES	MAP D-19
LOWNDES COUNTY HISTORICAL CHURCHES & SCHOOLS	MAP D-20
VALDOSTA HISTORICAL CHURCHES & SCHOOLS	MAP D-20A
LOWNDES COUNTY HISTORIC TRANSPORTATION ROUTES	MAP D-21
LOWNDES COUNTY CEMETERIES	MAP D-22
LOWNDES COUNTY FACILITIES AND SERVICES	MAP E-1
LOWNDES COUNTY WATER/SEWER SYSTEM	MAP E-2
LOWNDES COUNTY FIRE PROTECTION DISTRICTS	MAP E-3
LOWNDES COUNTY PARKS & RECREATIONAL FACILITIES	MAP E-4
VALDOSTA FACILITIES AND SERVICES	MAP E-5
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LOWNDES COUNTY STREET & ROAD CLASSIFICATION	MAP G-1
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LOWNDES COUNTY BICYCLE & PEDESTRIAN FACILITIES	MAP G-3
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HAHIRA & LAKE PARK BICYCLE & PEDESTRIAN FACILITIES	MAP G-5
REMERTON BICYCLE & PEDESTRIAN FACILITIES	MAP G-6
LOWNDES COUNTY TRAFFIC VOLUMES	MAP G-7
VALDOSTA TRAFFIC VOLUMES	MAP G-8

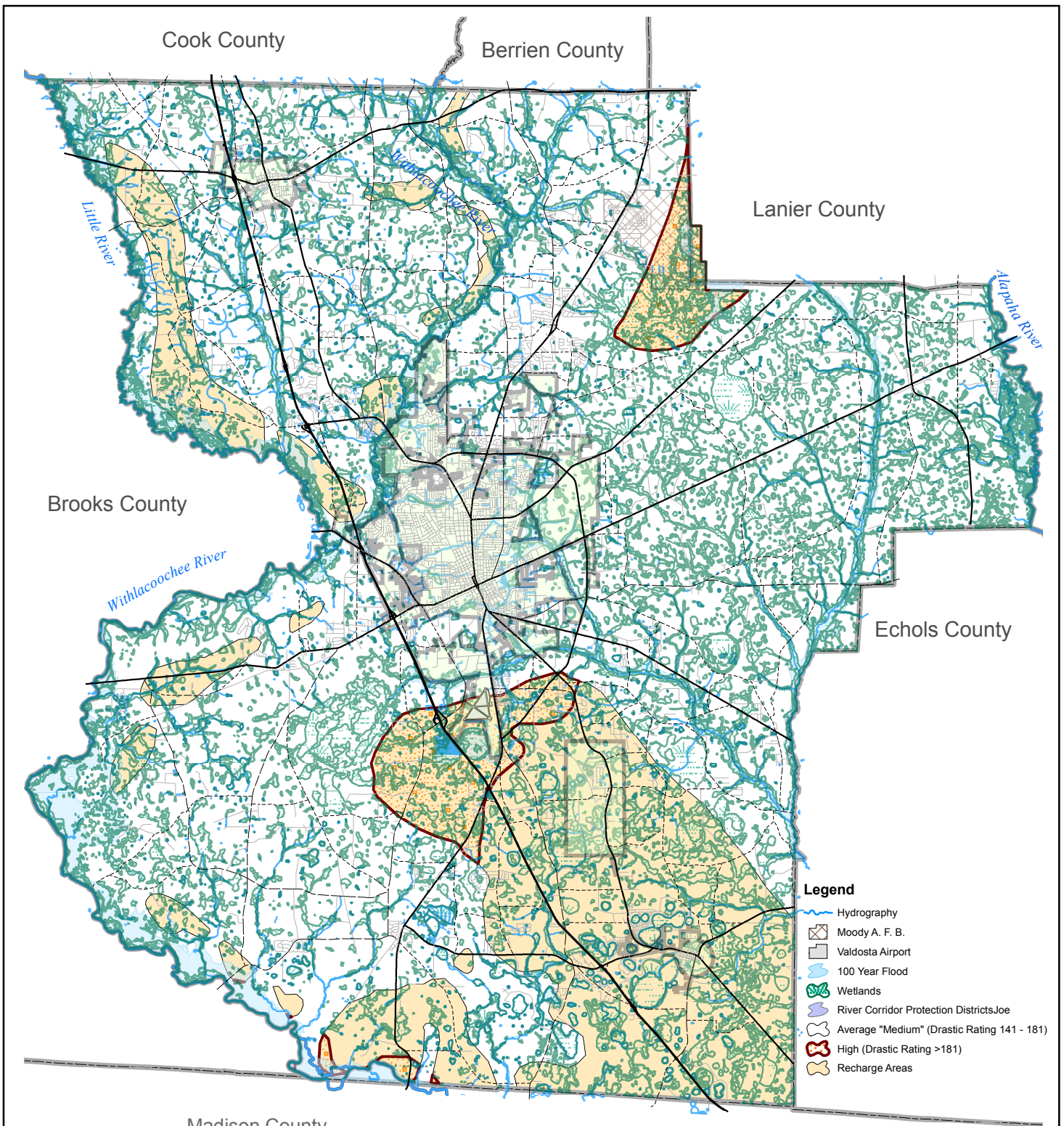


Source: DCA 2002 Watershed CD
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



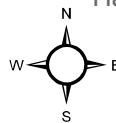
MAP D-1 GREATER LOWNDES COUNTY SUB-WATERSHEDS





Source: Wetlands - U.S. Fish & Wildlife Service; Protected River Corridors - USGS; Recharge Areas - Georgia Geologic Survey, Hydrologic Atlas 18, 1989; 100 Yr Flood - FEMA
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005

Florida

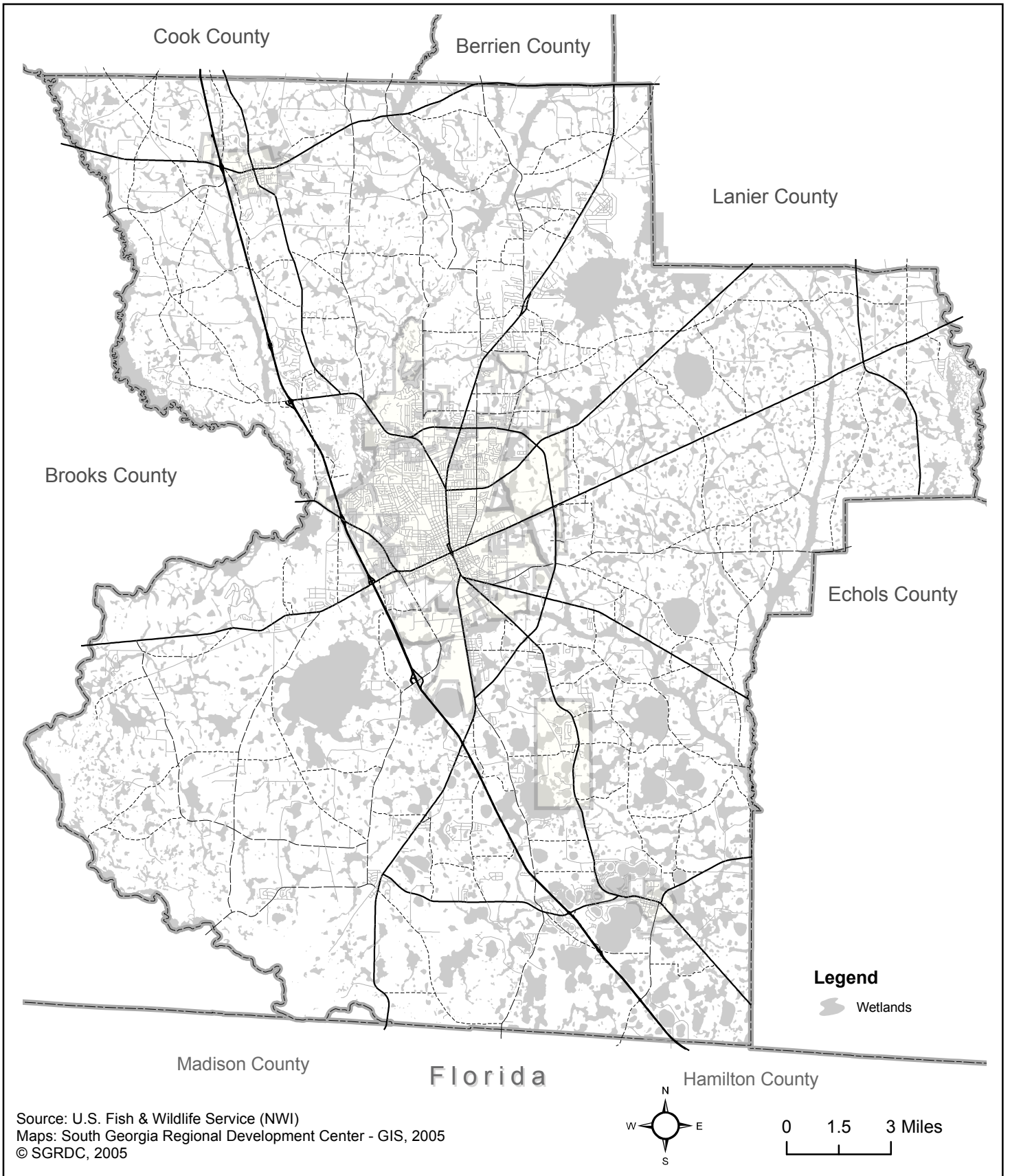


0 1.5 3 Miles



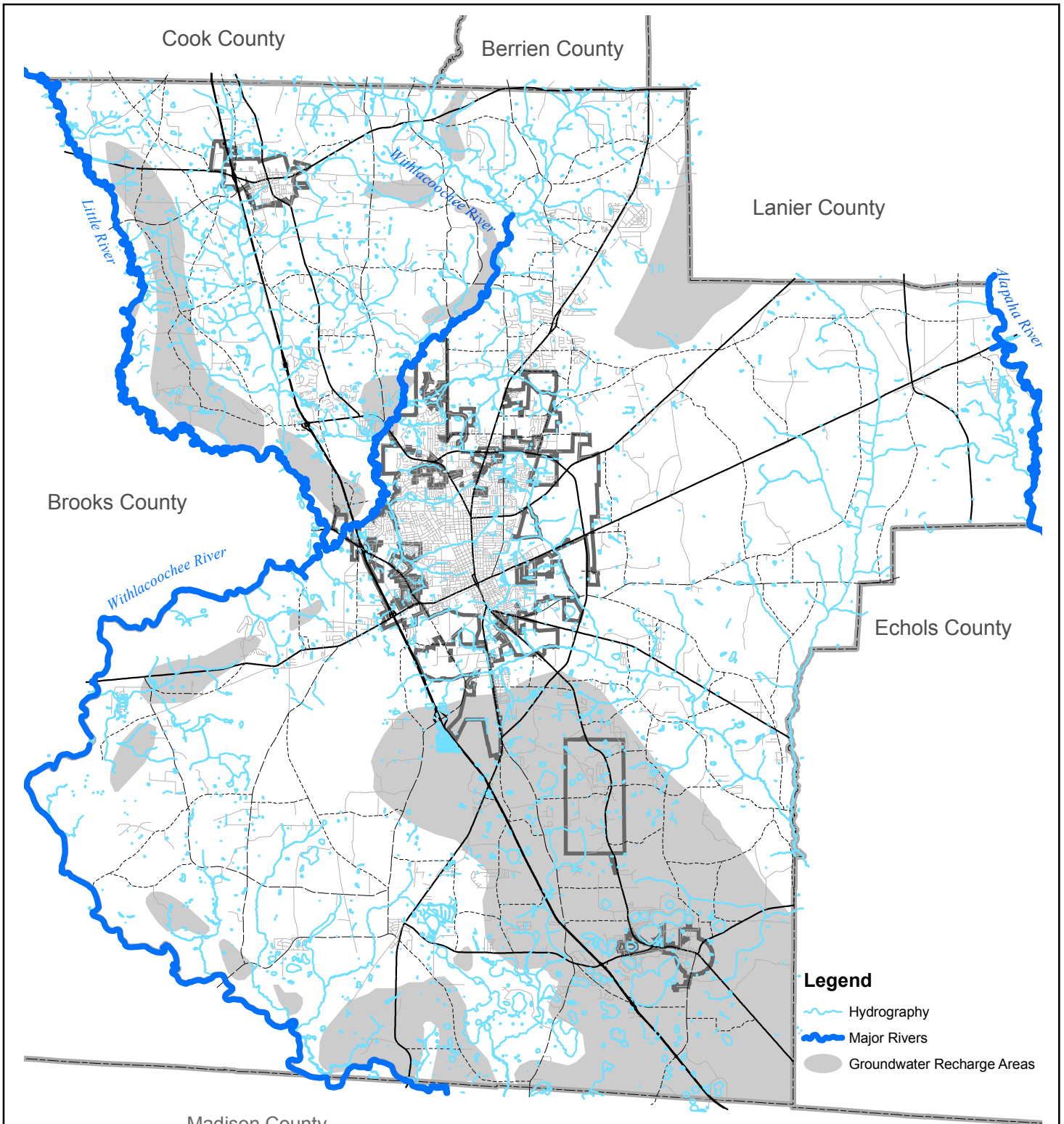
MAP D-2 GREATER LOWNDES COUNTY WATER RESOURCE PROTECTION DISTRICTS ORDINANCE (WRPDO) OVERLAY MAP





MAP D-3 GREATER LOWNDES COUNTY GENERALIZED WETLANDS





Legend

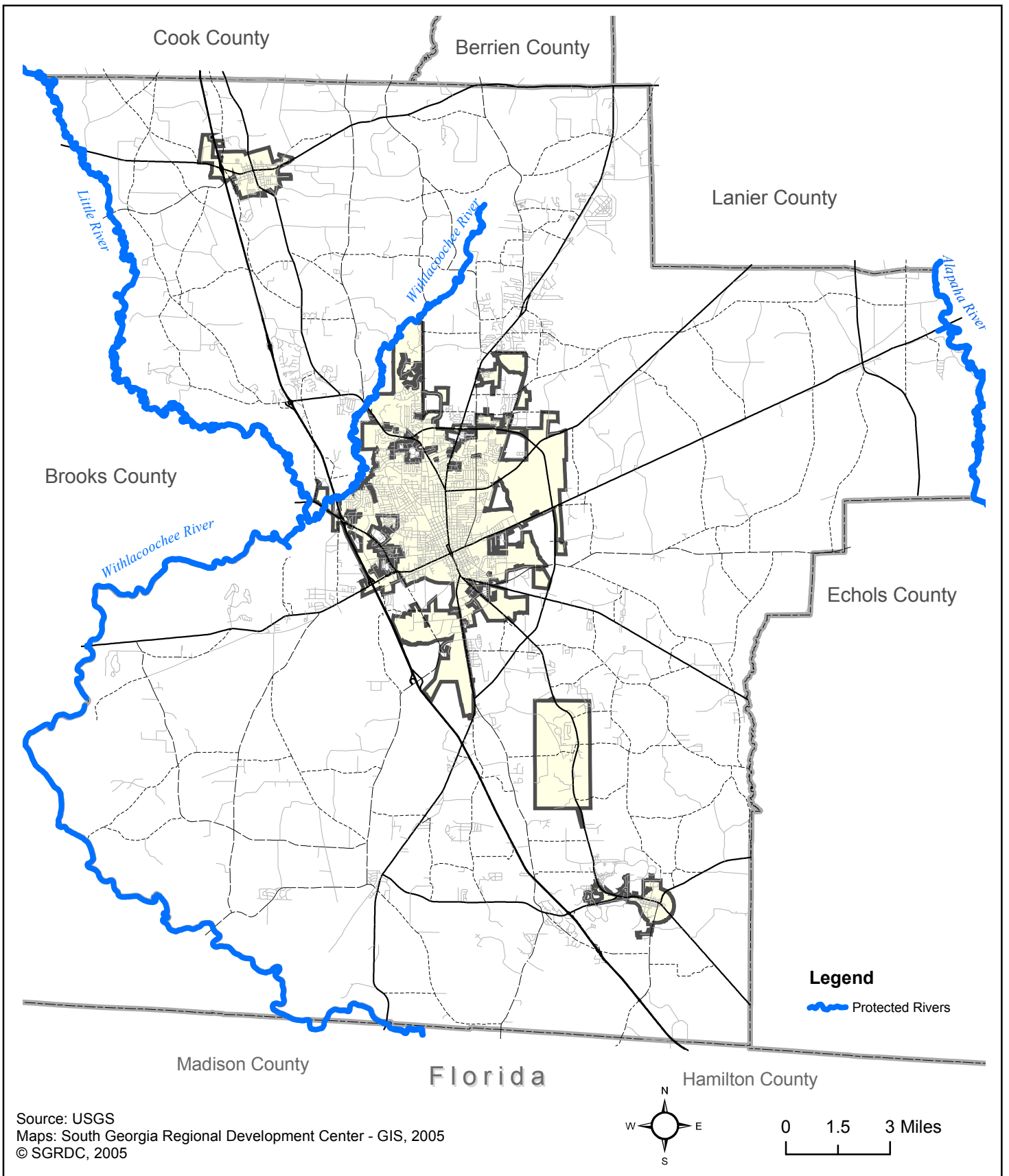
- Hydrography
- Major Rivers
- Groundwater Recharge Areas

Source: Georgia Geologic Survey, Hydrologic Atlas 18, 1989
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



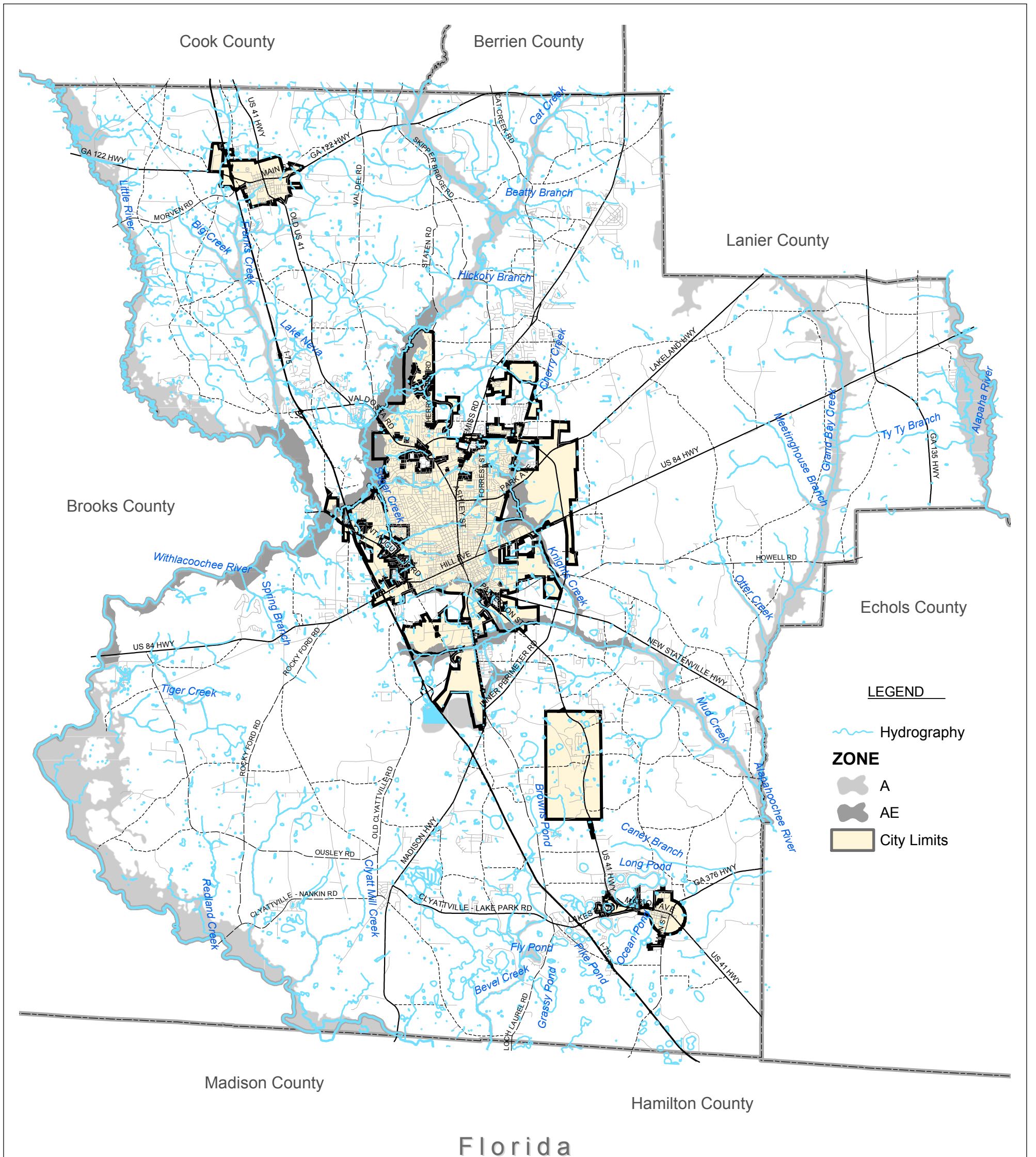
MAP D-4 GREATER LOWNDES COUNTY GROUNDWATER RECHARGE AREAS



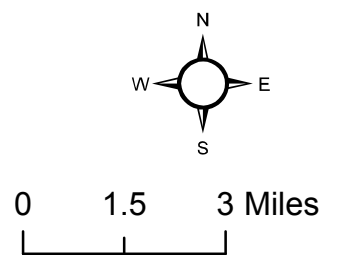


MAP D-5 GREATER LOWNDES COUNTY PROTECTED RIVER CORRIDORS



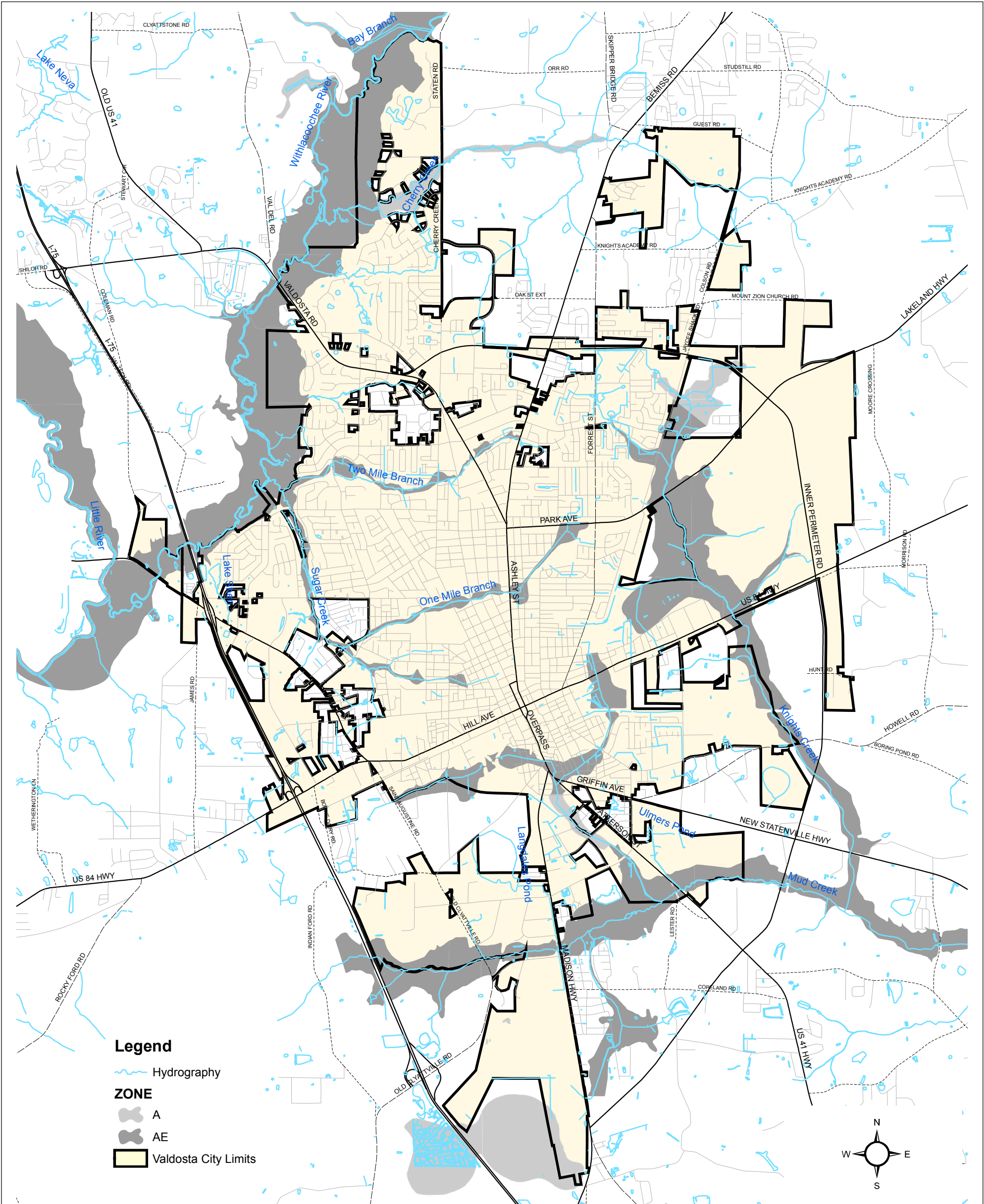


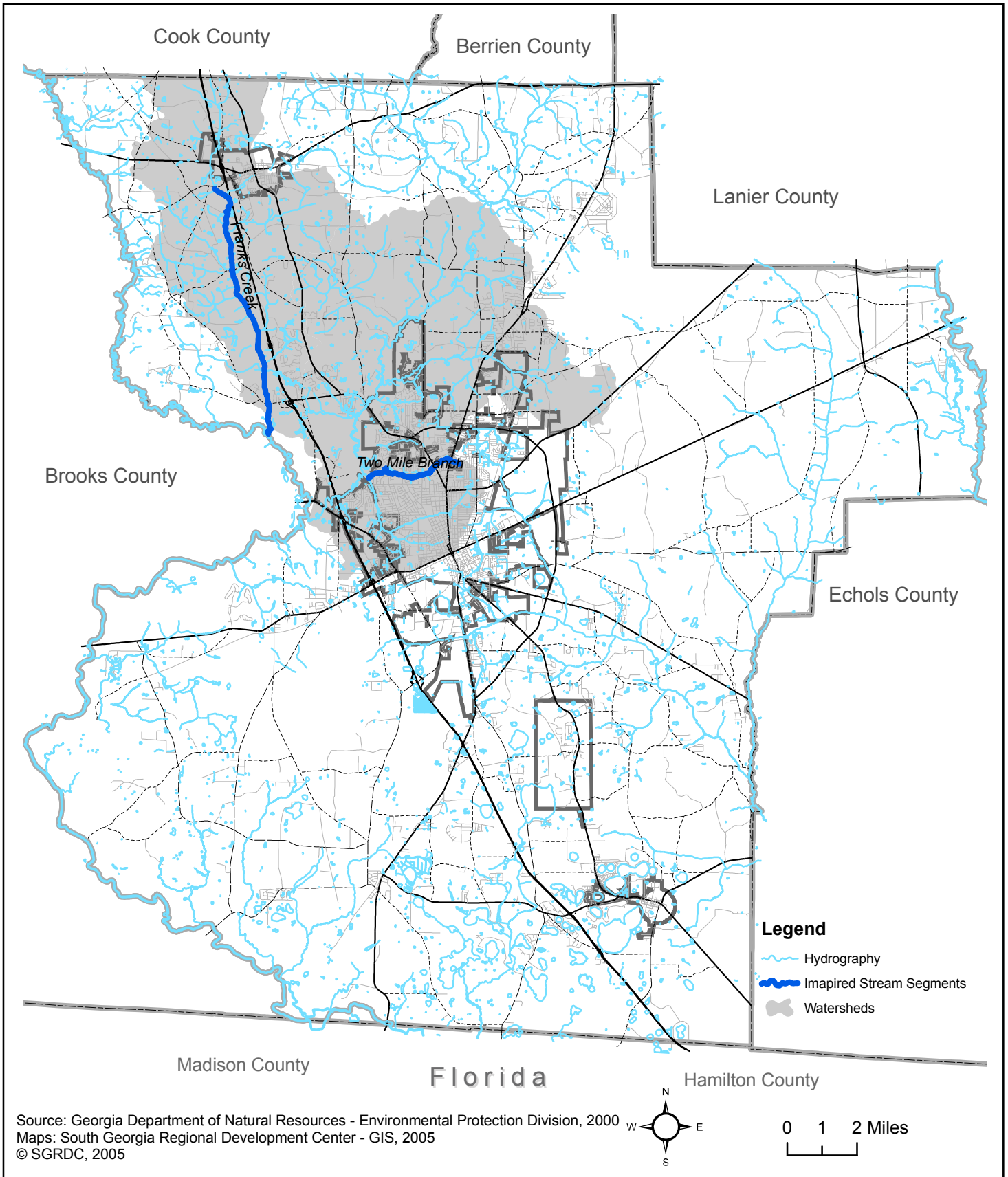
Source: Federal Emergency Management Agency (FEMA), 1983
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



MAP D-6 LOWNDES COUNTY FLOOD INSURANCE RATE MAP (FIRM)

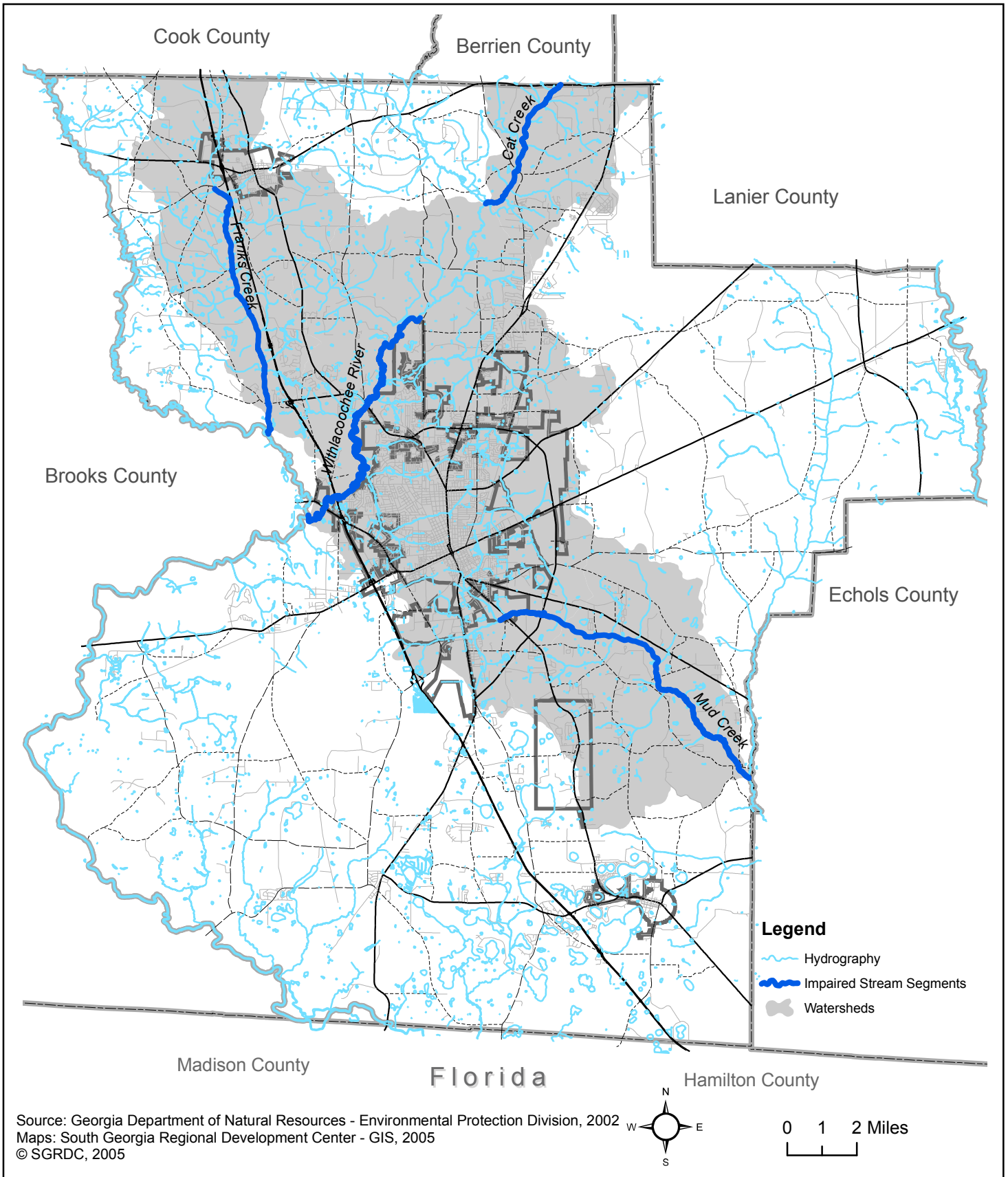






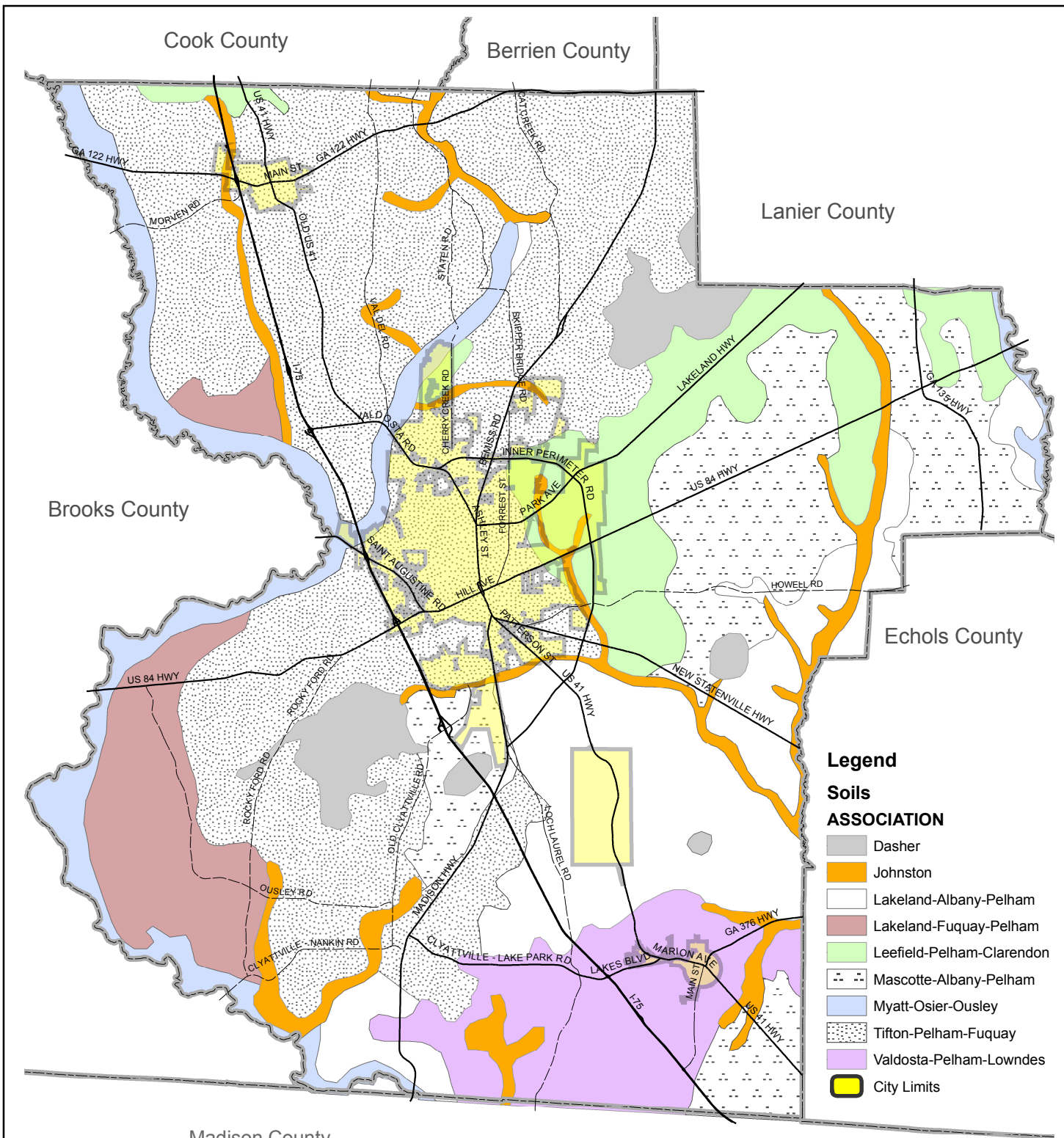
MAP D-8 GREATER LOWNDES COUNTY 2000 IMPAIRED STREAM SEGMENTS



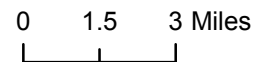
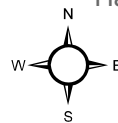


MAP D-9 GREATER LOWNDES COUNTY 2002 IMPAIRED STREAM SEGMENTS



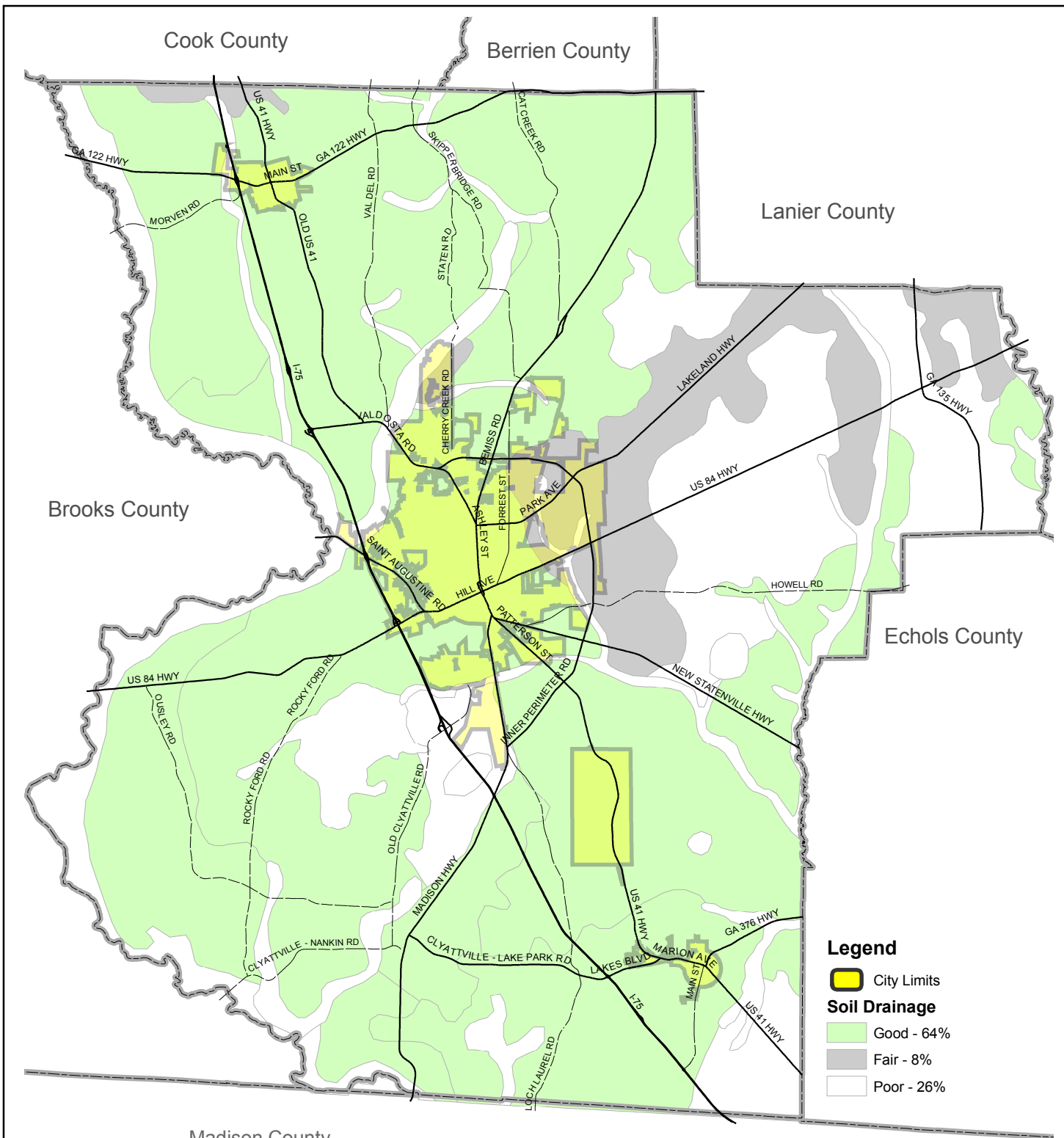


Source: United States Department of Agriculture, 1979
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



MAP D-10 GREATER LOWNDES COUNTY GENERALIZED SOIL ASSOCIATIONS





Legend

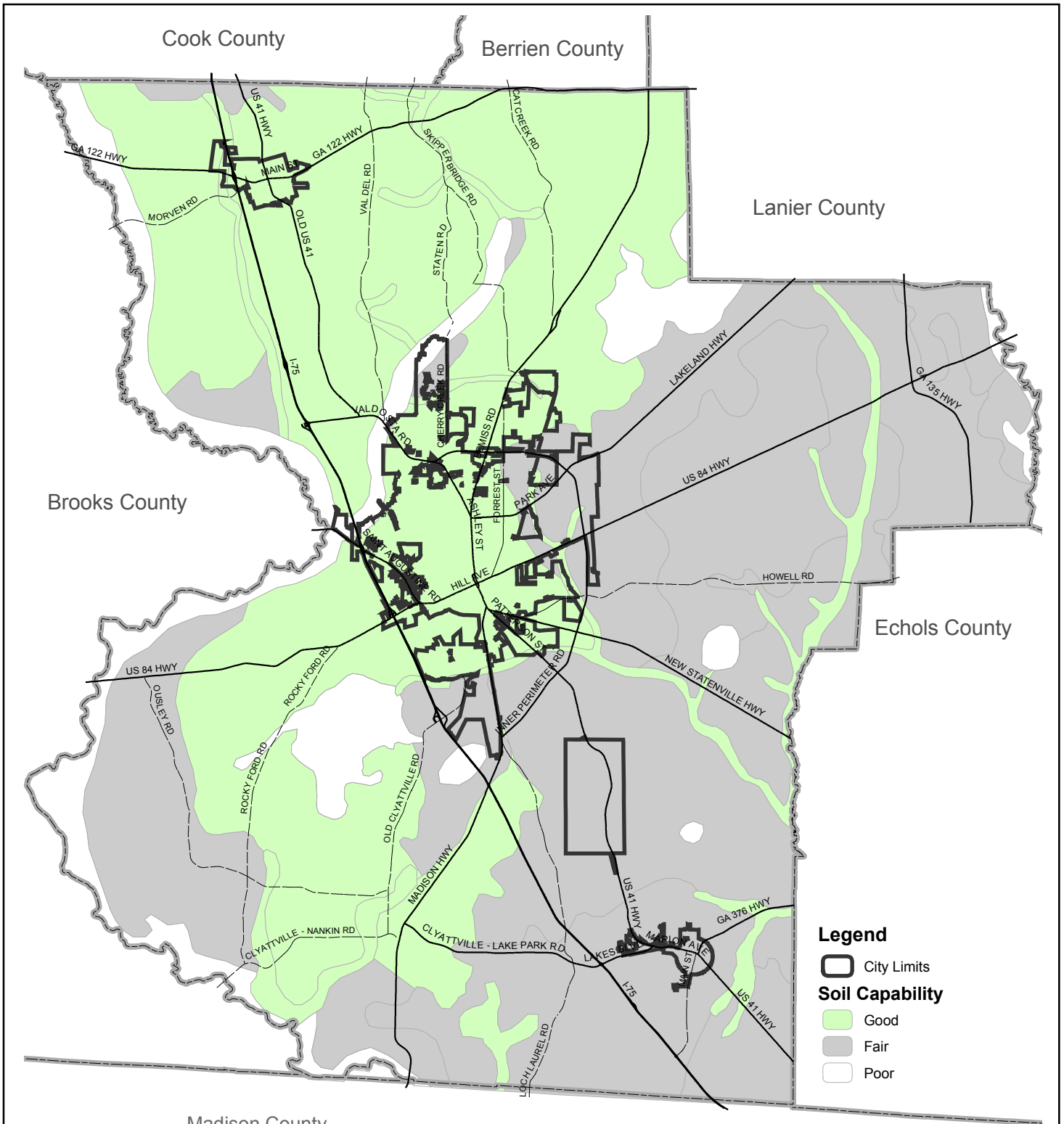
- City Limits
- Soil Drainage**
- Good - 64%
- Fair - 8%
- Poor - 26%

Source: United States Department of Agriculture, 1979
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



MAP D-11 GREATER LOWNDES COUNTY SOIL DRAINAGE TYPES

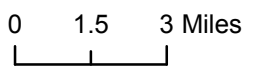
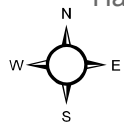




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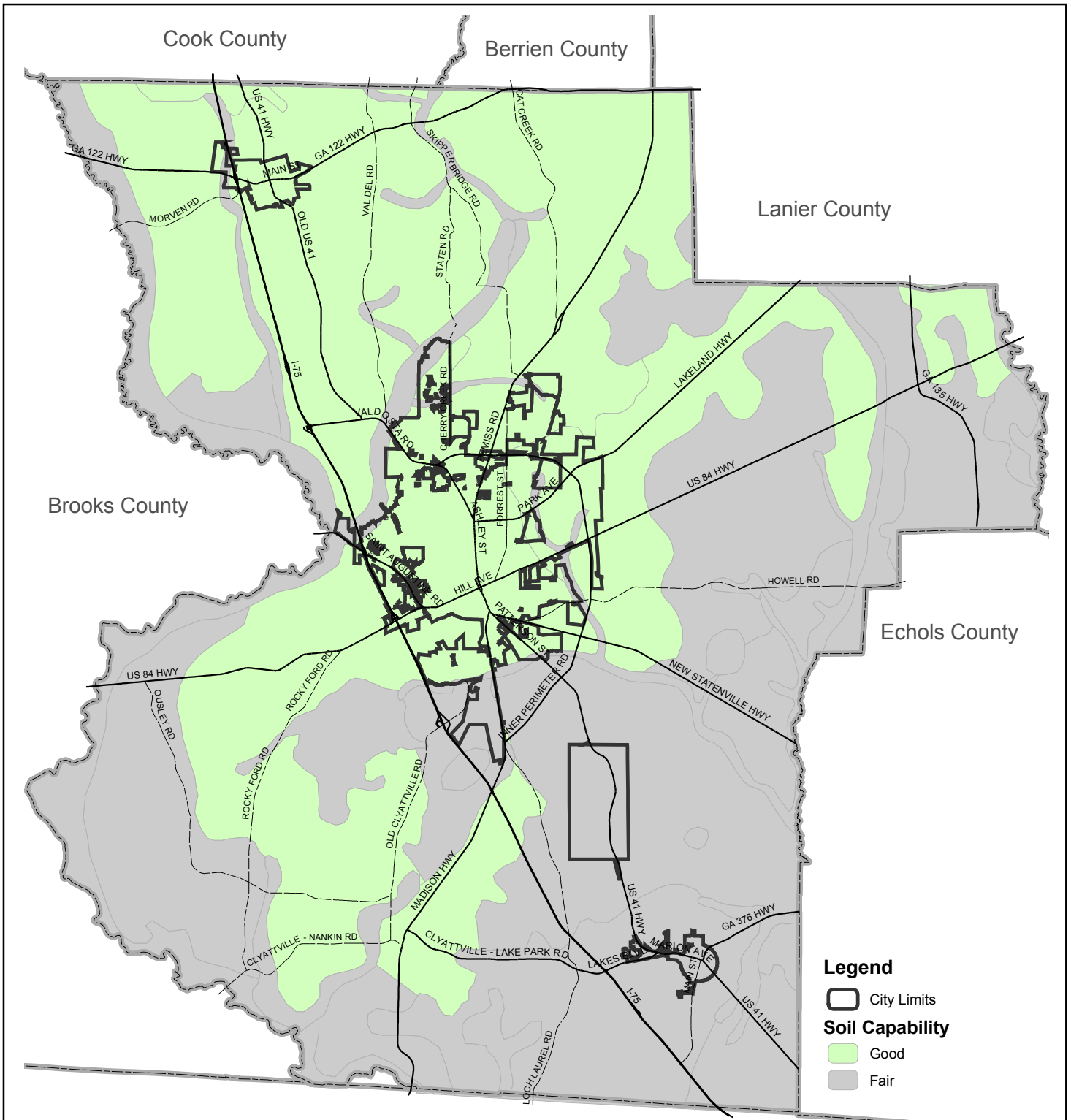
- City Limits
- Soil Capability**
- Good
- Fair
- Poor

Source: United States Department of Agriculture, 1979
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



MAP D-12 GREATER LOWNDES COUNTY LAND CAPABILITY - CULTIVATED CROPS





Legend

- City Limits
- Soil Capability**
- Good
- Fair

Source: United States Department of Agriculture, 1979
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005

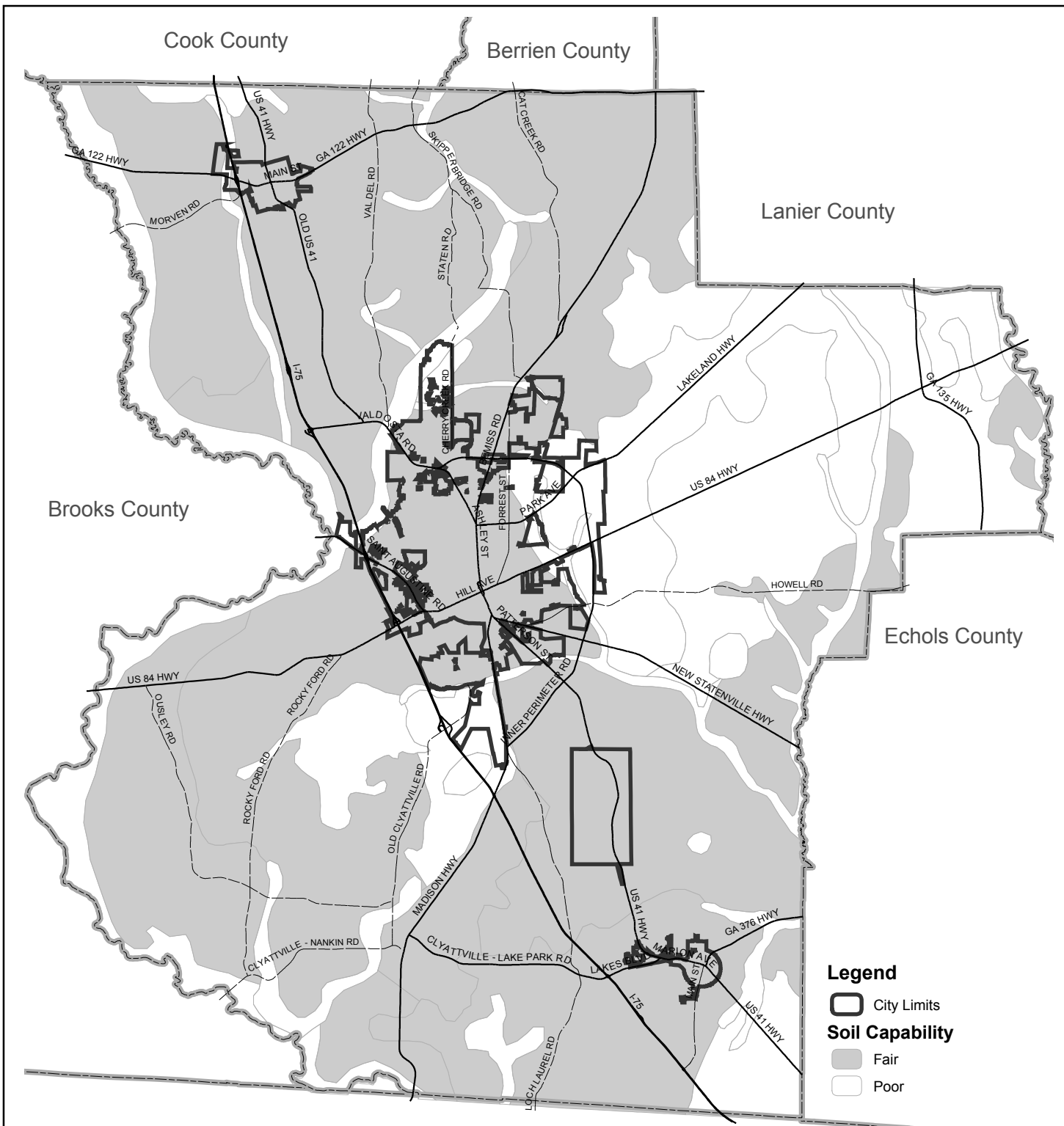
N
 W — O — E
 S

0 1.5 3 Miles



MAP D-13 GREATER LOWNDES COUNTY LAND CAPABILITY - FORESTRY

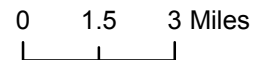
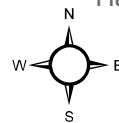




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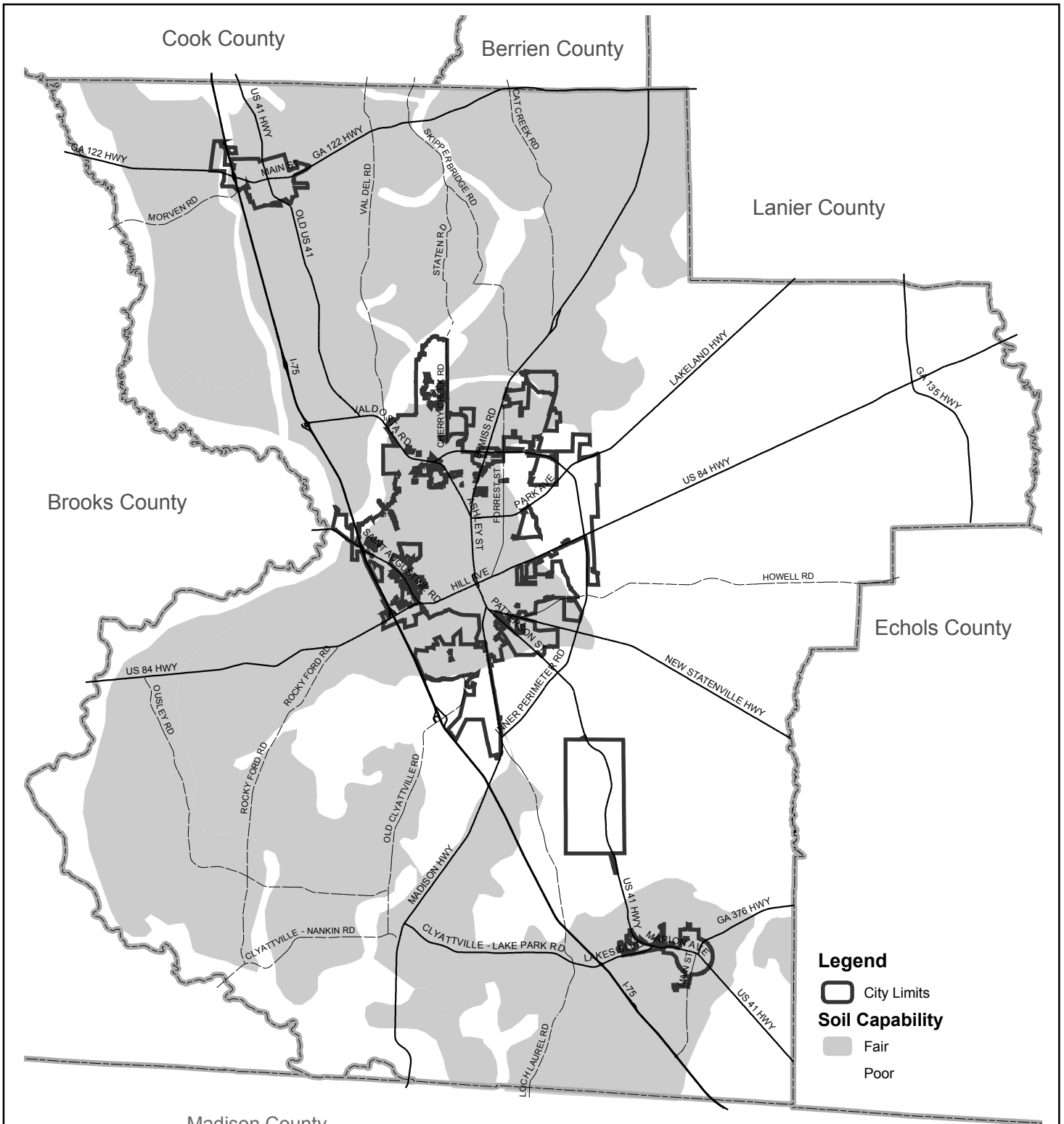
- City Limits
- Soil Capability**
- Fair
- Poor

Source: United States Department of Agriculture, 1979
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005






MAP D-14 GREATER LOWNDES COUNTY LAND CAPABILITY - URBAN

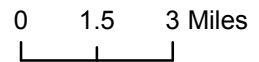
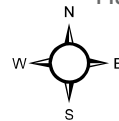




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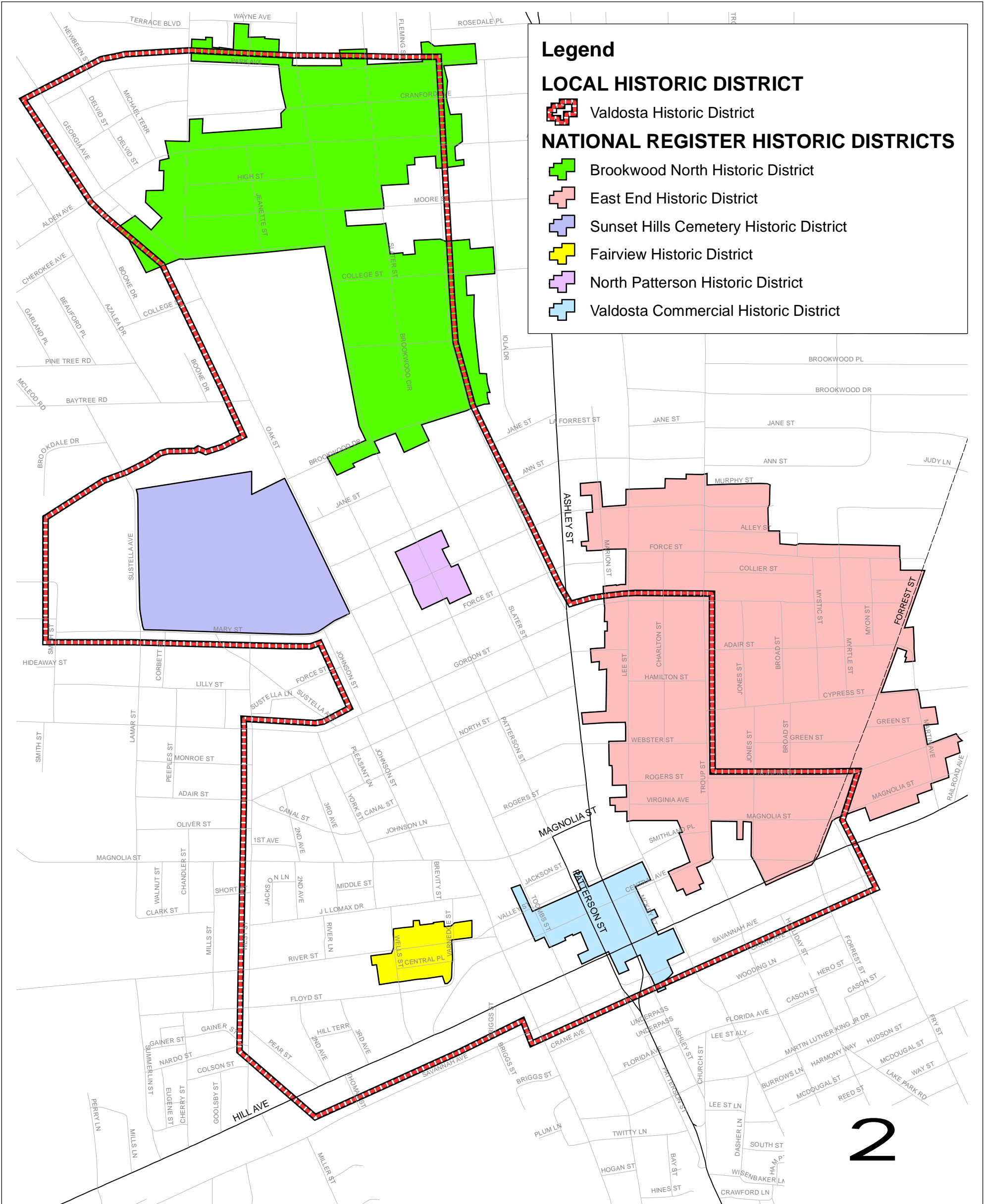
-  City Limits
- Soil Capability**
-  Fair
-  Poor

Source: United States Department of Agriculture, 1979
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



MAP D-15 GREATER LOWNDES COUNTY LAND CAPABILITY - SEPTIC TANKS





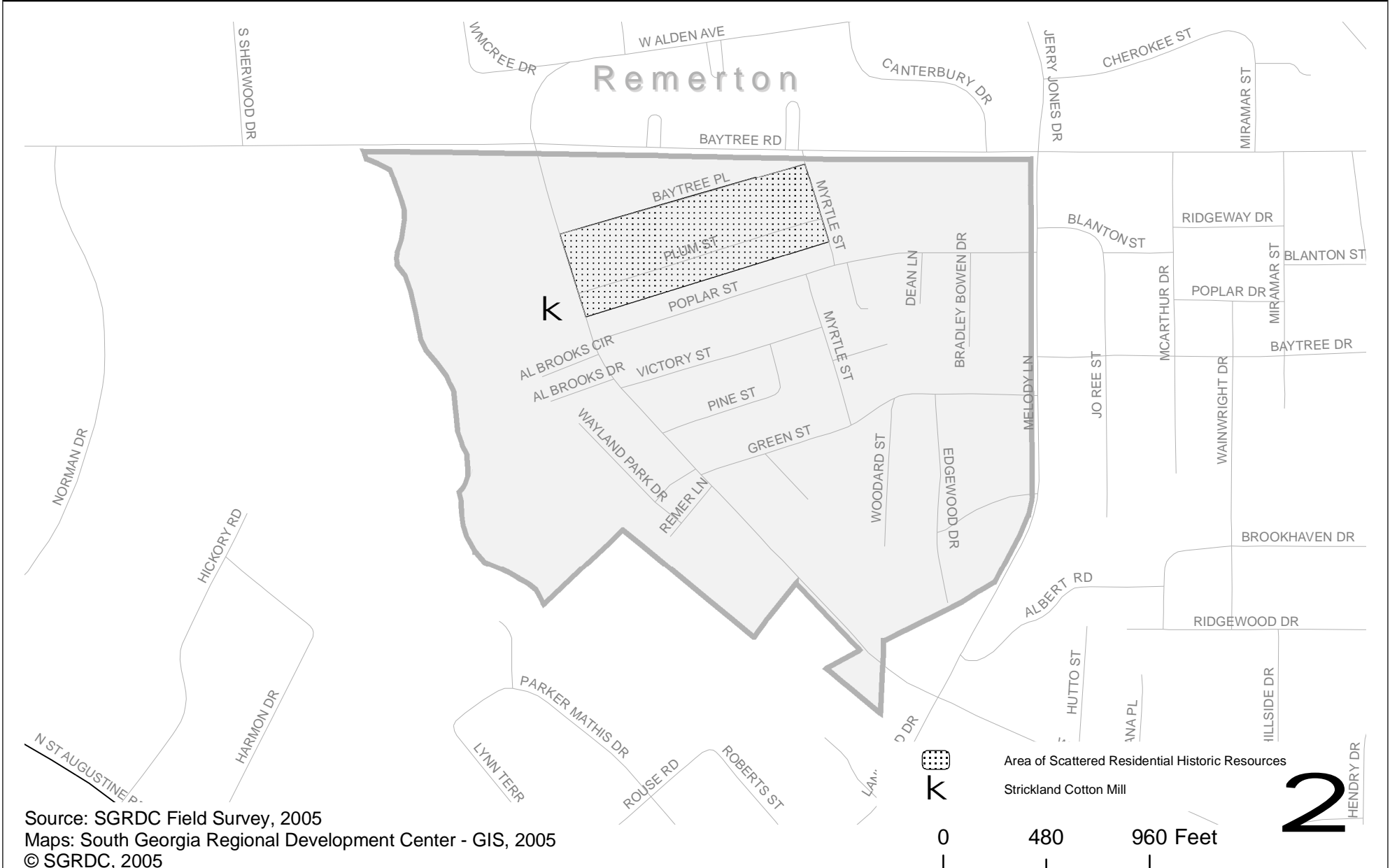
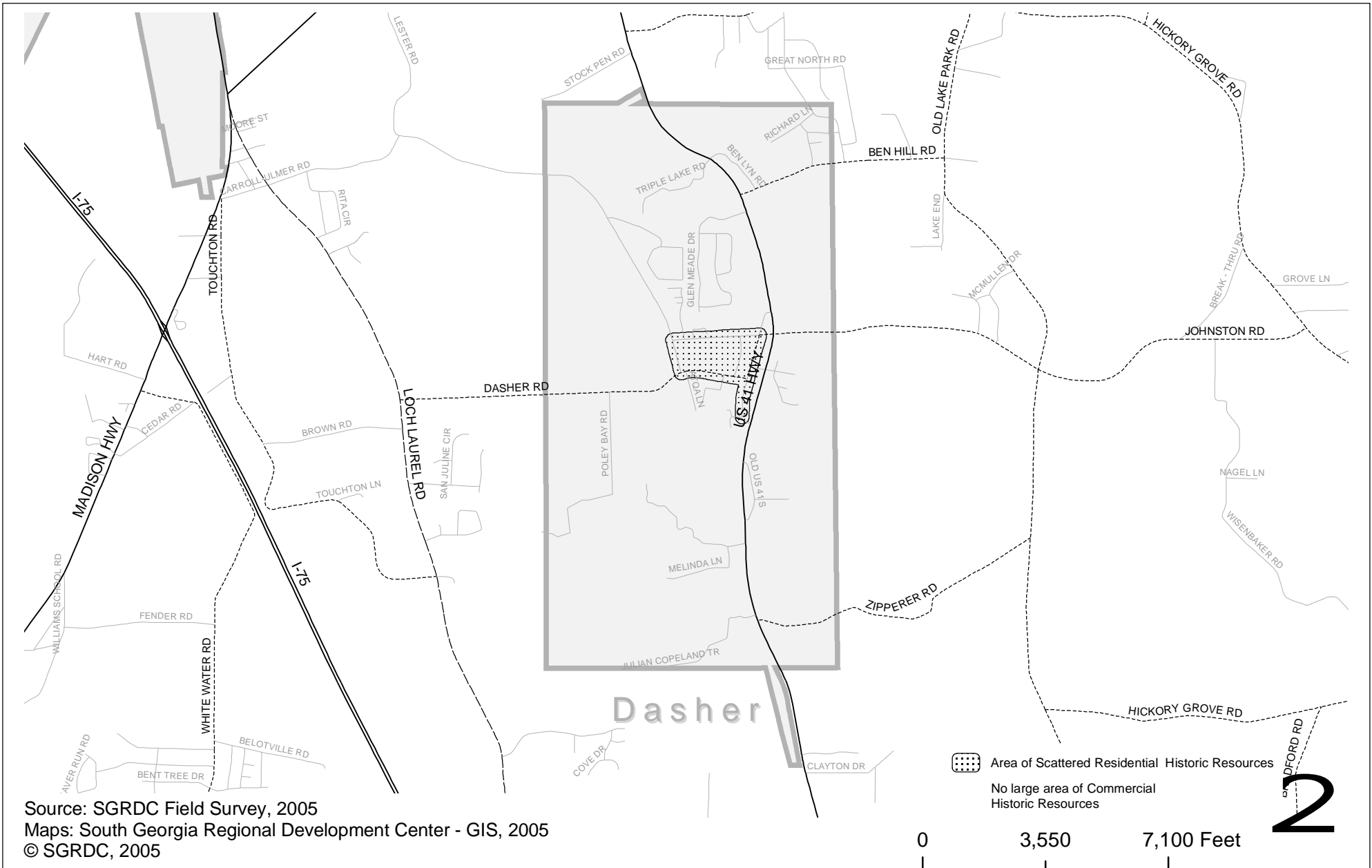
Source: City of Valdosta, 2005
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005

0 0.1 0.2 Miles

2

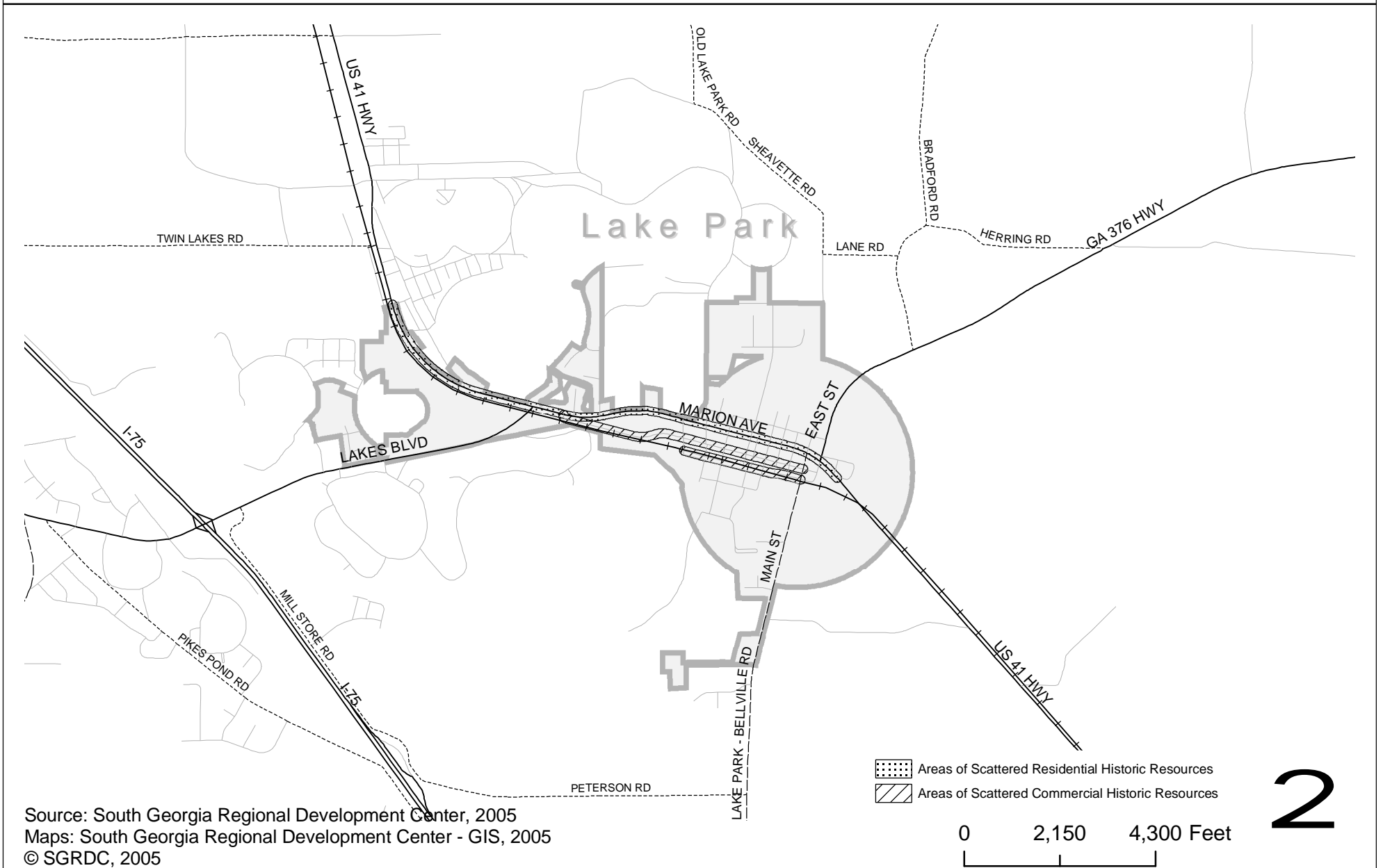
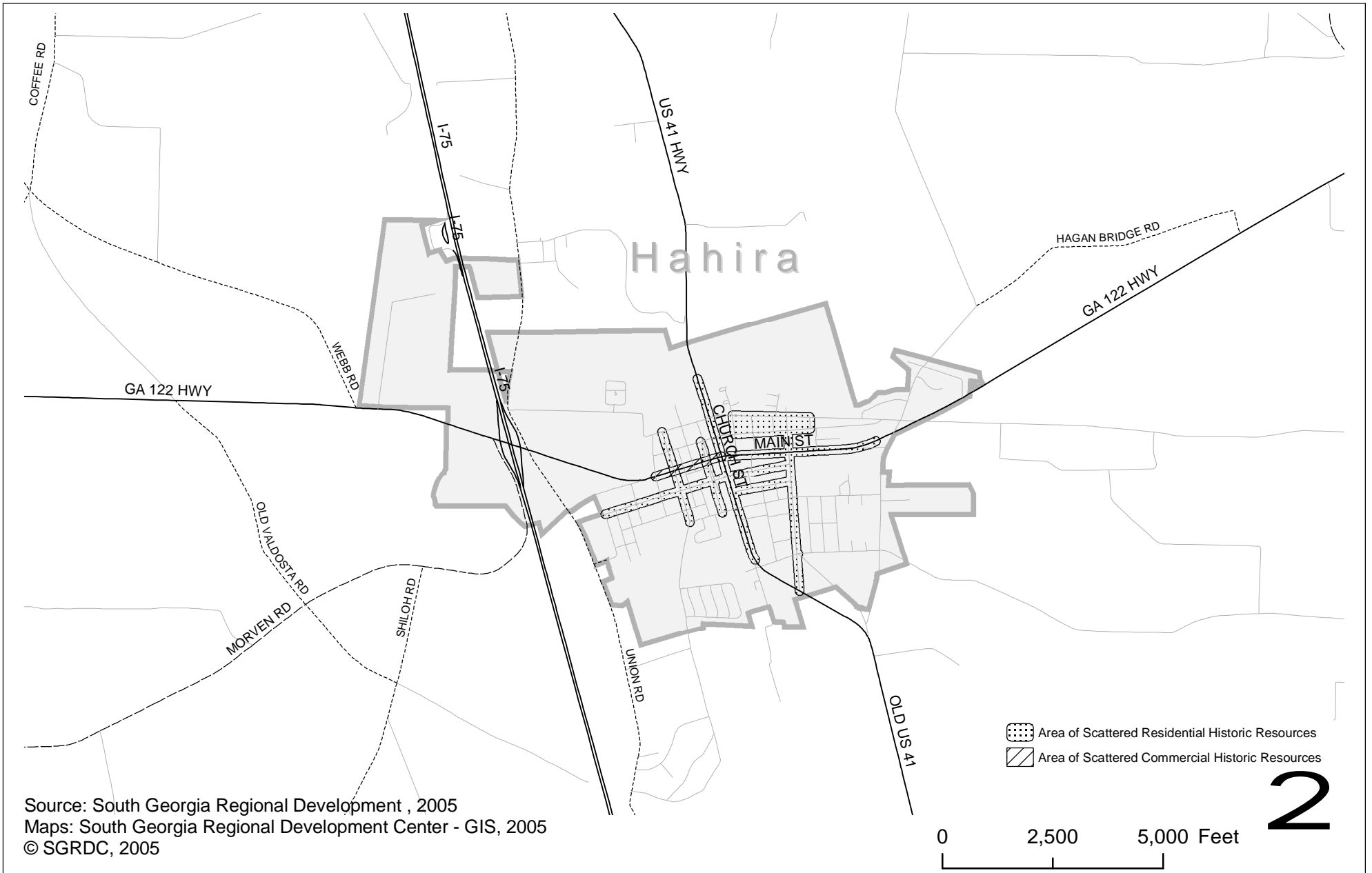
MAP D-16 VALDOSTA NATIONAL REGISTER & LOCAL HISTORIC DISTRICTS





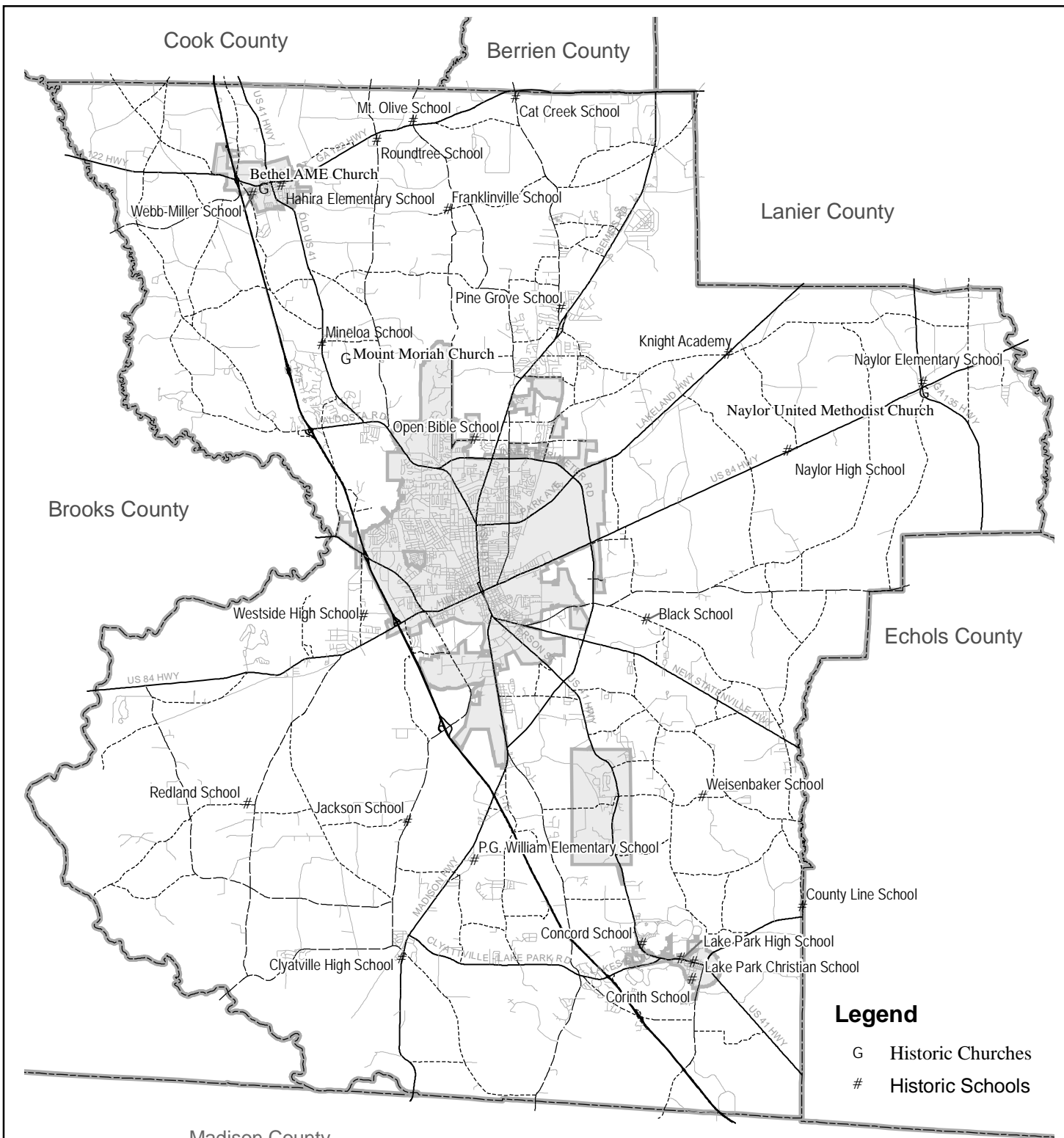
**MAP D-17 DASHER AND REMERTON
 HISTORIC RESIDENTIAL AND
 COMMERCIAL RESOURCES**



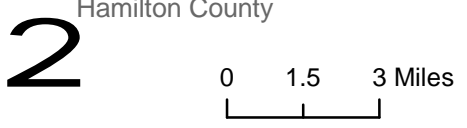


**MAP D-19 HAHIRA AND LAKE PARK
 HISTORIC RESIDENTIAL AND
 COMMERCIAL RESOURCES**





Legend
 G Historic Churches
 # Historic Schools

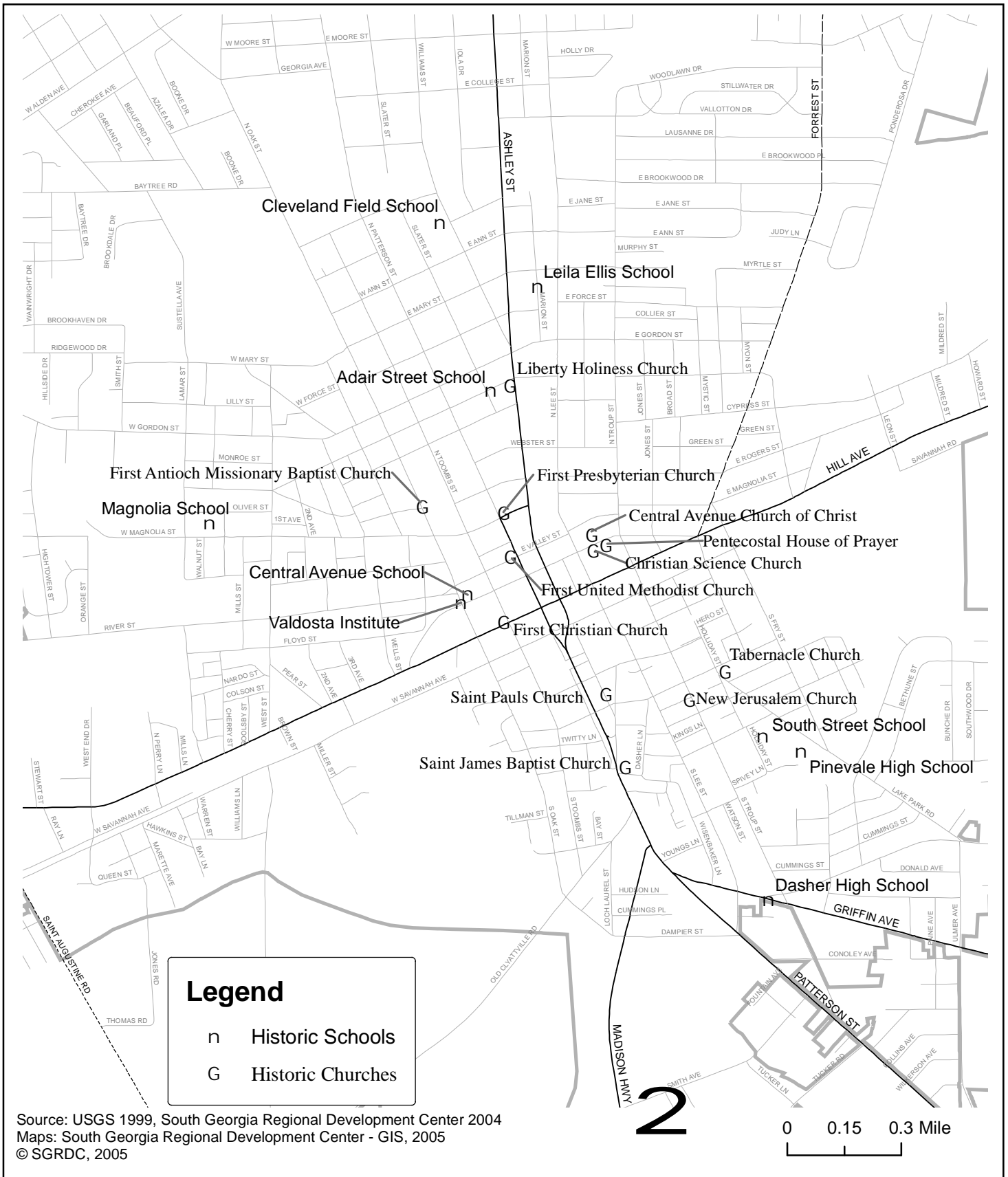


Source: USGS 1999, South Georgia Regional Development Center 2004
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



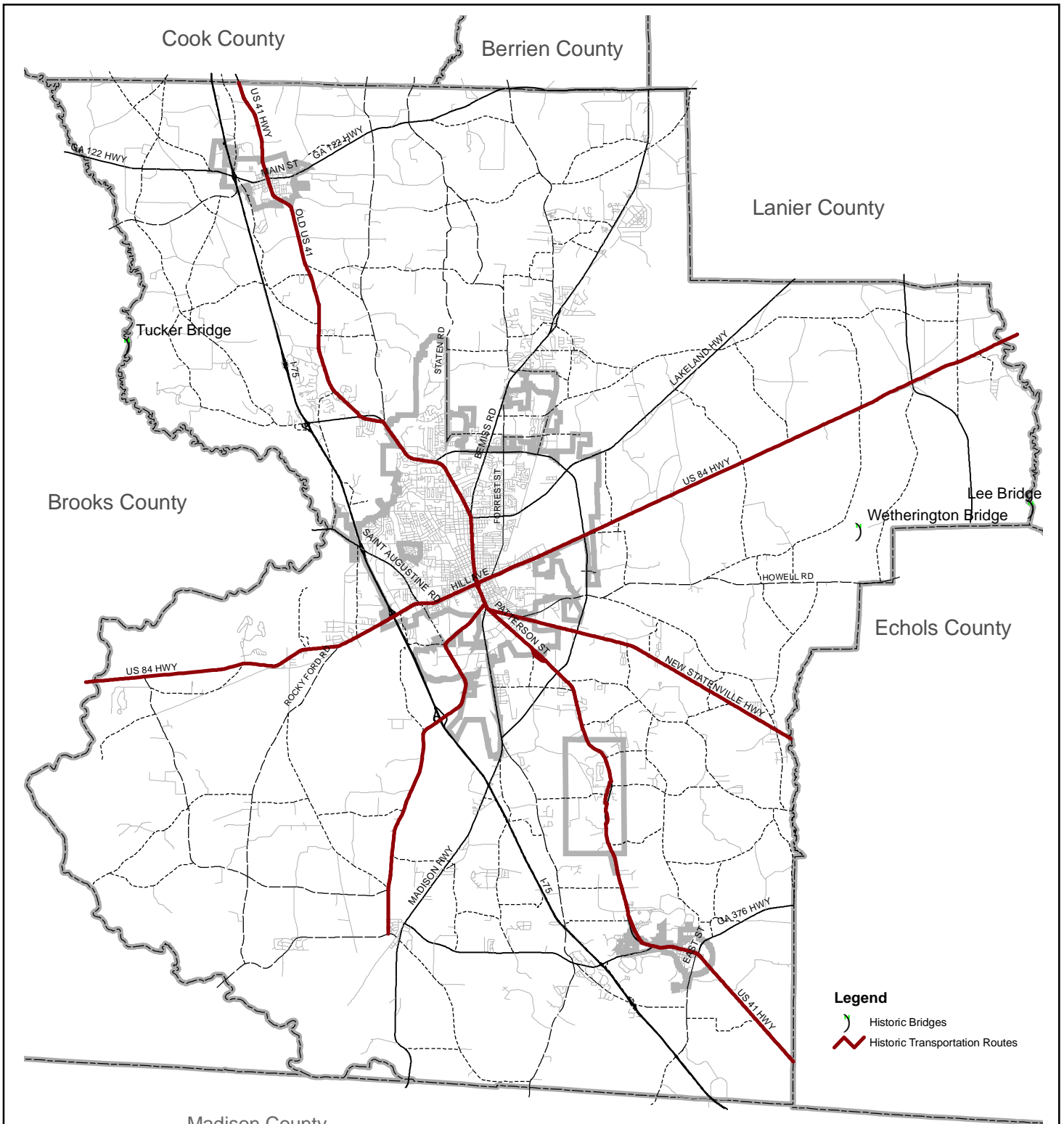
MAP D-20 LOWNDES COUNTY HISTORICAL CHURCHES & SCHOOLS





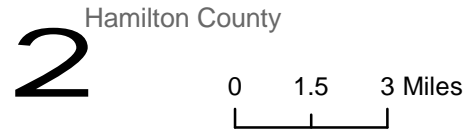


MAP D-20a VALDOSTA HISTORICAL CHURCHES & SCHOOLS





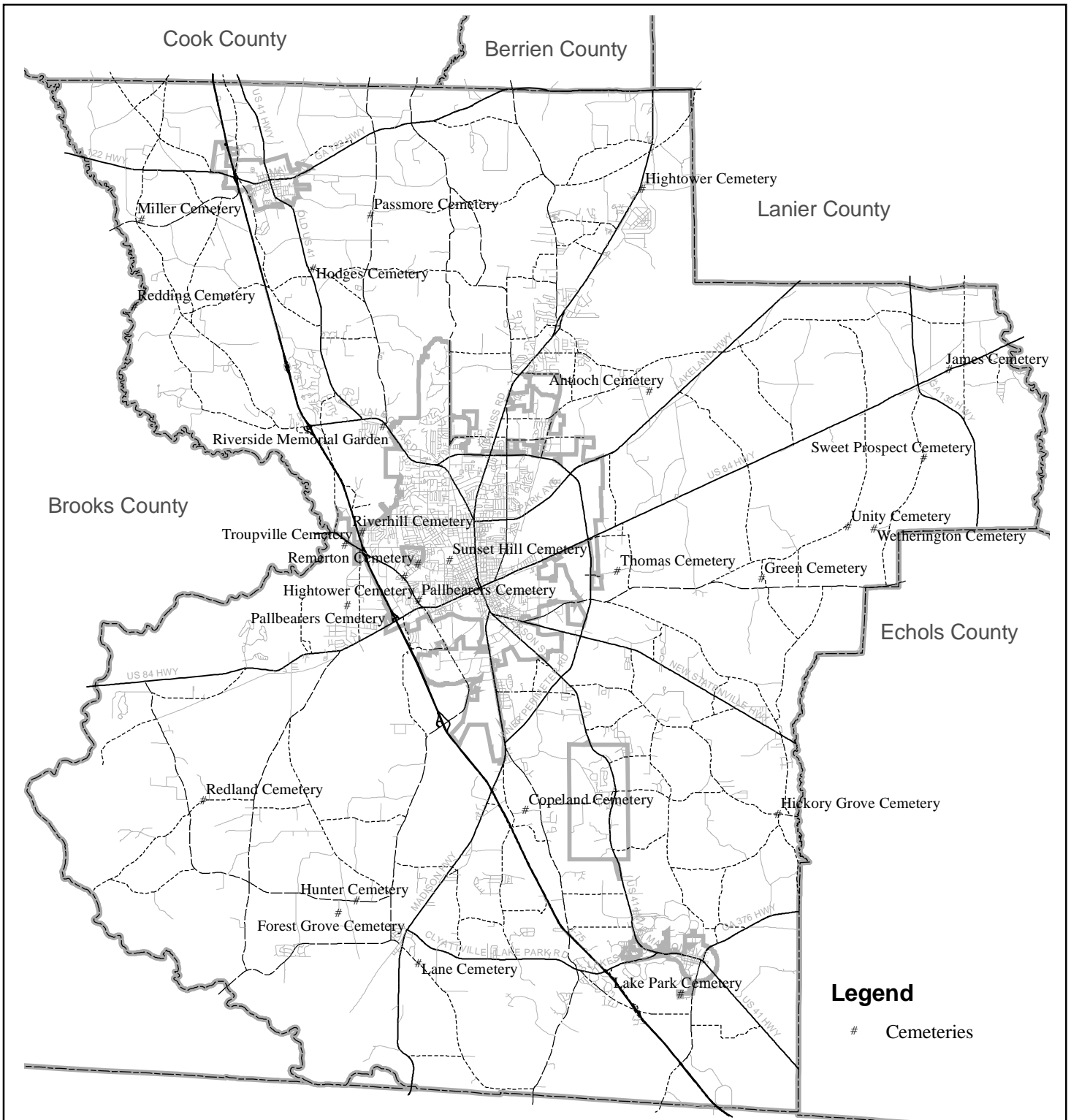
Legend
 Historic Bridges
 Historic Transportation Routes



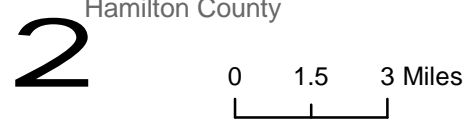
Source: South Georgia Regional Development Center, 2005
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005

MAP D-21 LOWNDES COUNTY HISTORIC TRANSPORTATION ROUTES





Legend
Cemeteries

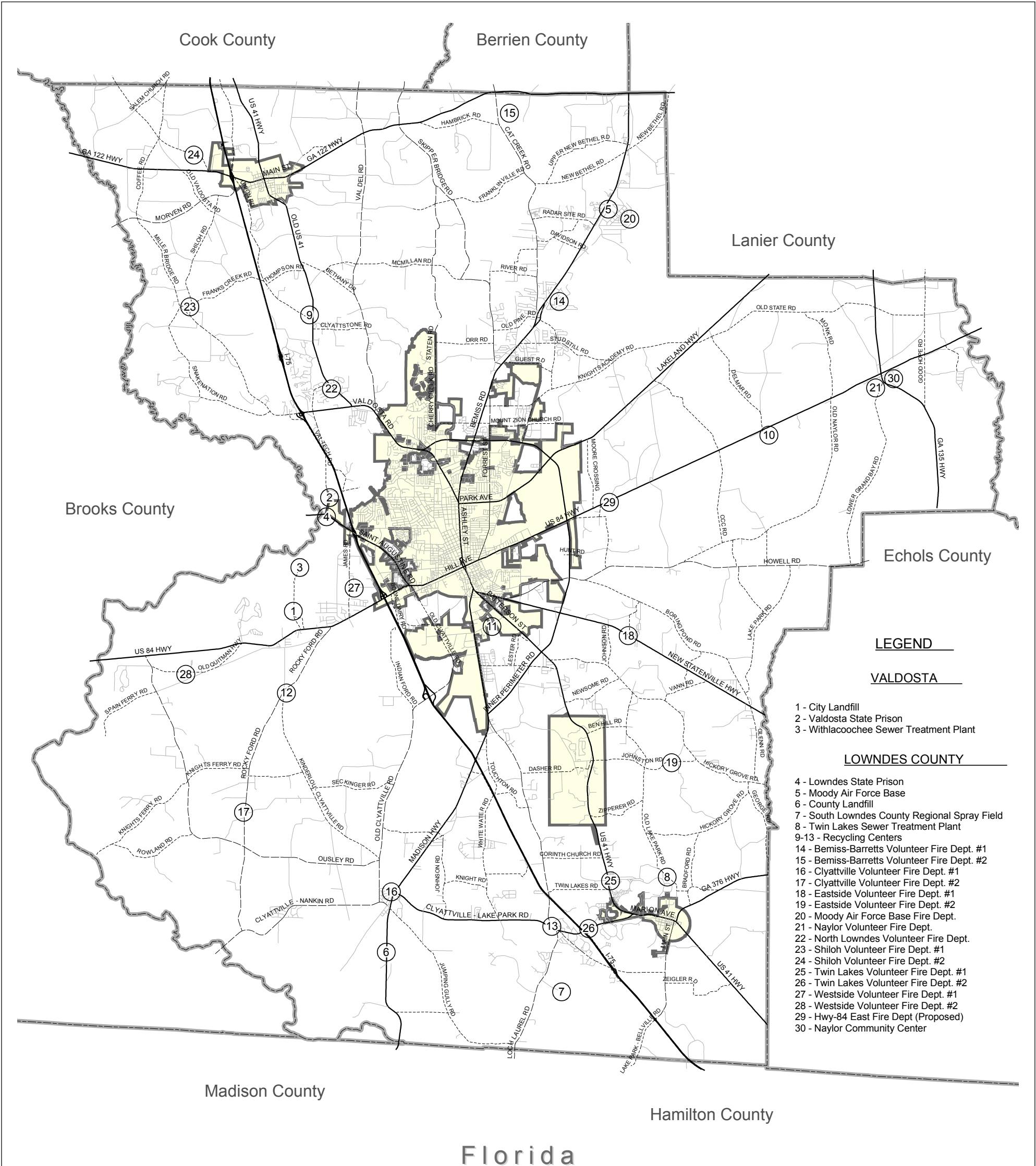


Source: USGS, 1999
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



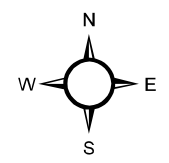
MAP D-22 LOWNDES COUNTY CEMETERIES





LEGEND
VALDOSTA

- 1 - City Landfill
 - 2 - Valdosta State Prison
 - 3 - Withlacoochee Sewer Treatment Plant
- LOWNDES COUNTY**
- 4 - Lowndes State Prison
 - 5 - Moody Air Force Base
 - 6 - County Landfill
 - 7 - South Lowndes County Regional Spray Field
 - 8 - Twin Lakes Sewer Treatment Plant
 - 9-13 - Recycling Centers
 - 14 - Bemiss-Barretts Volunteer Fire Dept. #1
 - 15 - Bemiss-Barretts Volunteer Fire Dept. #2
 - 16 - Clyattville Volunteer Fire Dept. #1
 - 17 - Clyattville Volunteer Fire Dept. #2
 - 18 - Eastside Volunteer Fire Dept. #1
 - 19 - Eastside Volunteer Fire Dept. #2
 - 20 - Moody Air Force Base Fire Dept.
 - 21 - Naylor Volunteer Fire Dept.
 - 22 - North Lowndes Volunteer Fire Dept.
 - 23 - Shiloh Volunteer Fire Dept. #1
 - 24 - Shiloh Volunteer Fire Dept. #2
 - 25 - Twin Lakes Volunteer Fire Dept. #1
 - 26 - Twin Lakes Volunteer Fire Dept. #2
 - 27 - Westside Volunteer Fire Dept. #1
 - 28 - Westside Volunteer Fire Dept. #2
 - 29 - Hwy-84 East Fire Dept (Proposed)
 - 30 - Naylor Community Center



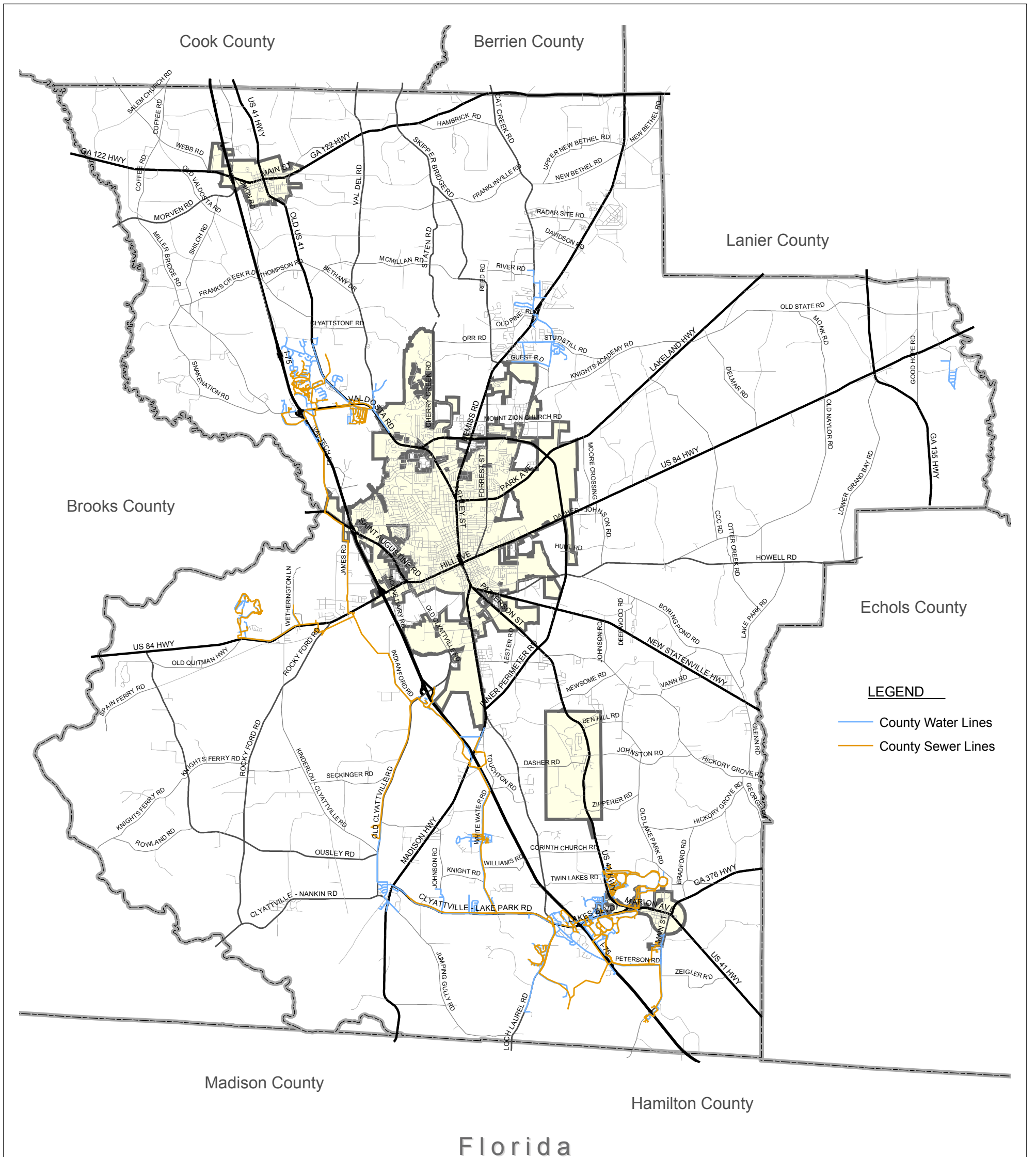
0 1 2 Miles

Source: SGRDC Field Survey, 2005
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005

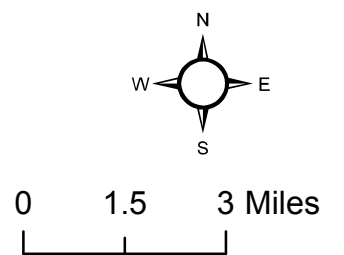


MAP E-1 LOWNDES COUNTY FACILITIES AND SERVICES



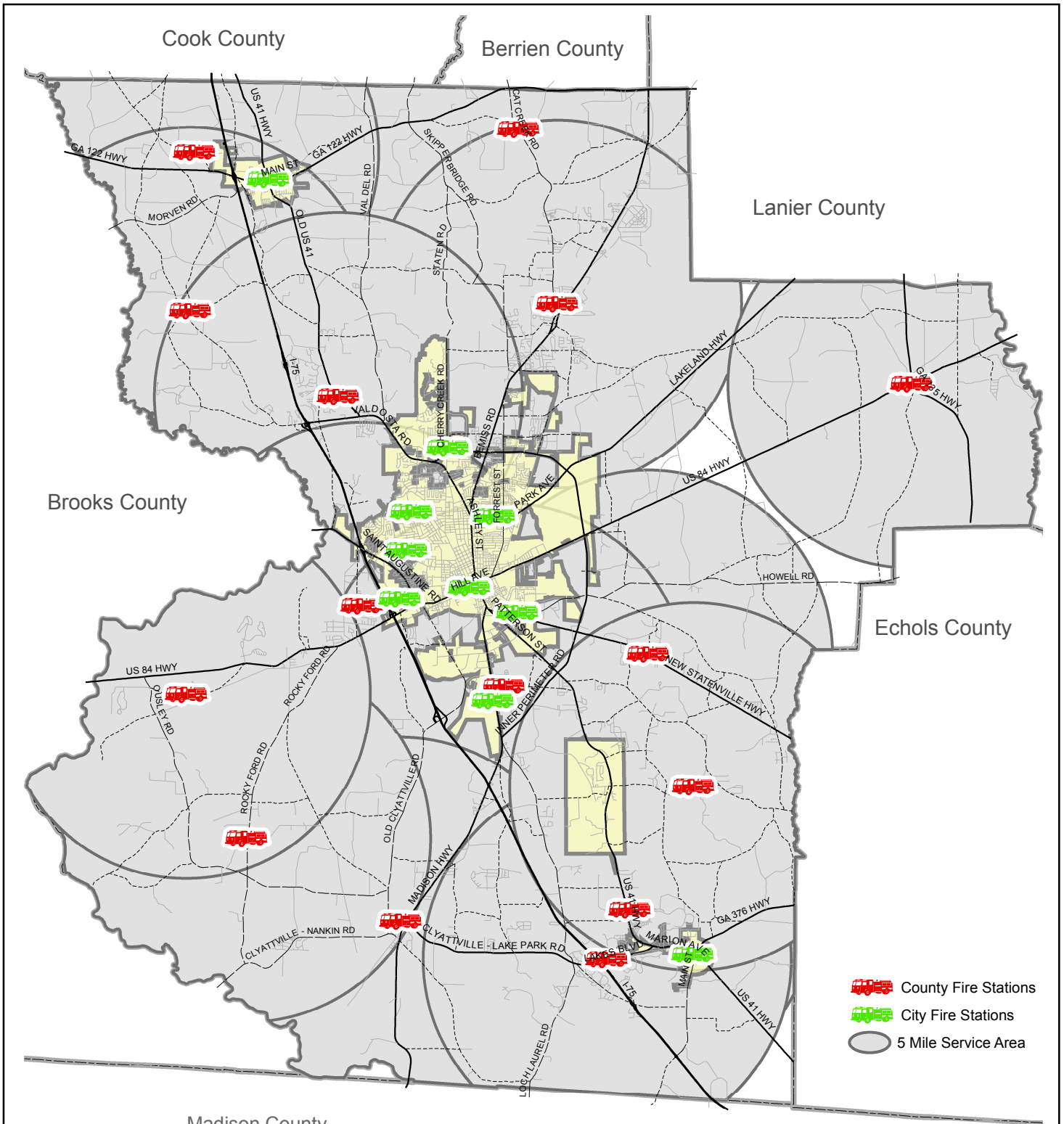


Source: Lowndes County Water / Sewer Department, 2005
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005

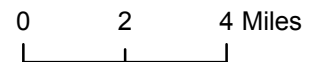
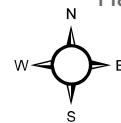


MAP E-2 LOWNDES COUNTY WATER / SEWER SYSTEM



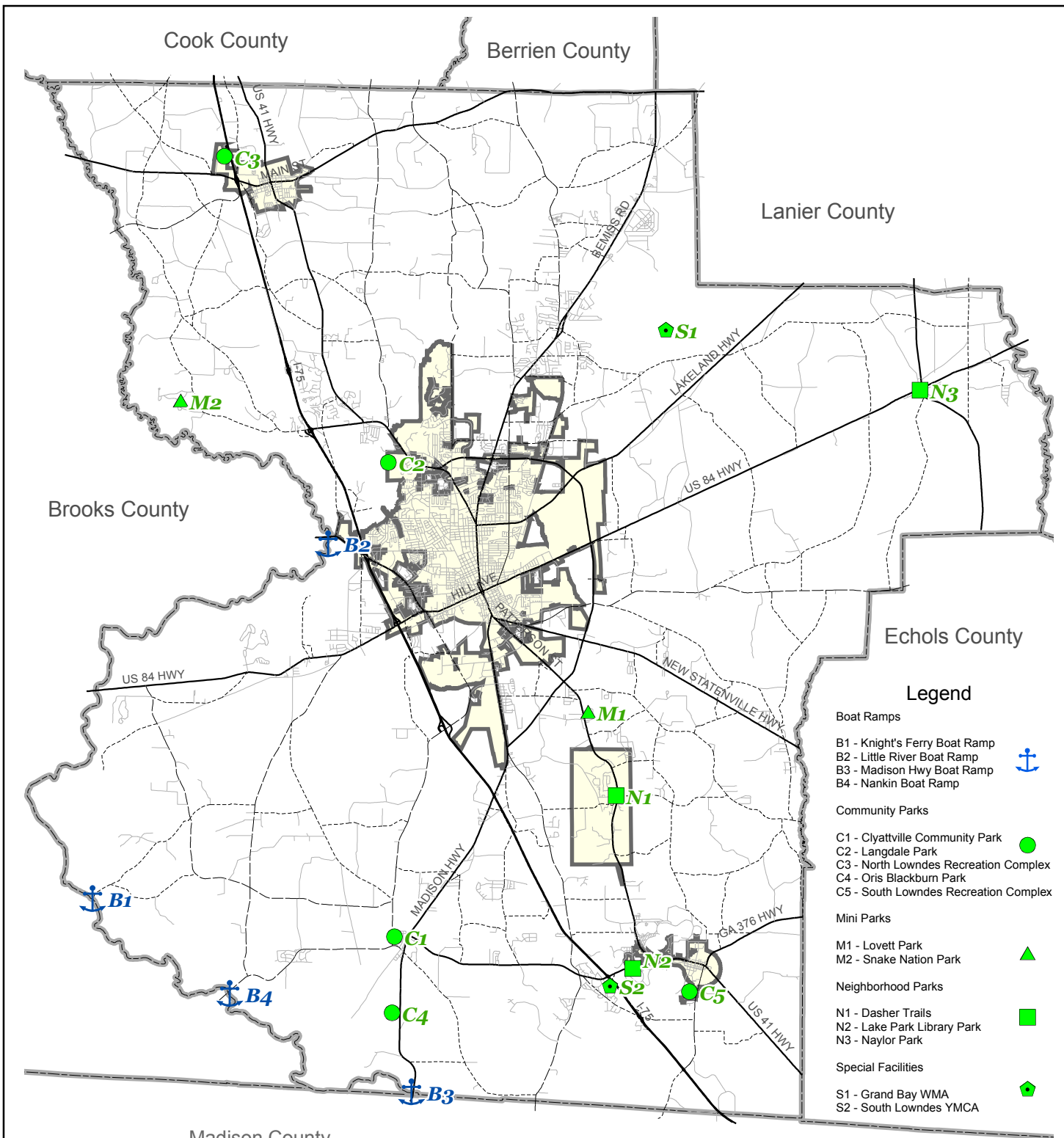


Source: Lowndes County & City Fire Departments, 2005
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



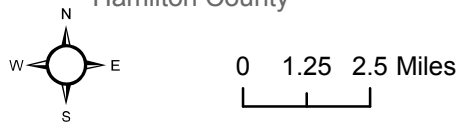
MAP E-3 LOWNDES COUNTY FIRE PROTECTION DISTRICTS





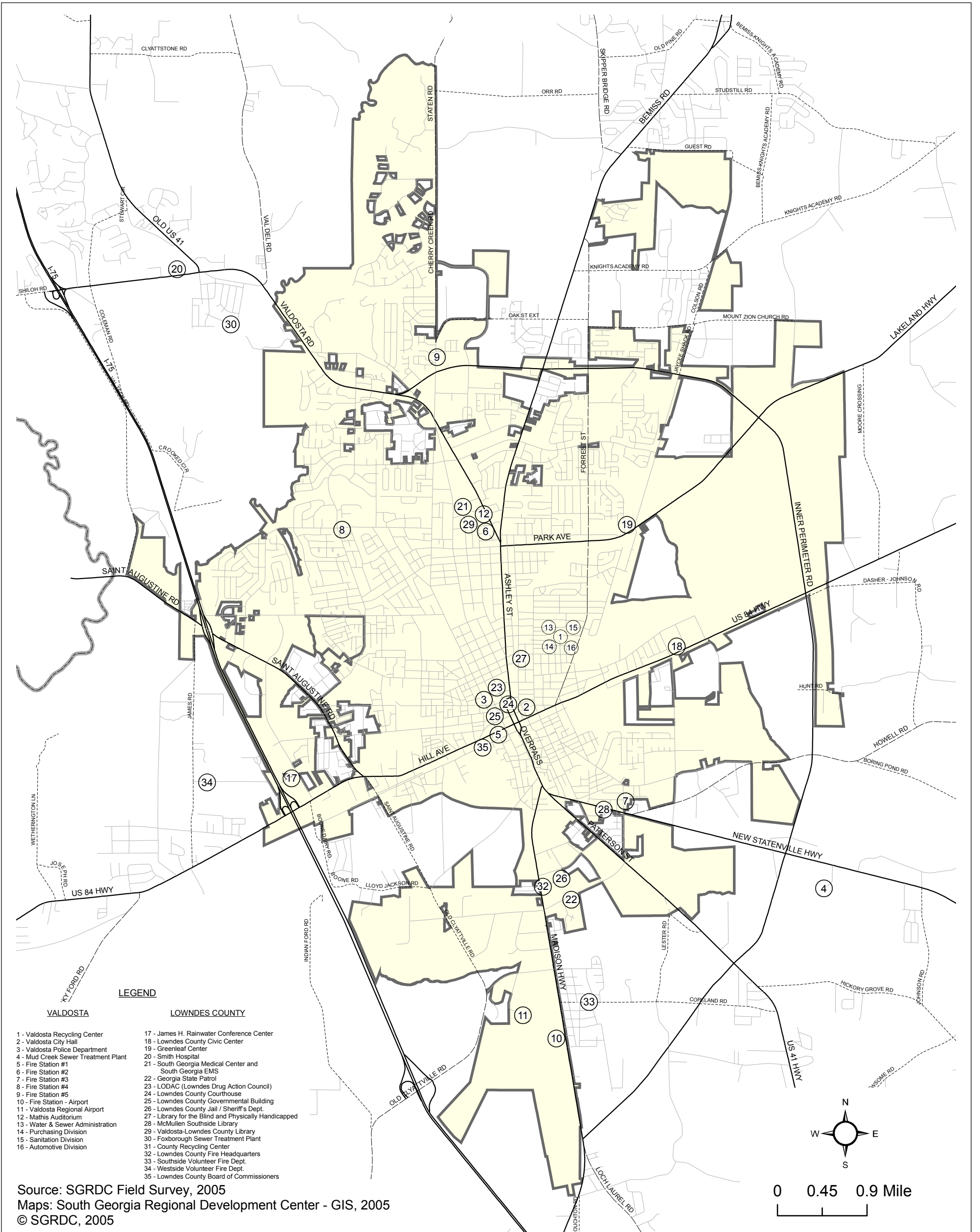
- Legend**
- Boat Ramps
 - B1 - Knight's Ferry Boat Ramp
 - B2 - Little River Boat Ramp
 - B3 - Madison Hwy Boat Ramp
 - B4 - Nankin Boat Ramp
 - Community Parks
 - C1 - Clyattville Community Park
 - C2 - Langdale Park
 - C3 - North Lowndes Recreation Complex
 - C4 - Oris Blackburn Park
 - C5 - South Lowndes Recreation Complex
 - Mini Parks
 - M1 - Lovett Park
 - M2 - Snake Nation Park
 - Neighborhood Parks
 - N1 - Dasher Trails
 - N2 - Lake Park Library Park
 - N3 - Naylor Park
 - Special Facilities
 - S1 - Grand Bay WMA
 - S2 - South Lowndes YMCA

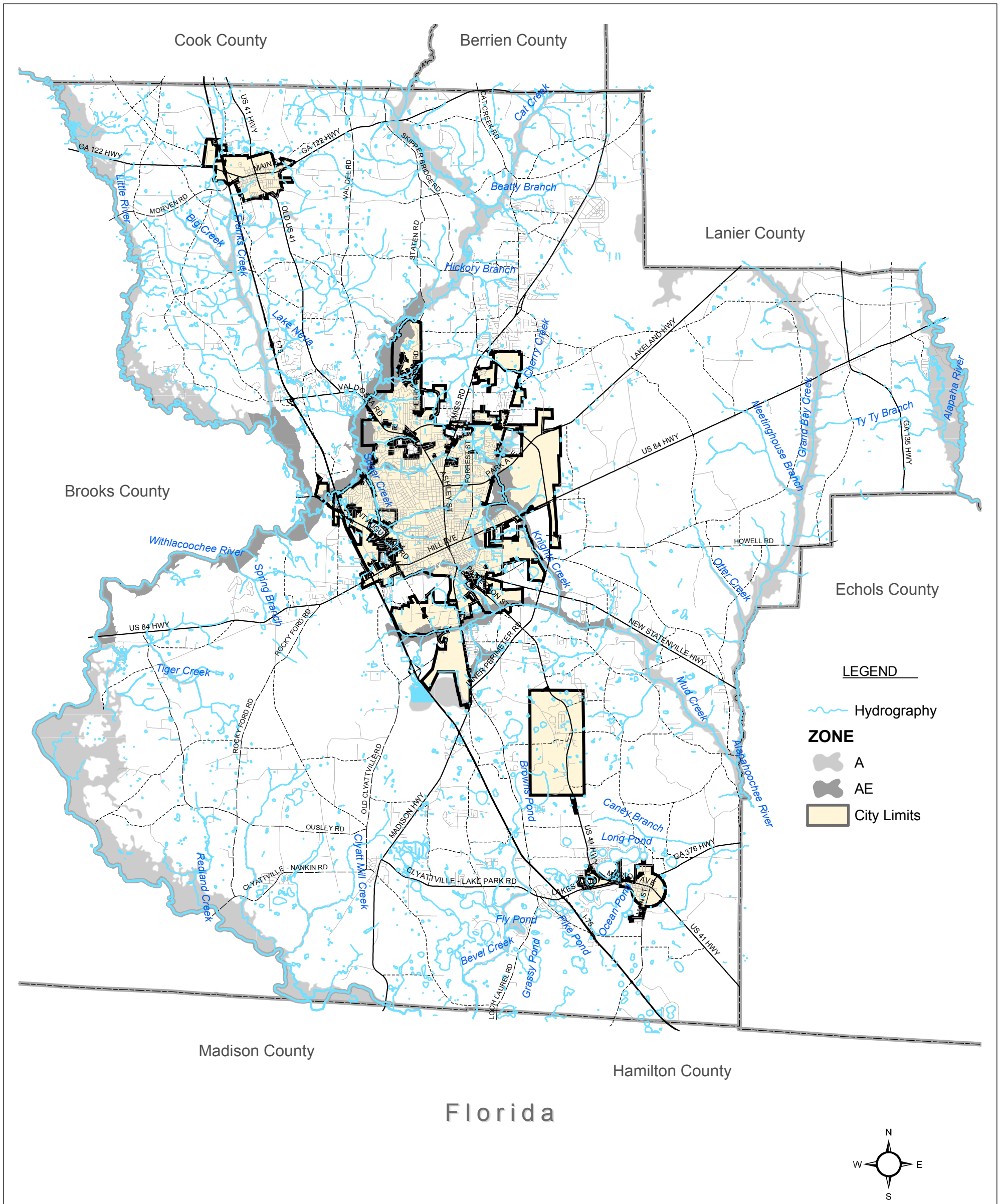
Source: Lowndes County Recreation Department, 2005
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



MAP E-4 LOWNDES COUNTY PARKS & RECREATIONAL FACILITIES





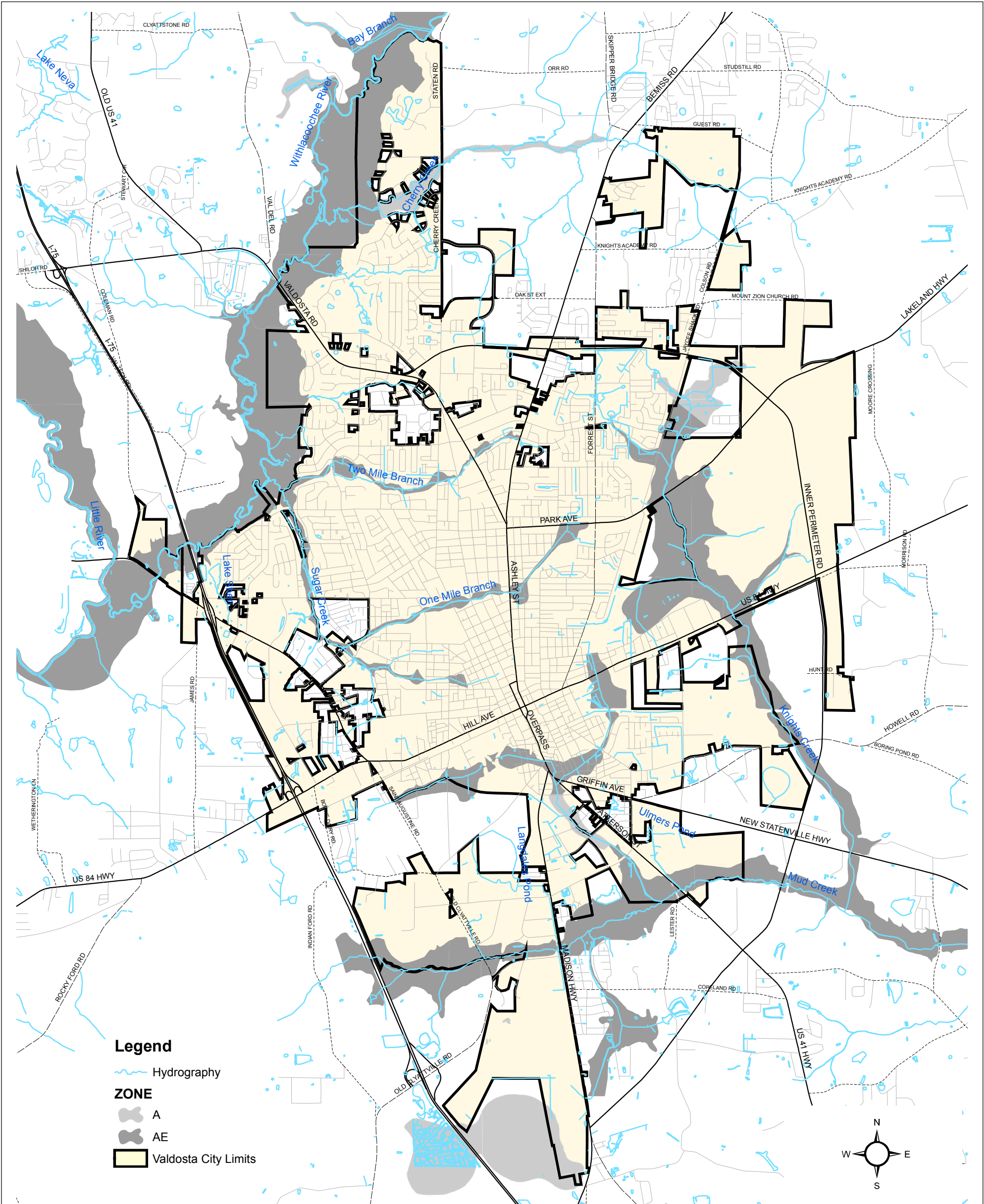


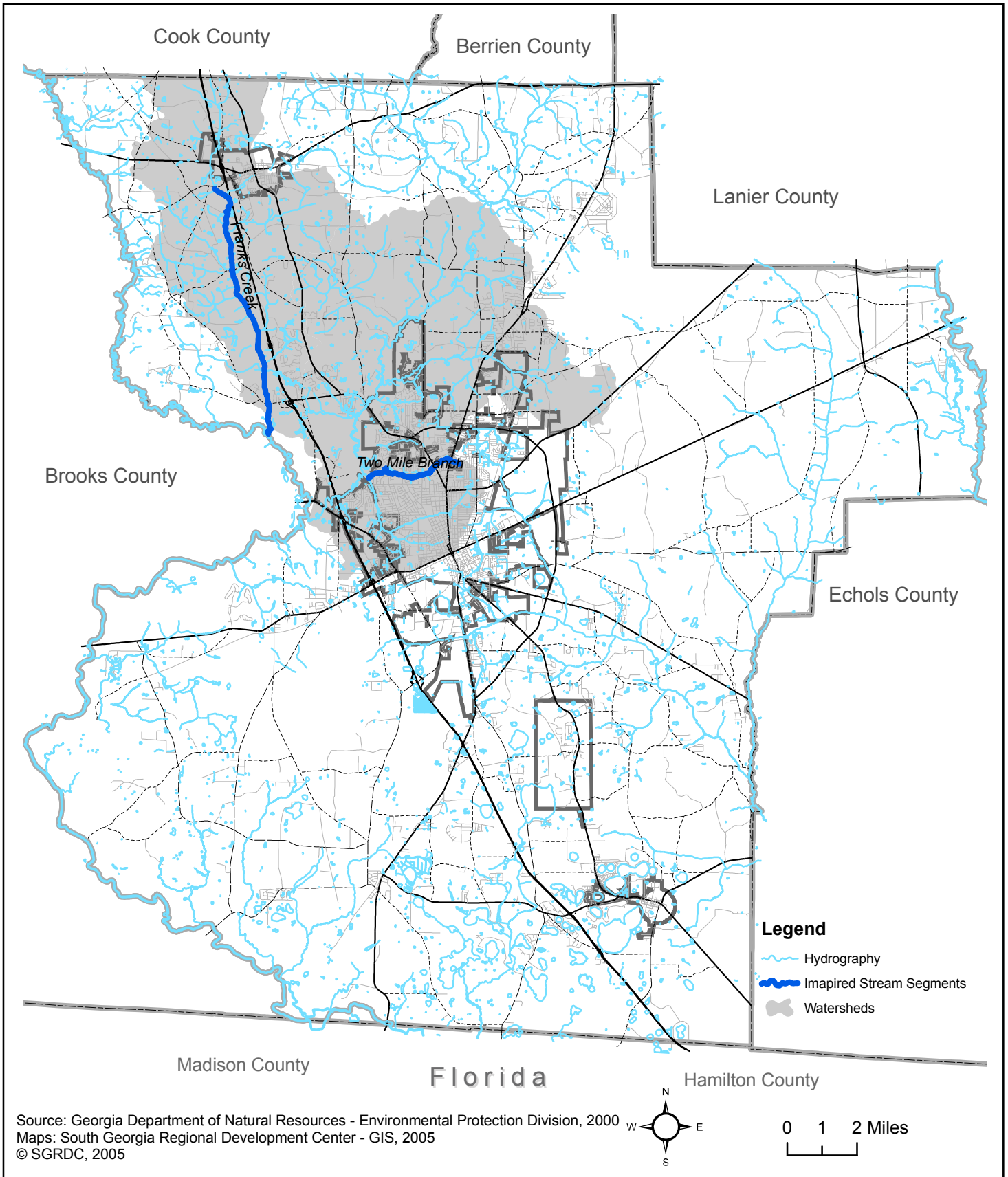
Source: Federal Emergency Management Agency (FEMA), 1983
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005

0 1.5 3 Miles

MAP D-6 LOWNDES COUNTY FLOOD INSURANCE RATE MAP (FIRM)

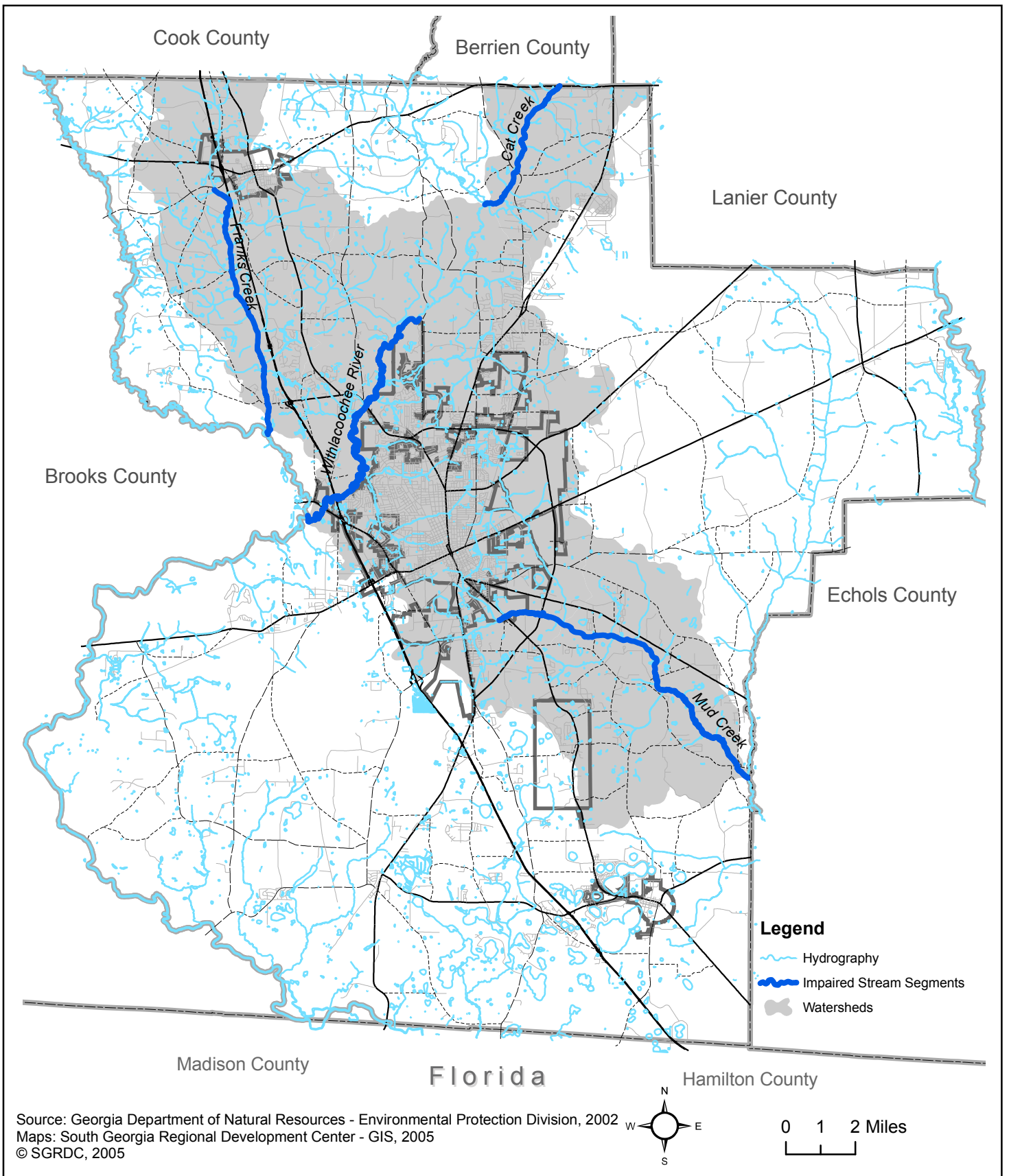






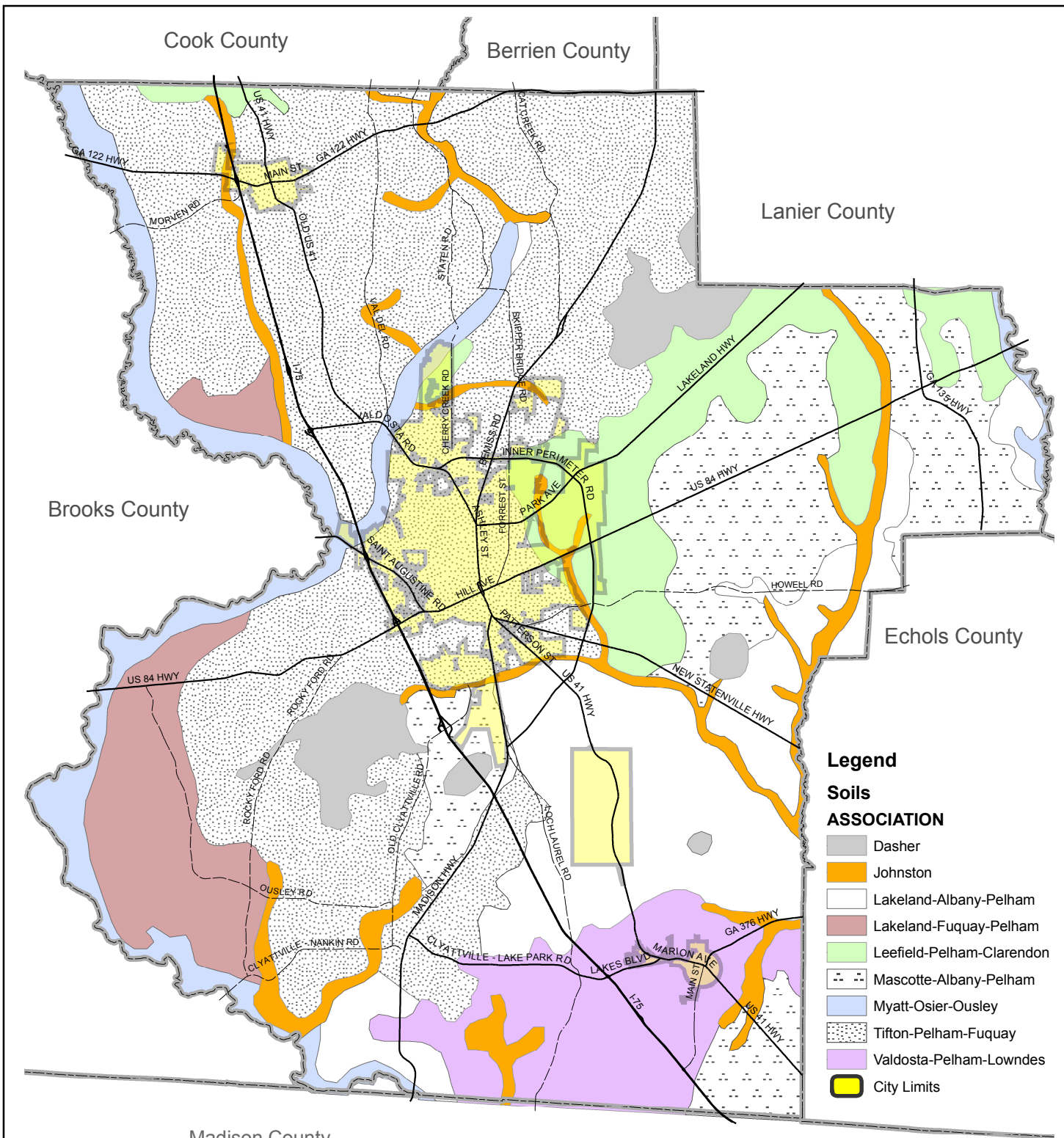
MAP D-8 GREATER LOWNDES COUNTY 2000 IMPAIRED STREAM SEGMENTS



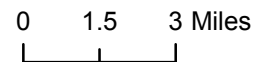
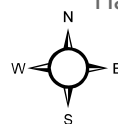


MAP D-9 GREATER LOWNDES COUNTY 2002 IMPAIRED STREAM SEGMENTS



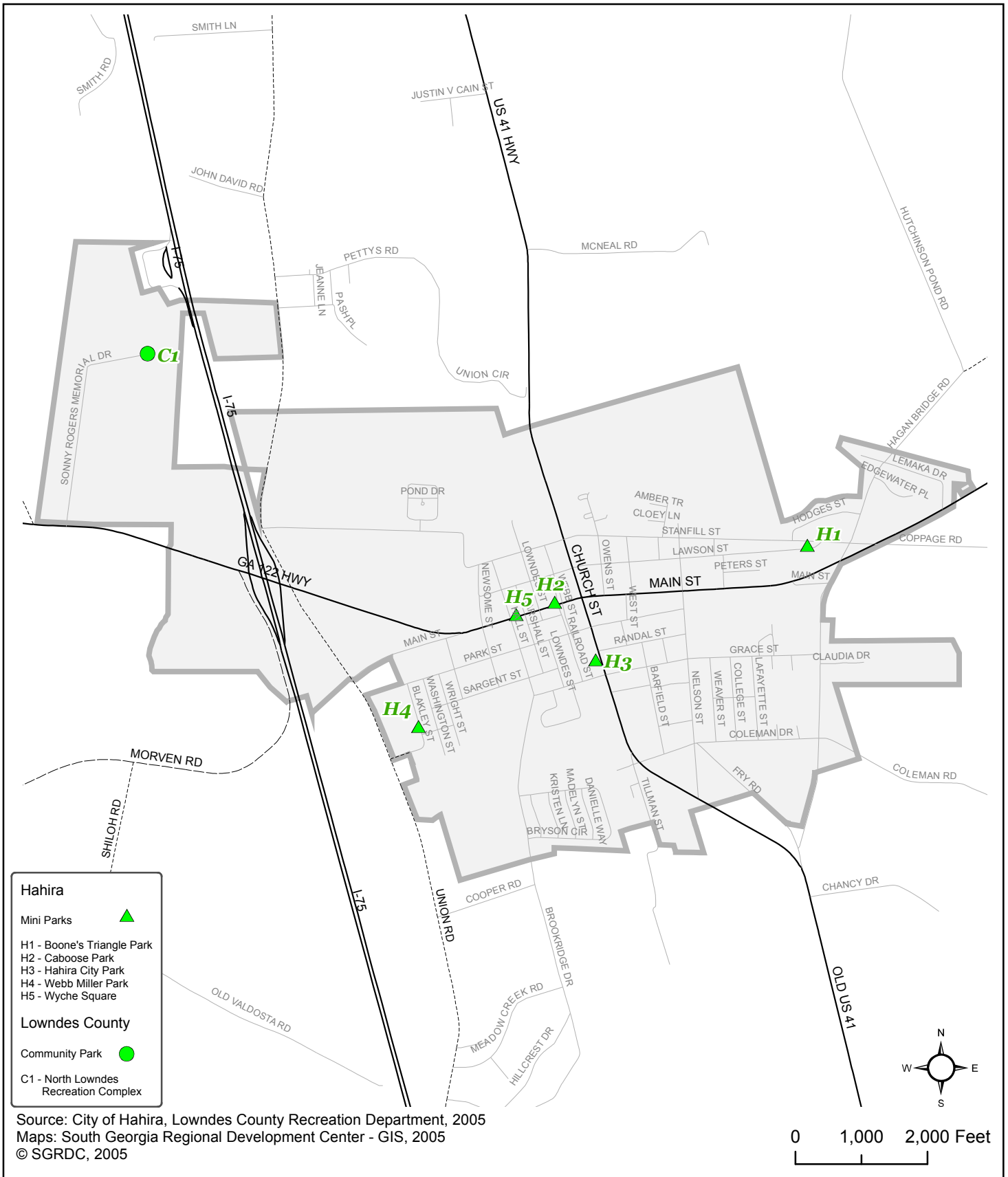


Source: United States Department of Agriculture, 1979
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



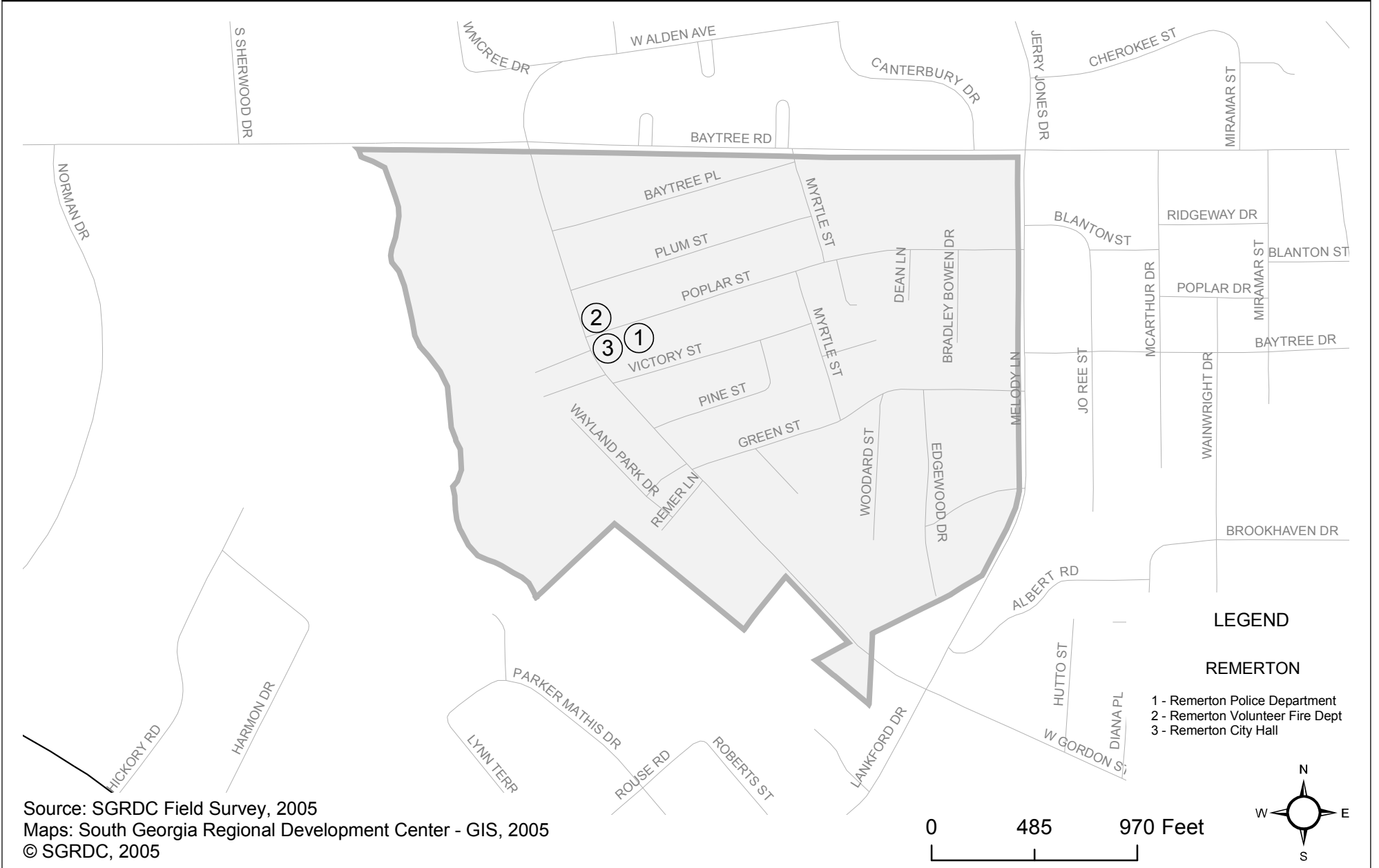
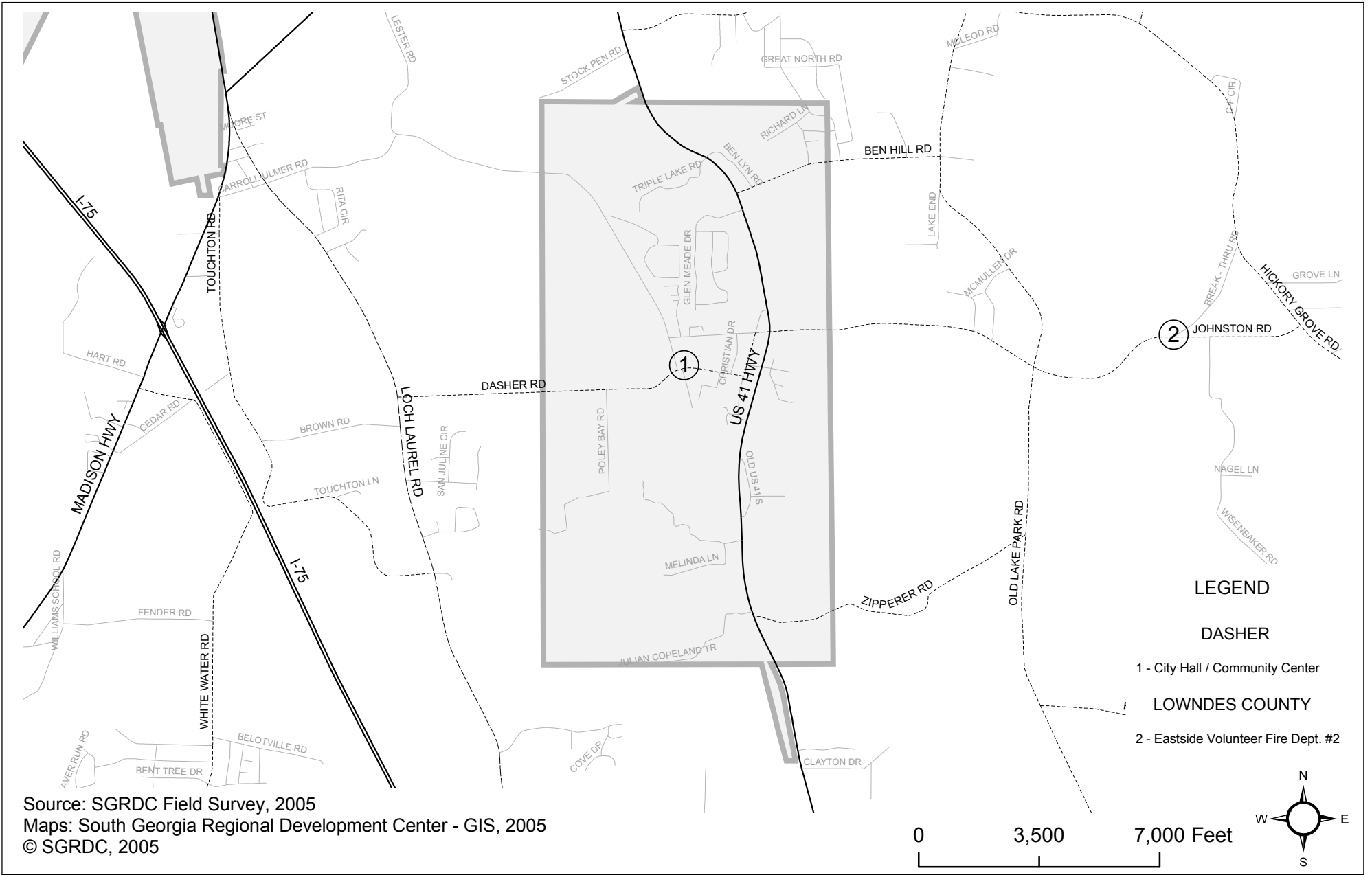
MAP D-10 GREATER LOWNDES COUNTY GENERALIZED SOIL ASSOCIATIONS





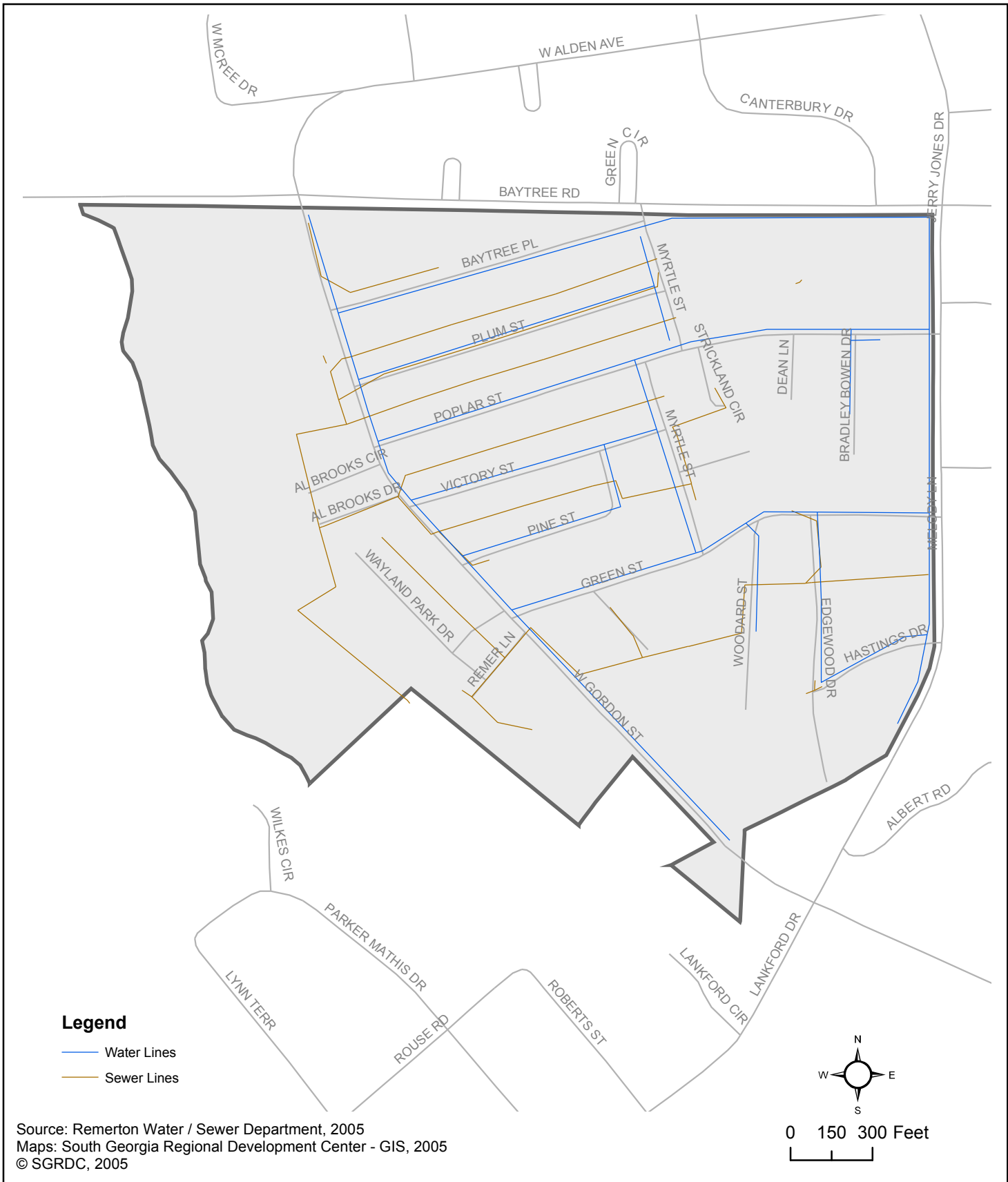
MAP E-11 HAHIRA PARKS & RECREATIONAL FACILITIES





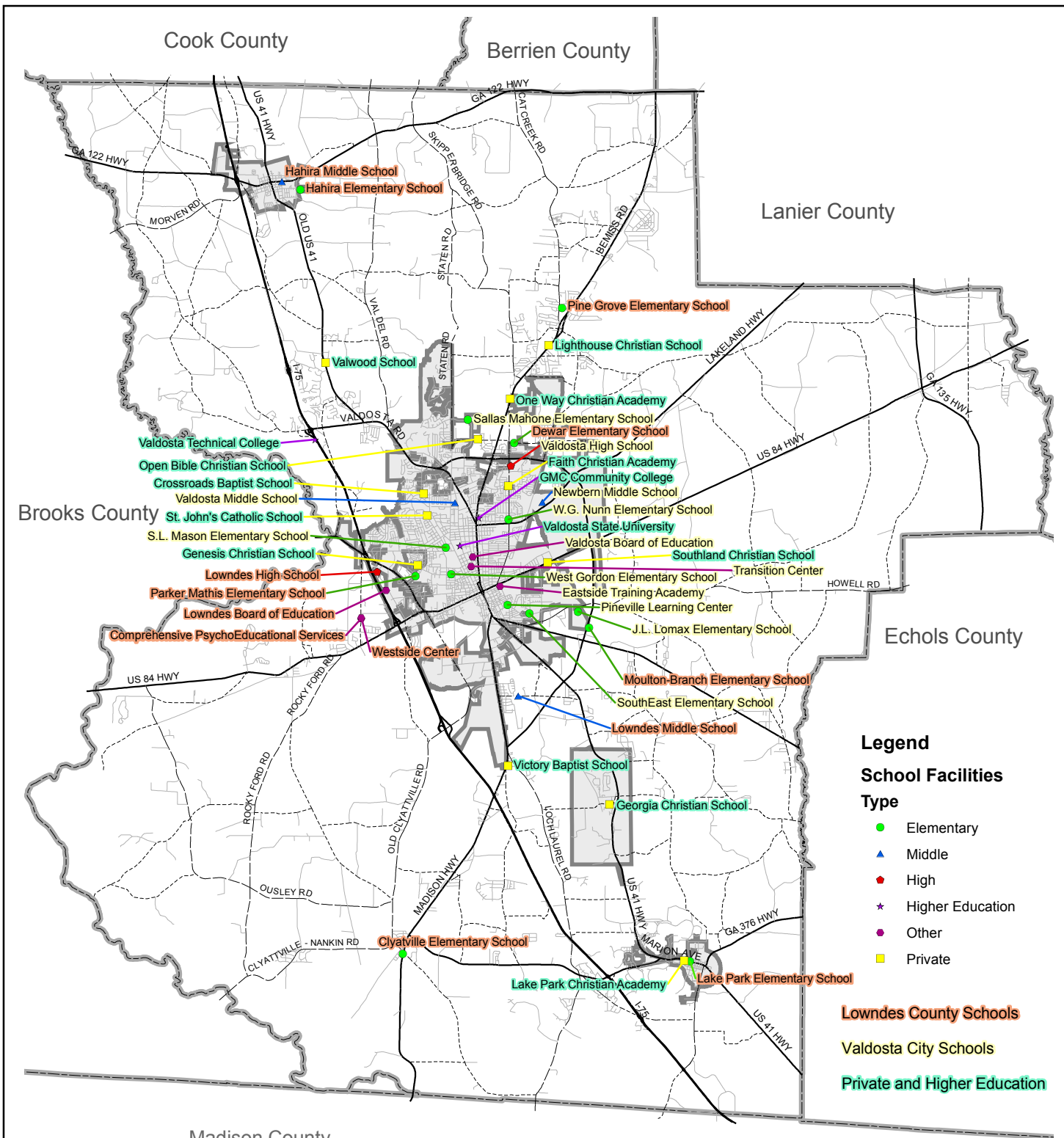
MAP E-12 DASHER AND REMERTON FACILITIES AND SERVICES



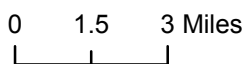
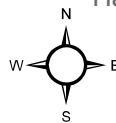


MAP E-13 REMERTON WATER / SEWER SYSTEM



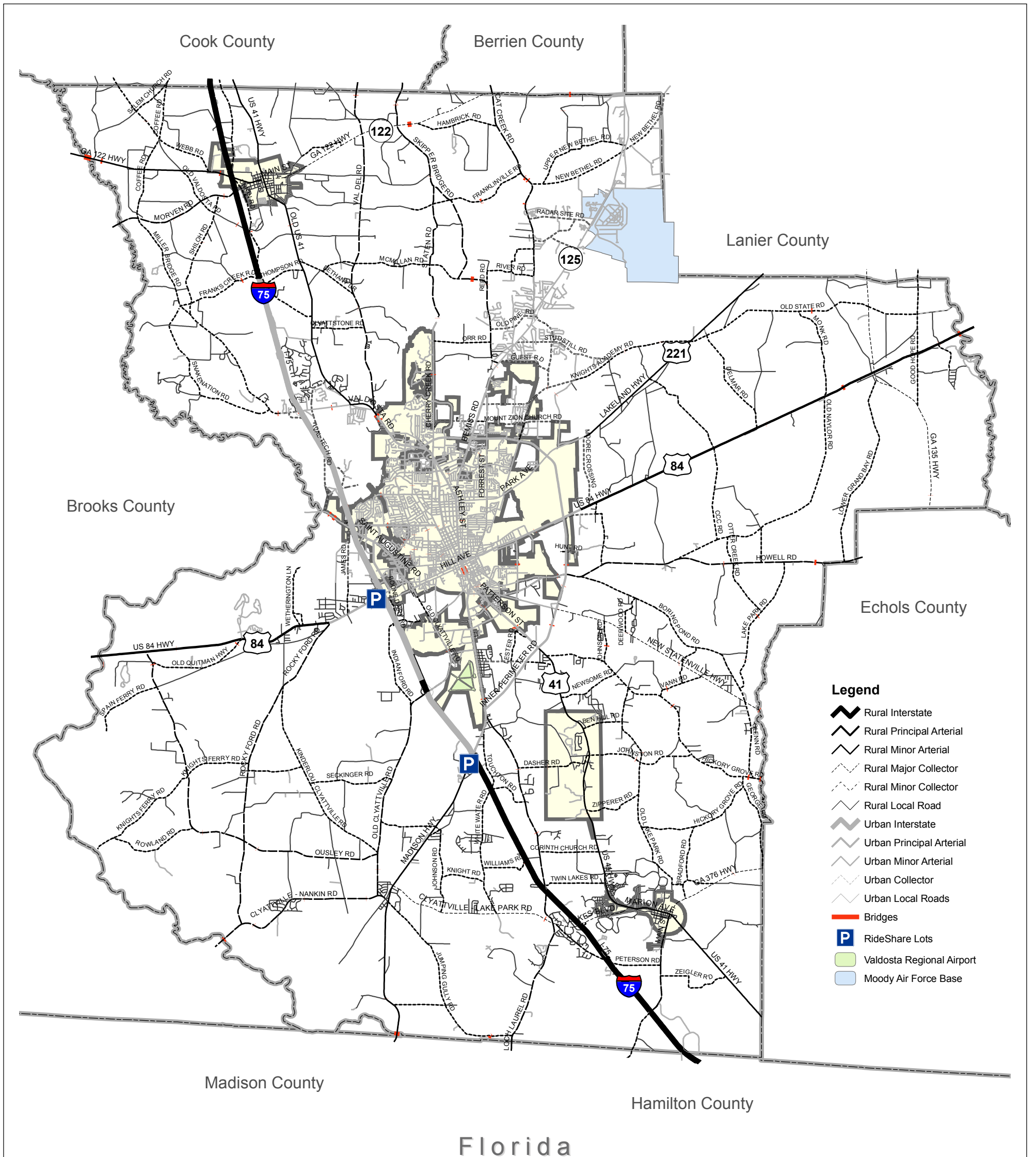


Source: South Georgia Regional Development Center, 2005
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



MAP E-14 GREATER LOWNDES COUNTY AND CITIES EDUCATIONAL FACILITIES

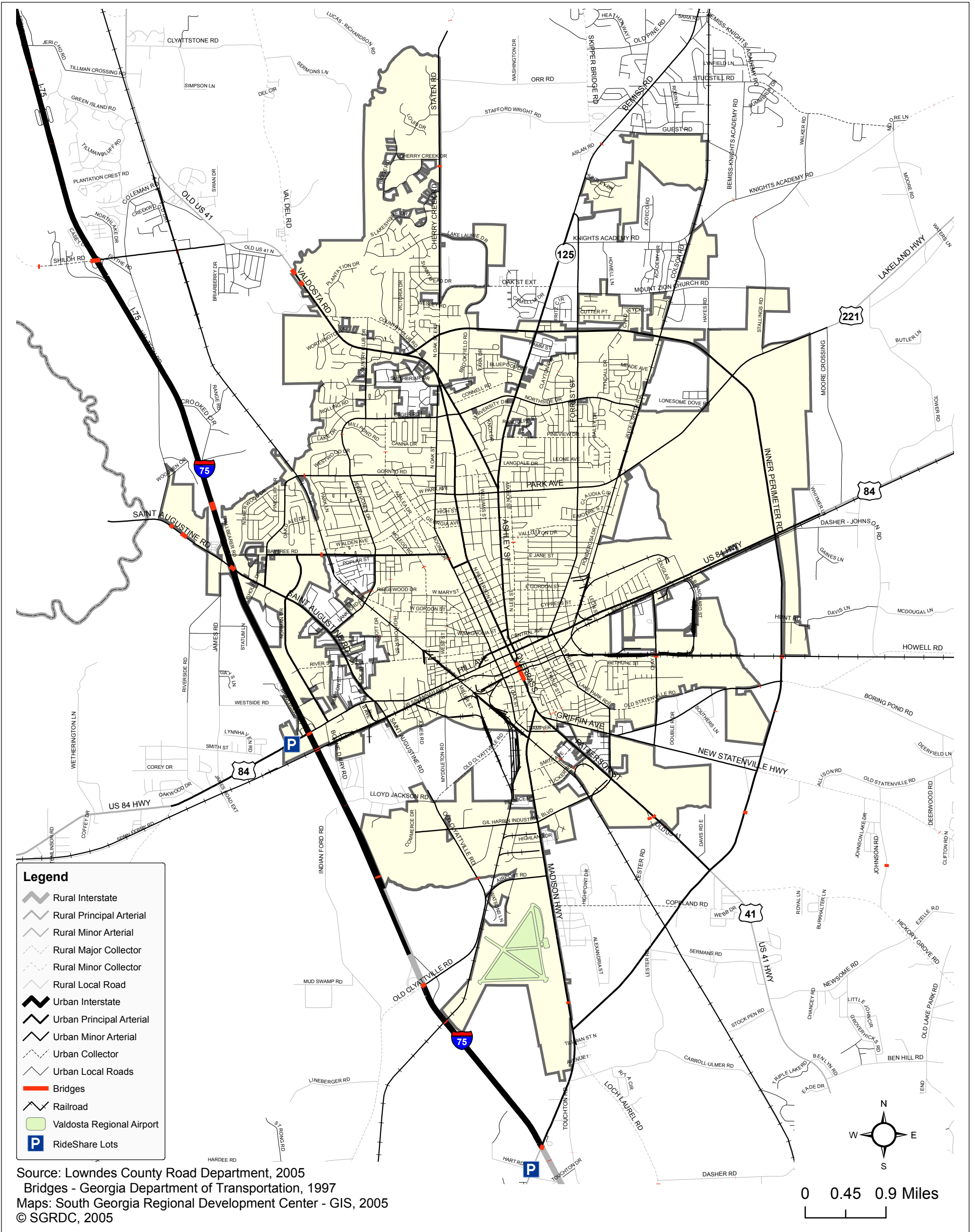


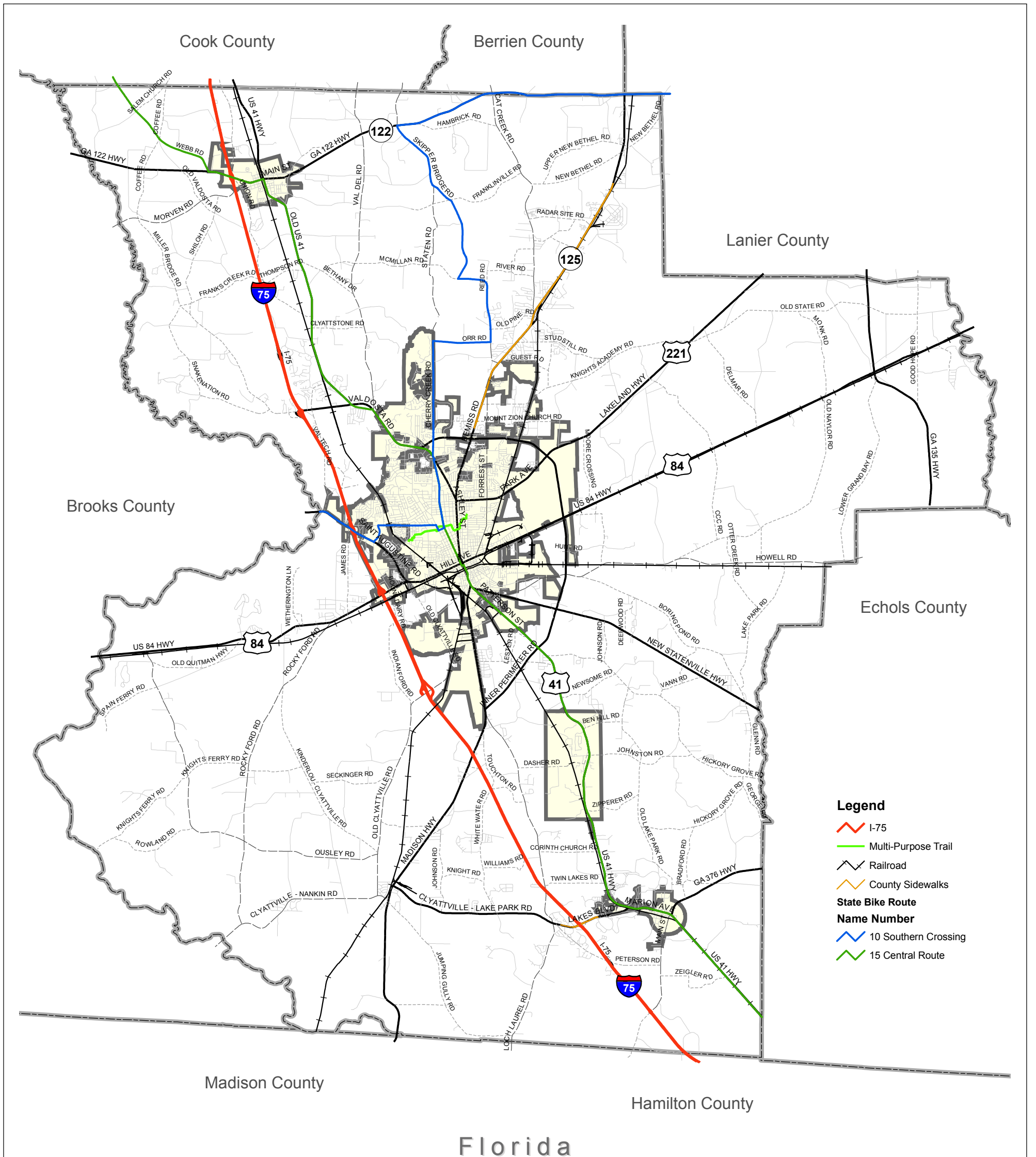


Source: Lowndes County Road Department, 2005
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005

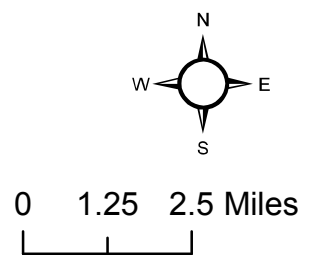
MAP G-1 LOWNDES COUNTY STREET AND ROAD CLASSIFICATION





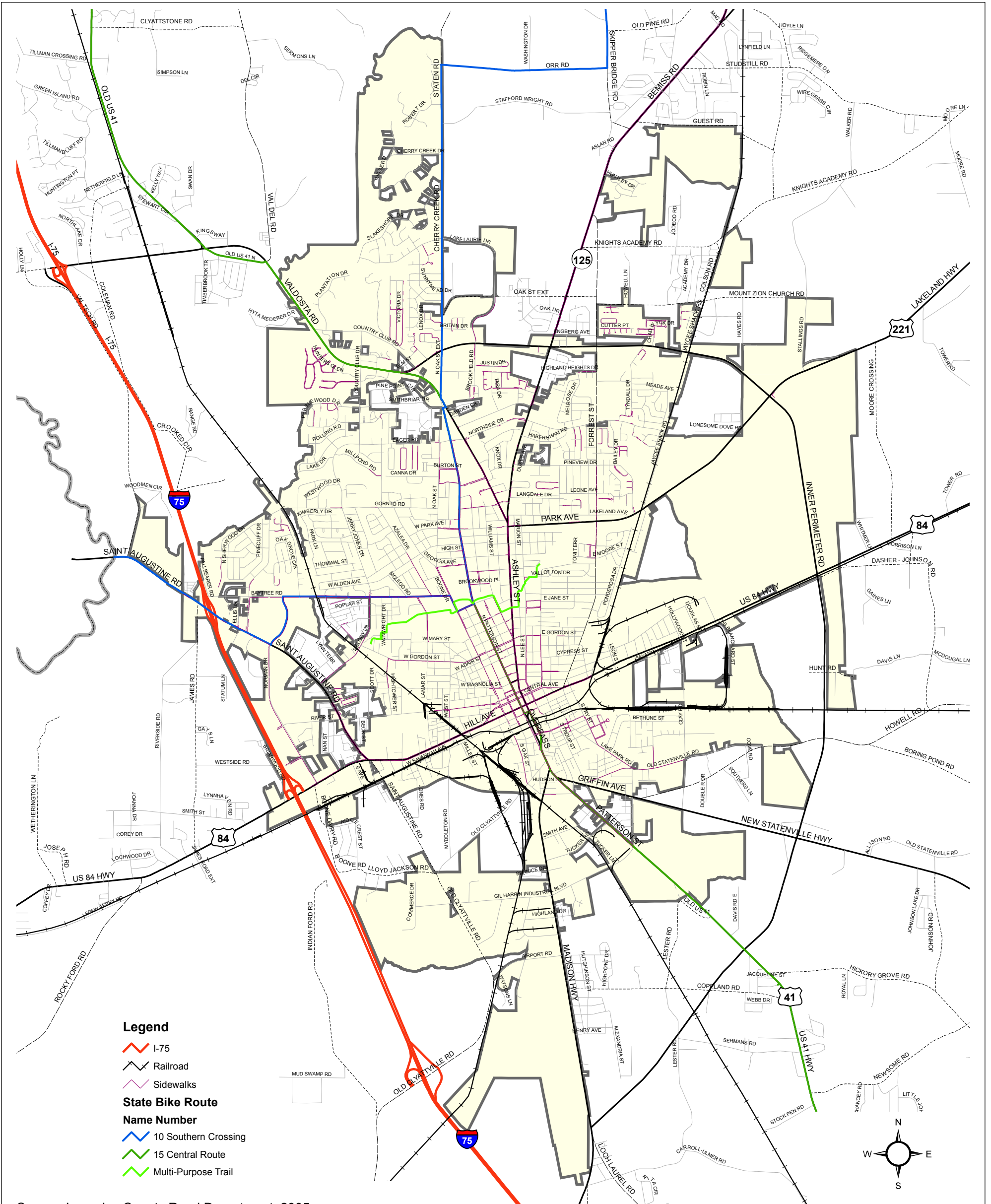


Source: South Georgia Regional Development Center, 2005
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



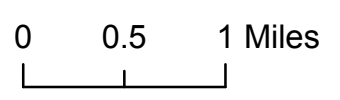
MAP G-3 LOWNDES COUNTY BICYCLE AND PEDESTRIAN FACILITIES





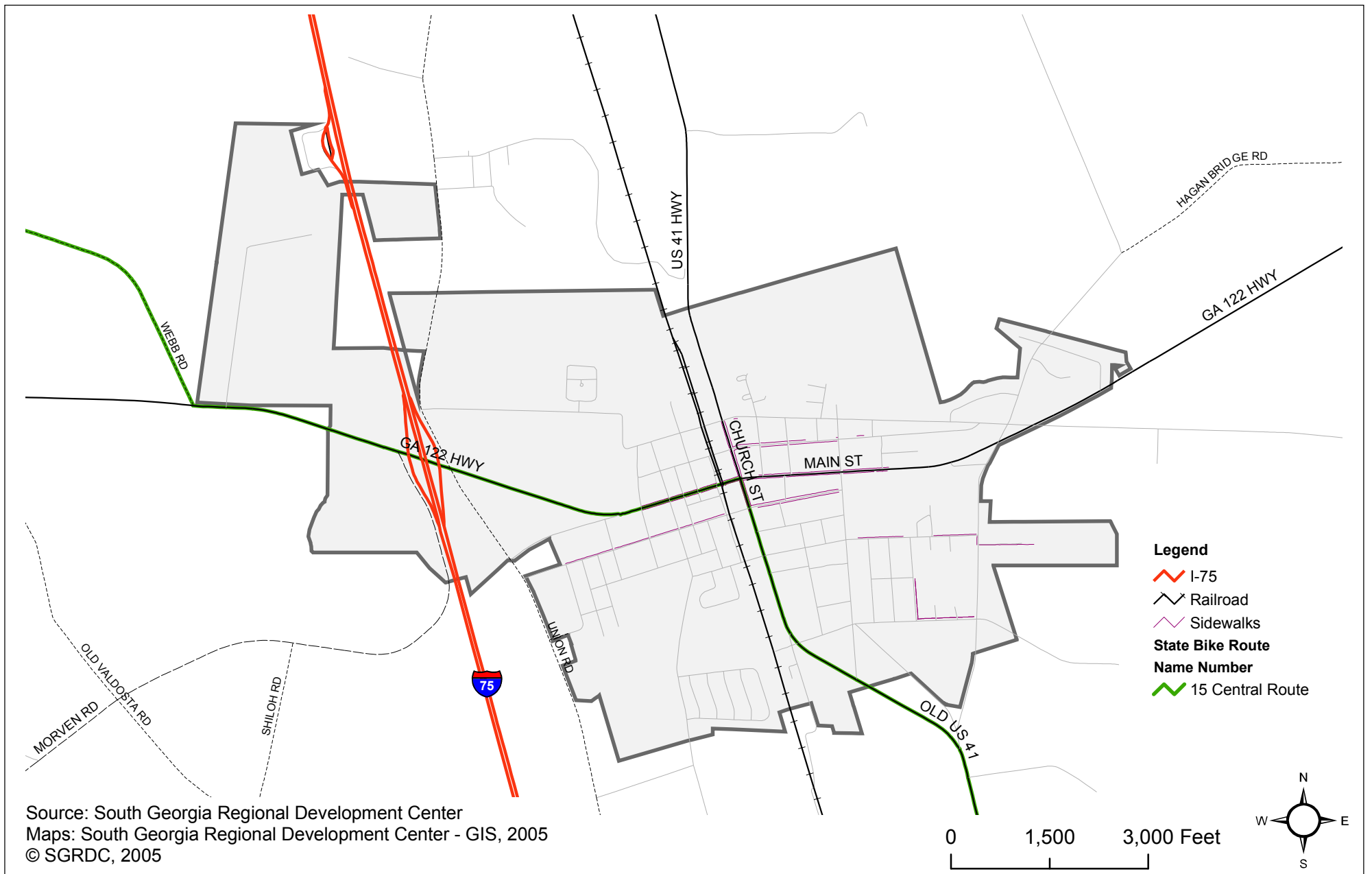
- Legend**
- I-75
 - Railroad
 - Sidewalks
 - State Bike Route**
 - Name Number**
 - 10 Southern Crossing
 - 15 Central Route
 - Multi-Purpose Trail

Source: Lowndes County Road Department, 2005
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005

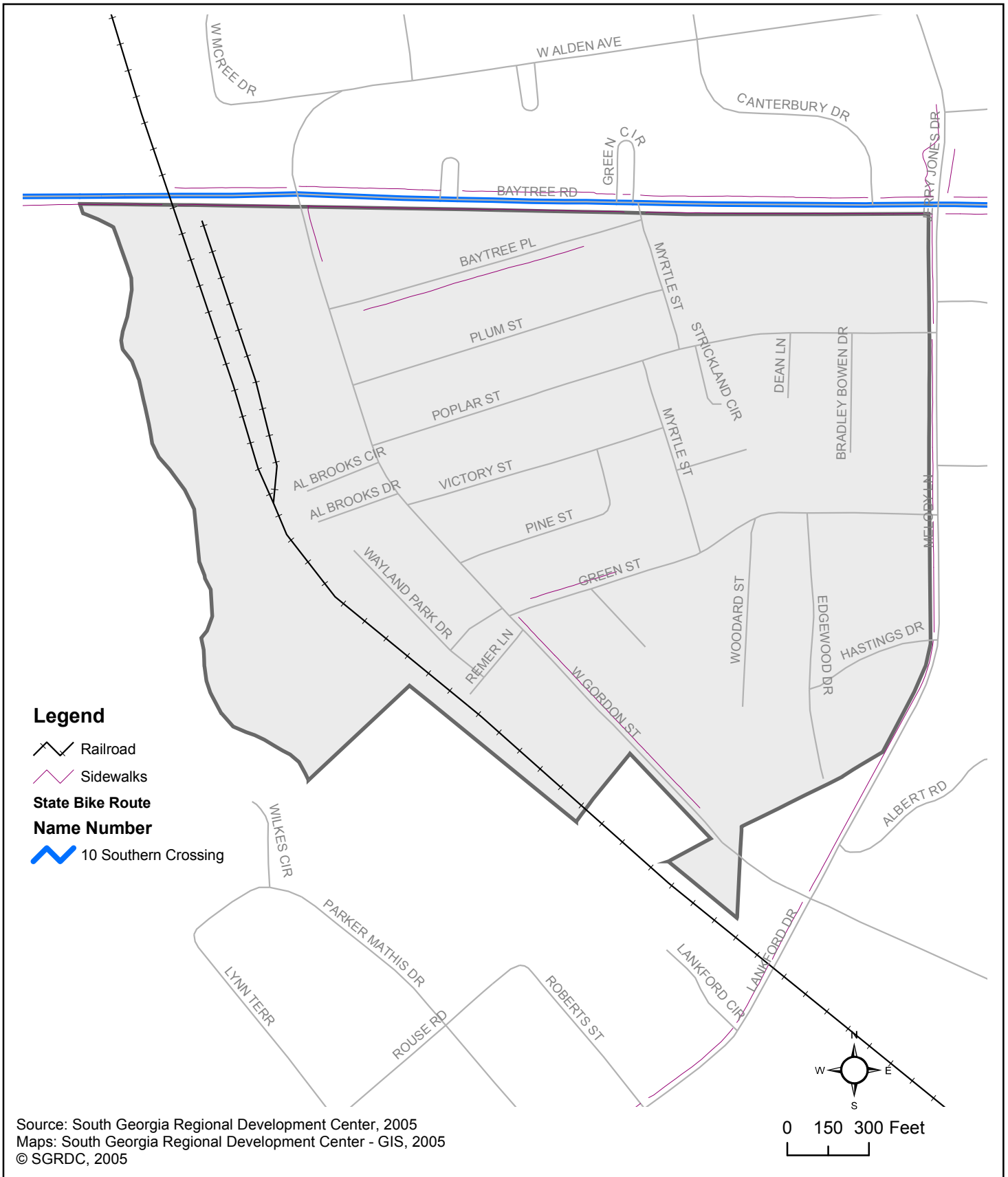


MAP G-4 VALDOSTA BICYCLE AND PEDESTRIAN FACILITIES



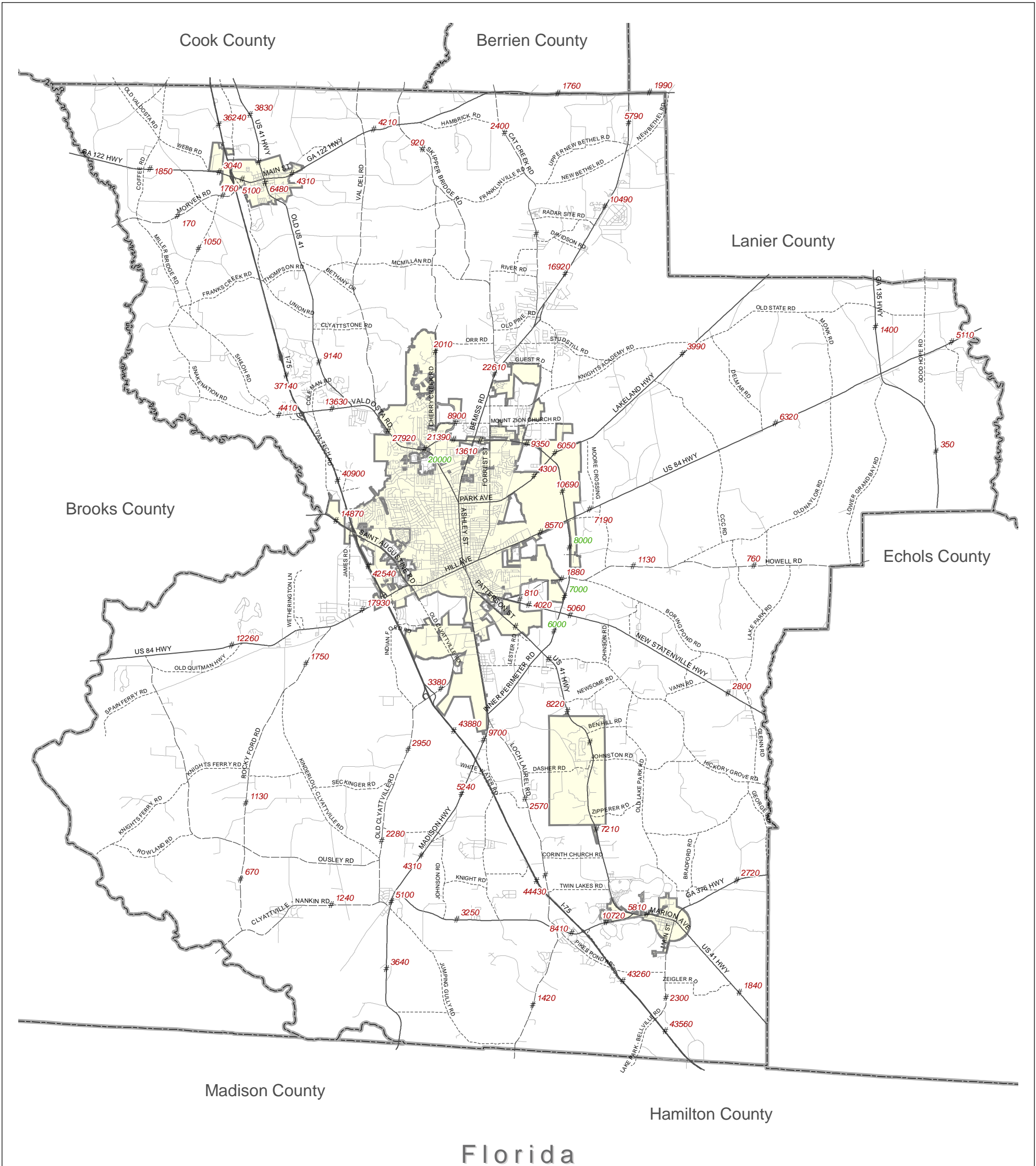


MAP G-5 HAHIRA AND LAKE PARK BICYCLE AND PEDESTRIAN FACILITIES



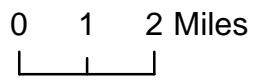
MAP G-6 REMERTON BICYCLE AND PEDESTRIAN FACILITIES





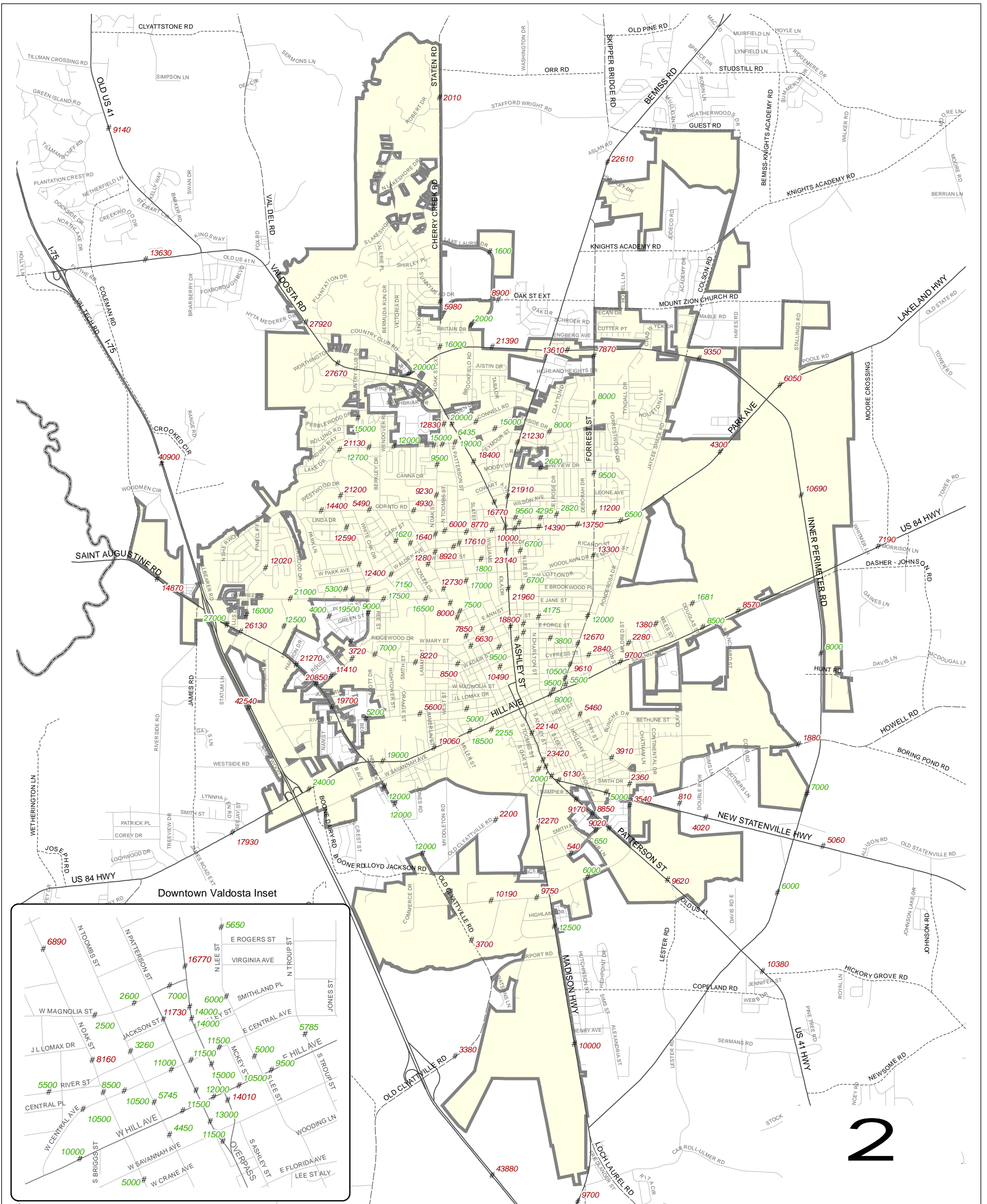
2

Source: G.D.O.T. Average Annual Traffic Count 2004 City Engineer Est Count 2004
 Maps: South Georgia Regional Development Center - GIS, 2005
 © SGRDC, 2005



MAP G-7 LOWNDES COUNTY TRAFFIC VOLUMES





Source: G.D.O.T. Average Annual Traffic Count 2004 City Engineer Est Count 2004
 Maps: South Georgia Regional Development Center - GIS, 2005
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0 0.5 1 Miles



MAP G-8 VALDOSTA TRAFFIC VOLUMES



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