

2021 Joint Comprehensive Plan Update Lanier County and the City of Lakeland



Adopted June 14, 2021

Prepared by:

Lanier County and the City of Lakeland and

Photos courtesy of SGRC staff

A special acknowledgment for members of the Stakeholders/Steering Committee and SGRC Staff that dedicated their time and hard work to this project:

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

1. Introduction

The 2021 Lanier County Comprehensive Plan was prepared by following the Georgia Department of Community Affairs Rules 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

As required by the Local Comprehensive Planning Standards, the 2021 Lanier County and the City of Lakeland Comprehensive Plan consists of the following elements:

1. Community Goals
2. Needs and Opportunities
3. Community Work Program
4. Broadband Services

5. Economic Development Element

(As a community included in the Georgia Job Tax Credit Tier 1 category) Although a separate summarized economic development element is included in this Comprehensive Plan, which by reference adopts the current regional Comprehensive Economic Development Strategy (CEDS), any economic development goals, policies, needs, opportunities, and objectives of Lanier County, and the City of Lakeland have also been integrated directly into their parallel components in this Comprehensive Plan.

7. Land Use Element

(As a community with zoning or land development regulations subject to the Zoning Procedures Law)

8. Transportation

History of Lanier County and the City of Lakeland

Lanier County is the state's 157th county. It was named for the Georgia poet Sidney Lanier and was created in 1920. The land was taken from Berrien, Lowndes counties. The County is located on the sub-basin of the Apalachee River basin. Lanier County is excellent fishing in the Banks Lake, and many Lanier County is part of Metropolitan Statistical Area and shares with Lowndes County on its western



1920. The land Clinch, and majority of Lanier Apalachee River Suwannee River famous for its Apalachee River, other small lakes. the Valdosta, GA Area and shares with Lowndes boundary.

In the early 1840s, a community known as Alapaha had come into existence along the road between Waresboro, Georgia, and Troupville, Georgia. By the late 1850s, Alapaha had become known as Milltown. Milltown was the designated seat of the newly formed Lanier County.



In 1928, the city was incorporated and renamed to its present form of Lakeland. Lakeland was given its name because of the many lakes that are located there. Banks Lake is a National Wildlife Refuge known for its shallow black water, studded with moss-



draped cypress trees, rimmed by marshes and uplands. The city is the county seat of Lanier County. It is part of the Valdosta, Georgia Metropolitan Statistical Area. Lakeland was originally called Alapaha and then Milltown or Mill Town; Lakeland received its current name in 1925 to honor its proximity to Grand Bay Lake, Lake Irma, and Banks Lake.

Lakeland is also known as “The City of Murals.” There are many murals painted on the sides of buildings, depicting life in the early days of the 1920s.



2. Community Involvement

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

- a) Stakeholders were identified. These included local city and county officials/employees, businesses and industries, and the general public.
- b) Participation techniques were identified. Notices were placed in the local newspaper, and information on the Southern Georgia Regional Commission's website and local government websites. A steering committee was formed to oversee and participate in plan development, including representatives from the stakeholders mentioned above.
- c) A participation program was conducted. Identified stakeholders were invited and attended, yielding specific input in plan content. The steering committee held regular meetings to provide information and feedback.
- d) Community Involvement Activities were documented. These include the list of stakeholders, overview of participation, photos, sign-in sheets, agendas, published advertisements, emails, etc.

1st Public Hearing – “Kick-Off”

The public hearing kicking off the comprehensive planning process was held on July 13, 2020, at the Lanier County Extension Office, located at 162 W Thigpen Ave, Lakeland, Georgia, 31635. It was held to make any potential stakeholders and residents aware that the comprehensive plan update and review were now underway, explain the purpose of the update, and encourage residents and other stakeholders to actively participate in the plan update.

3. Identification of Stakeholders and Steering Committee

A comprehensive list of potential stakeholders was put together with input from the Chamber of Commerce, Development Authority, elected officials, and residents. A complete list of all the stakeholders is included in this plan.

4. Identification of Participation Techniques

The following participation techniques were utilized during the update process:

- Two Public Hearings:
 - Kick-off
 - Transmittal
- Three Workshops:
 - Goals, needs, and opportunities
 - Report of Accomplishments & Community Work Program

➤ Land Use

- Extensive e-mail correspondence with stakeholders (notices of meetings, e-mail requests for comments, distribution of revised drafts and final documents)
- Special Webpage on SGRC website.
- Dissemination of Information in the newspaper (public notices, advertisements)

5. Participation Program

A foundational principle utilized by the Southern Georgia Regional Commission in all of its planning projects is public and stakeholder participation from, and coordination with, multiple and diverse interest groups. Due to the relatively small population of Lanier County, and the City of Lakeland, the entire stakeholder group was utilized as the steering committee, ensuring the broadest buy-in and diversity of input into the comprehensive plan update. Outreach to the public, local governments, and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, the project website, and updates at workshops, Council Meetings of the SGRC, and other group meetings. Opportunity for public comment was provided at public hearings and city and county commission meetings.

In addition to the two required public hearings, SGRC held a series of three workshops to discuss several elements of the plan.

The first workshop was used to review the existing goals, needs, and opportunities; in the form of a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis. Participants updated the list of goals, needs, and opportunities to meet current needs. This meeting was held on Monday, September 21, 2020, at the Threatte Center, 209 US 221, Lakeland, Georgia.

The Policies and Report of Accomplishments were developed during the second workshop, held on October 29, 2020, at the Lanier County Annex, 162 W. Thigpen Ave, Lakeland, Georgia, along with the draft of the updated Community Work Program. The participants developed the Community Work Program to include specific action items and projects that would be feasible for the County and the City to implement should funding become available.

The third workshop was utilized to update the Land Use Element and Maps as desired by the local governments. This meeting was held at the Threatte Center, 209 US 221, Lakeland, Georgia, on March 4, 2021.





Copies of the sign-in sheets are provided in the appendix, along with public hearing notices.

Transmittal Public Hearing

The Lanier County Board of Commissioners held the Transmittal Public Hearing on the 12th day of April, 2021.

Adoption of Comprehensive Plan

The 2021 Comprehensive Plan was adopted by resolution by the City of Lakeland on the 8th day of June, 2021, and adopted by the Lanier County Board of Commissioners on the 14th day of June, 2021.

6. Consideration of Regional Water Plan and Environmental Planning Criteria

During the preparation of the Comprehensive Plan, the local governments must review both the Regional Water Plan covering its area and the GDR Rules for Environmental Planning Criteria, as laid out in Chapter 391-3-16, to determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.

Suwannee-Satilla Regional Water Plan

Lanier County is within the Suwannee-Satilla Regional Water Plan area, which was adopted in September 2017.



Source: CDM Suwannee-Satilla Regional Water Plan

The Suwannee-Satilla Regional Water Plan has identified 13 goals, listed below, to implement its vision of managing water resources sustainably under Georgia's regulated riparian and reasonable use laws to support the state's and region's economy, protect

public health and natural resources, and enhance the quality of life for all citizens; while preserving the private property rights of Georgia's landowners, and in consideration of the need to enhance resource augmentation and efficiency opportunities.

Suwannee-Satilla Regional Water Plan Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial water needs, and agricultural water needs, including all agricultural sectors (this includes the region's agroforestry economy).
2. Manage groundwater and surface water to encourage sustainable economic and population growth in the region.
3. Manage the region's and state's water resources in a manner that preserves and protects private property rights.
4. Ensure an adequate water supply of suitable quality to meet current and future human needs while protecting environmental resources.
5. Identify opportunities to optimize existing and future supplies and water and wastewater infrastructure.
6. Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
7. Protect and manage surface and groundwater recharge areas to ensure sufficient long-term water supplies for the region.
8. Protect, maintain, and where appropriate and practicable, identify opportunities to enhance water quality and river base flow.
9. Protect and maintain regional water-dependent recreational opportunities.
10. Identify opportunities to manage stormwater to improve water quantity and quality.
11. Identify and implement cost-effective water management strategies.
12. Seek to provide economically affordable power and water resource service to all citizens of the region.
13. Identify and implement actions to better measure and share water use data and information. The Regional Water Plan has also adopted several Short-Term Water Quantity and Water Quality Management Practices, which the local comprehensive plan should include to manage water resources sustainably through the planning period and beyond. The most significant Needs in the Suwannee-Satilla Region are surface water

availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

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

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

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

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

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

1. Point Sources:

- Support and fund current permitting and waste load allocation processes to improve wastewater treatment and increase treatment capacity.

- Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry

2. Non-Point Sources:

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

3. Non-point Source Existing Impairments:

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

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

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

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

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

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

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

SGRC ENVIRONMENTAL SUGGESTIONS FOR LANIER COUNTY

The SGRC Environmental Department has listed areas needing more water quality data in Lanier County.

Tenmile Creek at State Road 64 near Lakeland, GA
Grand Bay Creek at Hwy 221 near Naylor, GA
Fivemile Creek at State Road 64 near Lakeland, Ga
Dixon Mill Creek @ nr Purvis Rd nr Naylor, GA
Moore Branch nr Felt Lane nr Lakeland, GA
Reedy Creek nr US 129 SR11 nr Naylor, GA
Mill Creek at State Road 135 near Lakeland, GA
Big Creek at State Road 135 near Lakeland, GA
Big Creek at State Road 11 near Lakeland, GA

(Complete report is attached as Appendix #1)

II. Plan Elements

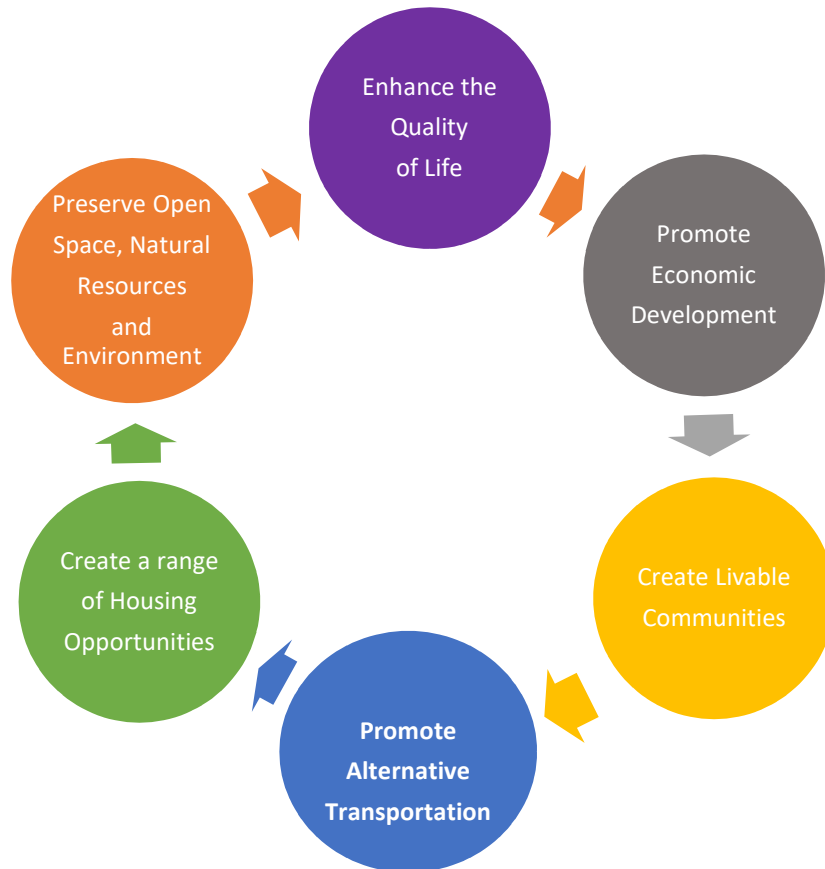
1. Vision and Community Goals

Vision

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

Community Goals

The purpose of the Community Goals Element is to lay out a road map for Lanier County and the City of Lakeland's future, generate local buy-in to the plan, and ensure that it is implemented. Communities are encouraged to amend and update the goals as necessary.



- Goal 1: **Cultural Resources.** Encourage the protection and conservation of the rich historical heritage and cultural resources in Lanier County and the City of Lakeland through such measures as regulations, adaptive reuse, and tourism and education programs focused on historic preservation.
- Goal 2: **Natural Resources.** Establish and maintain the conservation and protection measures for natural areas, where those areas would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas, protected river corridors, forested hardwood areas, and areas where Georgia and Federally Endangered species and habitat exist.
- Goal 3: **Economic Development.** Create and maintain a long-term sustainable and diverse economic base that will attract new businesses, expand existing businesses, diversify the local economy, help Lanier County and the City of Lakeland, and compete in the regional economy.
- Goal 4: **Housing.** Ensure that residents within the County have access to quality and affordable housing.
- Goal 5: **Land Use.** Establish and maintain conservation and protection of natural areas, where those areas would be endangered by development. Ensure the highest quality living environment possible through a mixture of compatible land uses and character areas reflecting the residents' needs, desires, and vision for Lanier County.
- Goal 6: **Community Facilities & Services.** Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities
- Goal 7: **Intergovernmental Coordination.** Enhance and maintain communication between each jurisdiction and surrounding counties to efficiently and effectively serve the county's residents.
- Goal 8: **Broadband.** Encourage coordination of planning efforts with other local service providers and authorities, neighboring communities, and state and regional planning agencies.
- Goal 9: **Transportation.** Promote transportation facilities that protect our community resources and encourage efficient infrastructure use while supporting quality economic development.

2. Goals, Needs, and Opportunities

The initial Needs and Opportunities were developed and identified in the 2016 Update for Lanier County and the City of Lakeland. For this comprehensive plan update, the Needs and Opportunities were reviewed in the first of three workshops. Each of the previously identified Needs and Opportunities was reviewed and discussed by the participants and then either deleted, amended, or retained as deemed applicable to Lanier County and the City of Lakeland. This was done utilizing strengths, weaknesses, opportunities, threats (SWOT) analysis with stakeholders and residents, analysis of statistical data and information, and review and revision as applicable to the Needs and Opportunities. The needs and opportunities are addressed in corresponding implementation measures in the Community Work Program for Lanier County and Lakeland.

Strengths

- Lakes and rivers are available for fishing, kayaking, canoeing, etc.
- Chamber of Commerce promotes Georgia Grown Trail 37
- Local festivals attract tourists to the area
- Recreational facilities allow tournaments for ballgames, etc.
- The nursing home facility is available

Weaknesses

- Need more promotion of the lakes, and rivers for recreational purposes
- There is a lack of hotel availability within the community
- Too many unmaintained properties within the downtown area
- Parks and playgrounds need to be handicapped accessible
- Lack of industries within the community
- A campground is needed at Banks Lake for tourist

Opportunities

- Capitalize on lakes and rivers within the area
- Promote the downtown murals
- Expand recreational activities within the community
- Walkable historic town
- Working with neighboring communities to improve services

Threats

- Lack of funding for renovations and maintenance of downtown buildings
- Lack of funding to expand broadband services within the community
- Need to maintain the
- long-term substantial and diverse economic base

Cultural Resources

Goal 1: Encourage the protection and conservation of the rich historical heritage and cultural resources in Lanier County and the City of Lakeland through such measures as regulations, adaptive reuse, and tourism and education programs focused on historic preservation.

Needs:

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

Opportunities:

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

Natural Resources

Goal 2: Establish and maintain the conservation and protection measures for natural areas where those areas would be endangered by development. These areas include but are not limited to floodplains, wetlands, groundwater recharge areas, protected river corridors, forested hardwood areas, and areas where Georgia and Federally Endangered species and habitat exist.

Needs:

- ❖ Banks Lake, the Alapaha River, and Lake Irma are not realizing their full potential, especially for canoeing.
- ❖ More advertising is needed to promote the water bodies in the county for tourism.
- ❖ There is a need for campsites for people visiting the lakes within the community.
- ❖ More access is needed to the rivers and lakes.
- ❖ Clean-up of Lake Irma and Simpson Mountain Bike Trail will allow more people to enjoy the walking trail.
- ❖ Encourage the continued use of the new boardwalk at Banks Lake.
- ❖ Continue construction of new boat ramps to allow more access to the lakes and rivers.

Opportunities:

- ❖ There are several public lakes and other water bodies throughout the county that are tourist attractions.
- ❖ Banks Lake can offer tours to attract tourists.
- ❖ Canoe trips on the Alapaha River could improve recreational activity options for visitors and residents.
- ❖ The Robert Simpson Nature Trail/Bike Trail is an excellent tourism/recreation asset.
- ❖ Participate in river clean-up days with local River Keepers Organizations.
- ❖ Apply for grants to install more access areas to the rivers and lakes.

Economic Development

Goal 3: Create and maintain a long-term sustainable and diverse economic base that will attract new businesses, expand existing businesses, and diversify the local economy, and help Lanier County, and the City of Lakeland, compete in the regional economy.

Needs:

- ❖ The downtown area has an excess of dilapidated and vacant buildings.
- ❖ Funding is needed to restore empty buildings and offer incentives for attracting new occupants.
- ❖ There are not enough hotels/motels.
- ❖ The Development Authority needs additional funding to support small businesses.
- ❖ Banks Lake Wildlife refuge is underutilized as a tourist attraction.
- ❖ More jobs and industrial businesses are needed.
- ❖ There is a need for retaining retirees from Moody Airforce Base.
- ❖ More retail is needed within the community. All the needs of the residents are not being met with current retail businesses. Tax abatements may be necessary to address these issues.

Opportunities:

- ❖ The Stockton area has access to the railroad and a 4-lane highway and is roughly equal distances from Brunswick, Jacksonville, and Savannah's Ports. Therefore, this area has the potential for commercial development.
- ❖ Wiregrass Tech offers job training programs in the county.
- ❖ Milltown Motorcade and the murals have tourist appeal.
- ❖ The Chamber of Commerce has created a brochure to advertise economic development throughout the County. A brochure for the Georgia Grown Trail 37 has been developed.
- ❖ There is a nursing home located in the community with green space and gardening for residents.

- ❖ Expand/create new industrial spaces as needed.
- ❖ Local festivals, such as the Flatlanders Festival and Outdoor Fest, can become significant tourist attractions.
- ❖ Lakeland/Lanier County's proximity to Moody Air Force Base offers the potential to attract residents and businesses and take advantage of the Military Enterprise Zone.
- ❖ Continue to make improvements to Banks Lake to attract more utilization of the lake.
- ❖ Research sources such as Enterprise Zone and Opportunity Zone help with incentives to attract and revive businesses within the area.
- ❖ Promote the FYI Day for Moody Airforce families.
- ❖ Support the remote learning program for school-aged children offered through Moody Airforce Base.
- ❖ Consider establishing an Opportunity Zone or Enterprise Zone for the city.

Housing

Goal 4: Housing. Ensure that residents within the County have access to quality and affordable housing.

Needs:

- ❖ There are blighted areas with a large number of mobile homes.
- ❖ Rental housing cost is too high for some residents to afford.

Opportunities:

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

Land Use

Goal 5: Land Use. Establish and maintain conservation and protection of natural areas where those areas would be endangered by development. Ensure the highest quality living environment possible through a mixture of compatible land uses and character areas reflecting the residents' needs and desires and their vision for Ben Hill County.

Needs:

- ❖ There is a lot of property available for land use.
- ❖ Land Development Codes need to be updated.
- ❖ There is a need for better policies for the design of driveways with fewer encroachments.

Opportunities:

- ❖ There is a lot of available lands, especially in Stockton, that are suitable for industrial uses.
- ❖ Access to the railway system and a 4-lane highway allows Stockton to have sites available for industrial land uses.
- ❖ Moody Activity Zone (MAZ) overlay districts prevent encroachment of incompatible uses and support Moody Air Force Base's operations.
- ❖ Revisions to the development code could have standards that would allow all means of transportation, meet the requirements of encroachments, etc.

Community Facilities and Services

Goal 6: Community Facilities & Services. Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided. **The hospital receives financial support from the County and City.**

- ❖ Seek funding for recreational equipment to be handicapped accessible throughout the community.
- ❖ Continue construction of public recreational ballfields.
- ❖ Seek ways to fund high school recreation fields, such as SPLOST. The SGRC staff can assist with this.

Intergovernmental Coordination

Goal 7: Intergovernmental Coordination. Enhance and maintain communication between each jurisdiction and surrounding counties to efficiently and effectively serve the residents of the County.

Needs:

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

Opportunities:

- ❖ Library service delivery is consolidated and receives funding from the County and the City.
- ❖ Encourage partnering with surrounding counties to increase fire rating and improve services.
- ❖ Increase support for EMS and 911 operations.
- ❖ Research ways to fund projects, such as SPLOST. The SGRC staff can assist with this.

Broadband

Goal 8: Broadband. Encourage coordination of planning efforts with other local services providers and authorities, neighboring communities, and state and regional planning

agencies.

Needs:

- ❖ There is a need for more affordable, accessible, consistent, and higher-speed broadband access is needed throughout all of Lanier County.

Opportunities:

- ❖ Better broadband services will improve the future for all citizens and businesses.
- ❖ Encourage partnership of providers to allow for better broadband services.
- ❖ Public/Private Partnerships could be developed to provide comprehensive broadband coverage consistent, reliable, and equitable.

Transportation

Goal 9: Promote transportation facilities that protect our community resources and encourage efficient infrastructure use while supporting quality economic development.

Needs:

- ❖ Traffic lights are needed in the City of Lakeland.
- ❖ Some roads need to be paved; there are roughly 125 miles of dirt roads throughout the County.
- ❖ There is a lack of automobile ownership within the community.
- ❖ Sidewalks need repair.
- ❖ Construction of a new sidewalk on West Main Street is needed.
- ❖ Reflective stop signs are needed throughout the community.
- ❖ Promote the truck route rather than trucks having passed through the core of the City of Lakeland.
- ❖ Many streets within the City and County need to be resurfaced, repaired, or paved. There are roughly 125 miles of dirt roads throughout the County and 700 ft. of unpaved roads within Lakeland.
- ❖ Non-porous paving is too costly for all of Lanier
- ❖ There are too many dirt roads, and non-porous paving is too costly for all of Lanier County.
- ❖ There is a need to make routes safer for children and adults within the community.
- ❖ Education is needed on safety precautions for pedestrians.

Opportunities:

- ❖ Work closely with Georgia DOT in developing plans for paving dirt roads in high-density areas. Seek grants, such as CDBG and LMIG, for funding. Also, consider SPLOST and TSPLOST. The county and city are currently utilizing funding from LMIG grants and TSPOST Discretionary Funds for road projects.
- ❖ Provide a safe and efficient transportation system that addresses the future needs of Lanier County and the City of Lakeland for the people's movement

while considering the social, economic, energy, and environmental effects of that transportation system.

- ❖ Seek funding for sidewalks, walking paths, and bicycle paths, such as CDBG Grants, SPLOST, and TSPLOST.

3. Analysis of Data and Information

(Source: 2018 Census.gov/American Community Survey 5-Year Estimates)

Population



Lanier County

Population by Age and Gender

The 2019 population of Lanier County is estimated to be 10,380. Since the 2010 Census, the population has increased by 9.3 percent. As of the U.S. Census Bureau's 2019 estimate, 27.3 percent of the population are under the age of 19, 59.7 percent are between 20 and 64, and 13.8 percent are aged 65 or older. The population is 51.6 percent female and 48.4 percent male. The median age is 34.6.

Population by Race

The following estimates are according to the 2019 Census Bureau

- ❖ White – 74%
- ❖ Black or African American – 24.4%
- ❖ Asian - 0.2%
- ❖ American Indian and Alaska Native – 0.2%
- ❖ Two or more races – 0.7%
- ❖ Some other race – 0.5%

Population by Hispanic/Latino

5.7 percent of the population are of Hispanic/Latino ethnicity (regardless of race).

City of Lakeland

Population by Age and Gender

The 2019 population of the City of Lakeland is estimated to be 3,277. Since the 2010 Census, the population has increased by 2.66 percent. As of the U.S. Census Bureau's 2019 estimate, 31.4 percent of the population are under the age of 19, 57.2 percent are

between 20 and 64, and 11.3 percent are aged 65 or older. The population is 52.6 percent female and 47.4 percent male. The median age is 33.4.

Population by Race

As of 2018, Lakeland's population is as follows:

- ❖ White – 54.4%
- ❖ Black or African American – 48.8%
- ❖ American Indian and Alaska Native – 1.8%
- ❖ Some other race – 0.9%

Population by Hispanic/Latino

9.6 percent of the population are of Hispanic/Latino ethnicity (regardless of race).

Education

Lanier County

The following estimates are according to the 2019 Census Bureau:

- ❖ Population aged 25 or older have a high school diploma – 39.9%
- ❖ Bachelor's or higher degree – 16.5%
- ❖ Some college or associate's degree – 25.6
- ❖ No high school education – 20%



City of Lakeland

- ❖ Population aged 25 or older have a high school diploma – 41.7%
- ❖ Bachelor's or higher degree – 13.4%
- ❖ 15.9 percent have some college or associate's degree – 15.9%
- ❖ No high school degree – 29%

Housing



Lanier County

Housing Units

There are 4,419 housing units with 3,714 occupied in Lanier County, with an average of 2.7 persons per household. There are 2,382 homes owned and 1,322 renter-occupied houses. Of the homes owned, the median home value is \$114,900. Single-family detached units outnumber other housing types.

Monthly Housing Cost - Owned

Four percent of households are paying less than \$500 mortgage per month, 42.4 percent of households are paying a mortgage payment of \$500 to \$999 per month, 39.3 percent are paying \$1,000 to \$1,499 per month, 8.4 percent are paying \$1,500 to \$1,999 per month, 6.0 percent are paying \$2,000 to \$2,499 per month, and 3.5 percent are paying a mortgage of \$2,500 to \$2,999 per month.

Monthly Housing Cost - Rentals

In the rental market, 25.4 percent of households pay less than \$500 per month, 54.8 percent are paying \$500 to \$999 per month, 17.3 are paying \$1,000 to \$1,499 per month, and 2.5 percent are paying \$1,500 - \$1,999 per month

Housing Value

The value of homes \$1,000,000 or more in Lanier County is 1.3 percent, \$500,000 - \$999,999 is 1 percent, \$300,000 - \$499,999 is 4.5 percent, \$200,000 - \$299,999 is 11.80 percent, \$150,000 - \$199,999 is 11.50 percent, \$100,000 to \$149,999 is 28.20 percent, \$50,000 - \$99,999 is 20.70 percent, and homes with a value less than \$50,000 is 20.90 percent.

City of Lakeland

Housing Units

There are 1,277 housing units, with 997 being occupied in the City of Lakeland, with an average of 2.7 persons per household. There are 308 owner-occupied housing units and 689 occupied rental units. The median owner-occupied home value is \$58,800.

Monthly Housing Cost - Owned

70.7 percent of households pay a mortgage payment of \$500 to \$999 per month, 5.1 percentage paying \$1,000 to \$1,499 per month, and 24.2 percent are paying \$2,000 to \$2,499 per month.

Monthly Housing Cost - Rentals

35.1 percent of households pay less than \$500 per month in the rental market, 61.9 percent are paying \$500 to \$999 per month, and 3 percent spend \$1,000 to \$1,499 per month.

Housing Value

The value of homes \$300,000 - \$499,999 is 12.3 percent, \$100,000 to \$149,999 is 26.9 percent, \$50,000 - \$99,999 is 18.2 percent, and home with a value less than \$50,000 is 42.5 percent.

Workforce/Income



The largest industries in Lanier County are Health Care & Social Assistance (629 people), Retail Trade (478 people), and Accommodation & Food Services (398 people), and the highest paying industries are Educational Services (\$56,226), Manufacturing (\$45,972), and Finance & Insurance (\$43,036).

Lanier County

The median household income is \$40,986, and the per capita income is \$19,207. The population living below the poverty level is 23.1 percent. The median age of workers 16 years and over is 38.2.

In Lanier County, households earning greater than \$75,000 are fewer than 40.4 percent. 14.3 percent earn \$50,000 to \$74,999, 13.4 percent earn \$35,000 to \$49,000, 13.5 percent earn \$25,000 to \$34,999, and 33.5 percent earn less than \$25,000. The median household income is \$39,104 and the average poverty rate is 23.8 percent.

City of Lakeland

The median household income in the City of Lakeland is \$19,315, and the per capita income is \$13,158. The population living below the poverty level is 44.1 percent. The median age of workers 16 years and over is 41.6.

In the City of Lakeland, the number of households earning greater than \$75,000 is fewer than 15.8 percent. 12.3 percent of households earn \$50,000 to \$74,999, 6.8 percent of the number of households earn \$35,000 to \$49,000, 8.4 percent of households earn \$25,000 to \$34,999, and 55.8 percent of households earn less than \$25,000.

Transportation



Lanier County

In Lanier County, 88.2 percent of residents drive to work alone, 3.75 percent carpool, and 0.1 percent use public transportation. The remaining 7.95 percent of residents walk, ride bicycles, use taxicab or motorcycle, or work from home. 20.4 percent of those 16 years of age or older traveling to work have a commute time of 20-34 minutes to work. There are 3,707 workers, with 2.7 percent of households having no vehicle available. The average travel time to work is 24.5 minutes.

City of Lakeland

In Lakeland, 81.1 percent of residents drive alone to work, 6.9 percent carpool, and 0.2 percent take public transportation. Eight percent of residents walk, ride bicycles, use taxicab or motorcycle, or work from home. 20.4 percent of those 16 years of age or older traveling to work have a commute time of 20-34 minutes. 2.7 percent of households have no vehicle available. The average travel time to work is 24.7 minutes.

4. Broadband Element

In recognition of broadband infrastructure's importance to communities' vitality, the Georgia legislature passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018. The Act provides for broadband services¹ planning, deployment, and incentives, along with other purposes. It also requires comprehensive plans to include the promotion of the deployment of broadband services. Lanier County and the City of Lakeland recognize the importance of broadband expansion to residents' economic development and quality of life.

The provision of broadband services enables residents to access several vital services such as healthcare, economic opportunity, and education. Expansion of rural broadband and improvement in the provision of broadband services can address resident out-migration concerns. Effective and efficient broadband enables internet-based businesses to succeed in the global economy. It is challenging to educate upcoming generations of students in web literacy and digital skills training without adequate broadband speed and connectivity.

In recent months with Covid-19 and more people working remotely from home, the importance of better broadband services was realized throughout the communities. Thirty-one percent of Rural Georgia is unserved, with 26 counties having ≥ 50 percent unserved. Seventy percent of all Georgia counties are unserved, with over 1 million Georgians lacking access to high-speed internet.

The Southern Georgia Regional Commission's 2014 Digital Economic Plan also called for expanded broadband access in the region and strategies for the Region to remain competitive and maintain a qualified workforce in an increasingly digitized economy.

The infrastructure through which broadband is provided, and the condition of that infrastructure, is widely varied throughout the Region. DSL service is provided through telephone lines. Cable broadband is delivered through cable lines that often share poles with telephone and electric wires. As such, cable and DSL broadband infrastructure is vulnerable to damage from storms. Fiber-optic lines are typically buried.

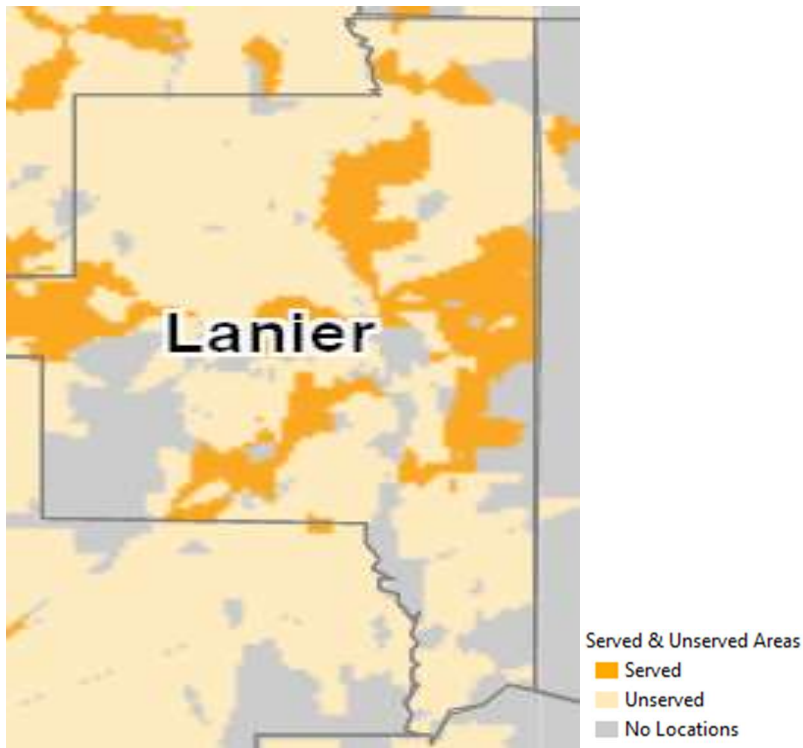
Map 1: *Served & Unserved Areas in Lanier County and the City of Lakeland T*

The latest data shown in Map 1 below identifies 24% of Lanier County locations as unserved.

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

(A) Access to the Internet; or

(B) Computer processing, information storage, or protocol conversion.



Percent Unserved Locations: 24%
Unserved Locations: 1,119
Served Locations: 3,478

County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up. The broadband service is available to more than 80% of locations (residential and business) in a census block. Populated census blocks that did not meet this definition are delineated in Map 1 (above) as 'Unserved.' There are residents in Lanier County living in areas on the map above in the "Unserved" areas also identified as having "No Locations."

75.9 percent of households in Lanier County have a computer, compared to 87 percent of households statewide.¹ Broadband internet subscriptions in the County are held by 51 percent of households. Of the total of 3,724 households in Lanier County, 1,466 households have broadband services such as cable, fiber optic, or DSL, 170 households have Satellite Internet service, and 461 households have internet access without a subscription. There are 1,362 households without any Internet access.

Below are the internet services provided:

Internet service providers (ISPs) in Lanier:

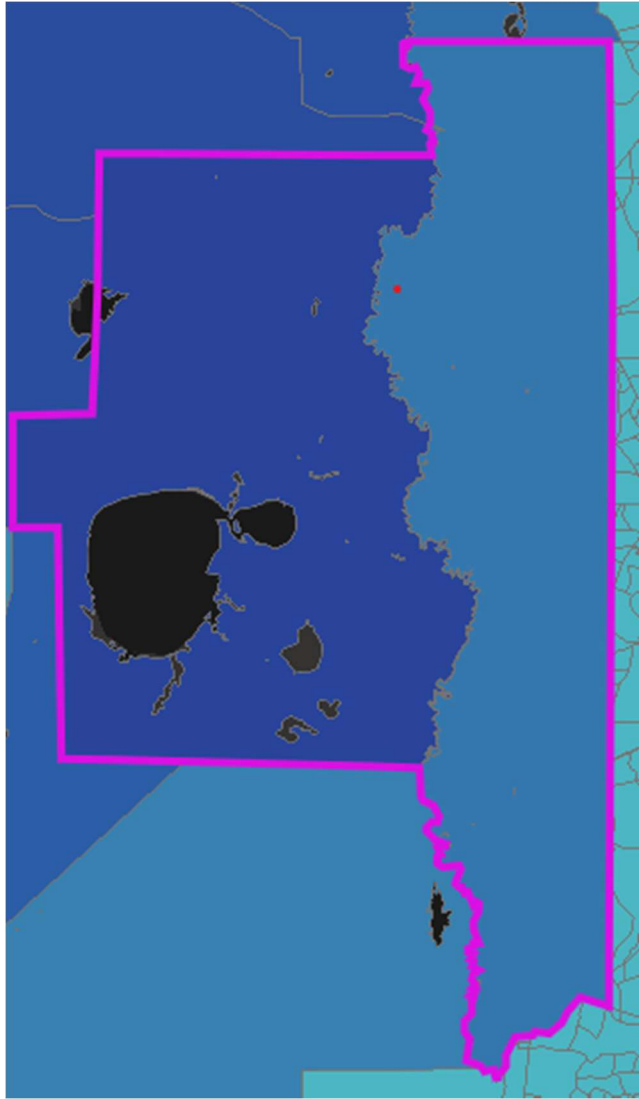
¹ U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates
 Lanier County and City of Lakeland 2021 Comprehensive Plan

- 1 cable provider
- 1 fiber provider
- 1 DSL provider
- 2 business providers
- Satellite TV & internet providers

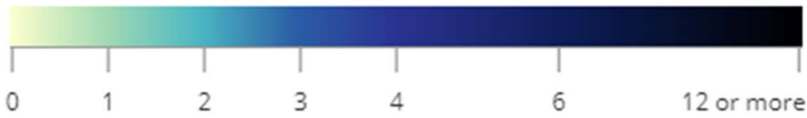
See individual ISP details below.

- FIBER
81.0% of homes can get fiber.
- CABLE
57.5% of homes can get cable.
- DSL
2.4% of homes can get DSL.
- WIRED INTERNET
81.3% of homes have a wired option.

The fastest internet service offered in Lanier County is 150 Mbps, the fastest available speed for residential internet providers. This service is provided for 100% of the local customers. Fiber internet services are offered to 81% of the county residents with 1000 Mbps, which is above average speed for Lanier County. 2.4% of residents within the county can get DSL with 4 Mbps. This is the below-average speed for the county residents. Satellite service is also available to residents within the county.



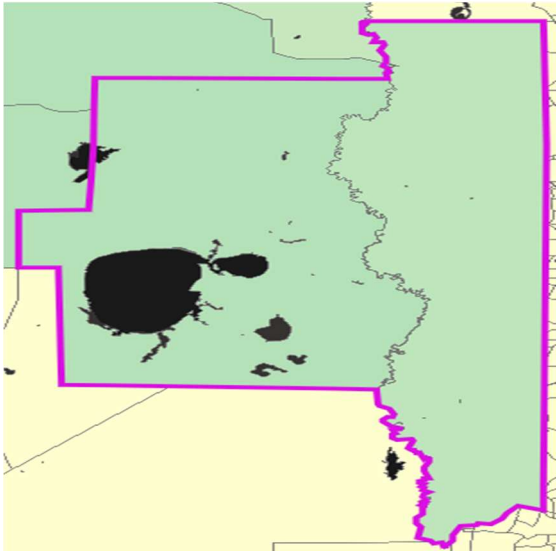
Number of Fixed Residential Broadband Providers



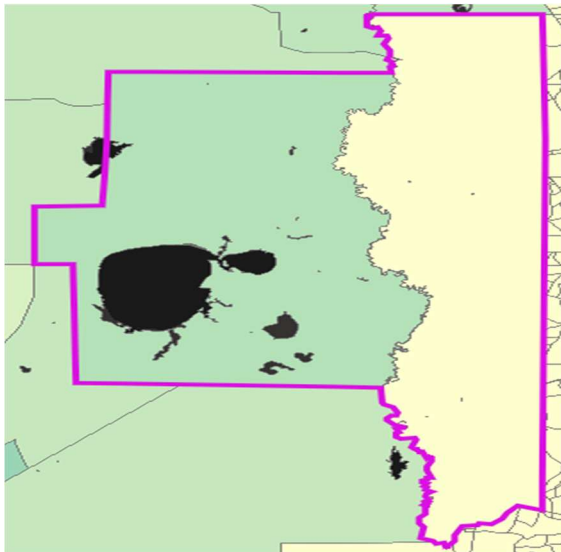
Broadband

Technology ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other
Speed ≥ 25/3 Mbps
Date Dec. 2019 (*latest public release*)

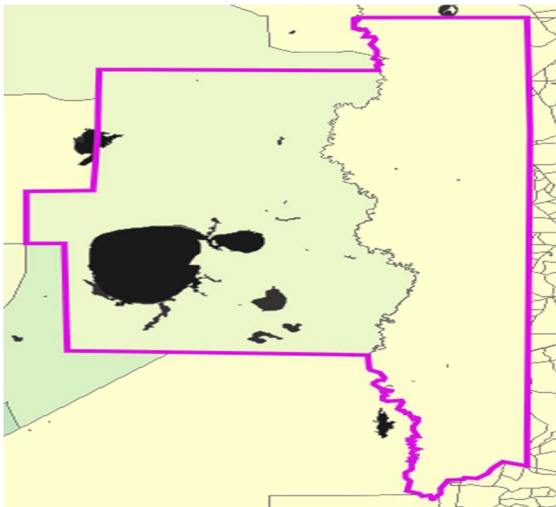
ADSL, cable, fiber, and satellite



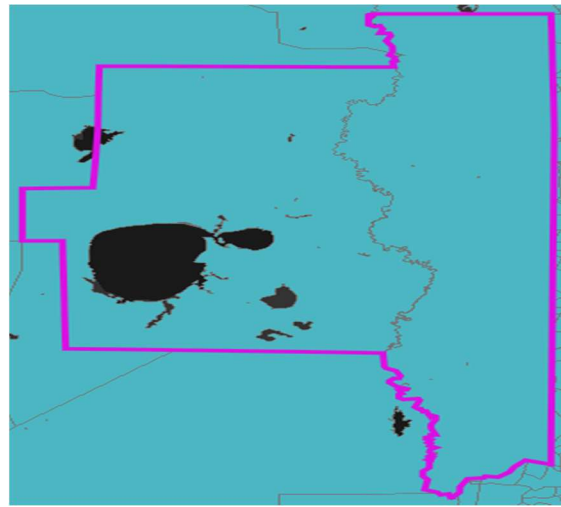
ADSL



Cable



Fiber



Satellite

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

5. Consideration of DCA Community Quality Objectives

DCA Quality Community Objectives and Best Practices

The Department of Community Affairs (DCA) has crafted a series of objectives dealing with a broad range of local government's needs. The goals listed below are only recommendations but provide local governments with a tool to assess their needs and opportunities and develop their implementation activities. Suppose they are used as such by many of the local governments in their planning efforts. In that case, these objectives also can result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents.

1. Economic Prosperity

Encourage the development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include:

- Job skills required, long-term sustainability.
- Linkages to other economic activities in the region.
- Impact on the resources of the area.
- Prospects for creating job opportunities that meet the needs of a diverse local workforce.

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

- Research and create a sourcebook to identify technical and financial assistance for local businesses from regional, state, and federal sources and make it available to local companies.
- Track business needs of existing businesses to help with business retention.
- Tailor training programs to provide workforce skills needed by local businesses.
- Plan a tourist and marketing campaign based on the Milltown Motorcade and Christmas Parade.
- Research ways to bring back festivals that were once held within the community.

2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation, encouraging green building construction and renovation, utilizing appropriate waste management techniques, fostering water conservation and reuse, and setting environmentally sensitive areas aside as green space or conservation preservation areas.

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

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

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the community's periphery. This may be achieved by encouraging the development or redevelopment of sites closer to the community's traditional core, designing new development to minimize the amount of land consumed, carefully planning the expansion of public infrastructure, or maintaining open space in agriculture and forestry or conservation uses.

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

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

4. Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges, and undertaking an all-hazards approach to disaster preparedness and response.

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

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

5. Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as the focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community, and protecting scenic and natural elements that are important to define the community's character.

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

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

6. Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations, identifying joint projects that will result in greater efficiency and less cost to the taxpayer, or developing collaborative solutions for regional issues such as protecting shared natural resources, developing the transportation network, or creating a tourism plan.

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

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

7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging the development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community, and coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

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

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

8. Transportation Options

Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering transportation alternatives by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments, and coordinating transportation and land-use decision-making community.

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

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

9. Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and enhancing local educational institutions or programs, providing access to other institutions in the region, instituting programs to improve local graduation rates, expanding vocational education programs, and coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

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

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

10. Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to participate in the community entirely.

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

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

6. Community Policies

Goal 1: Cultural Resources

Needs & Policies

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

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

Need: Historic vacant buildings are not restored and occupied.

Policy 1.2 Encourage appropriate agencies to research funding for renovations.

Goal 2: Natural Resources

Needs & Policies

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

Policy 2.1: Continue coordinating with the Georgia Department of Natural Resources, the Georgia Department of Transportation, and other applicable state agencies to establish more public access points along the Alapaha River.

Need: More advertising is required to promote the water bodies in the county for tourism.

Policy 2.2: Consider advertisement through the Chamber of Commerce and nearby media outlets in Valdosta and Florida.

Need: There is a need for campsites for people visiting the lakes within the community.

Policy 2.3: Continue to pursue funding to complete the campground. The Department of Natural Resources offers grant assistance.

Need: There is a need for more access to rivers and lakes.

Policy 2.4: Continue construction of new boat ramps to serve the community better.

Need: Clean-up of Lake Irma and Simpson Mountain Bike Trail will allow more people to enjoy the walking trail.

Policy 2.5: Consider making clean-up of the Lake Irma and the Simpson Mountain Bike Trail a priority so that this area can be used to its potential.

Need: Encourage the continued use of the new boardwalk at Banks Lake.

Policy 2.6: More advertisements should be done to allow visitors to enjoy the boardwalk.

Need: Continue construction of new boat ramps for lakes and rivers is required.

Policy 2.7: Construction of new boat ramps would allow more recreational use of the lakes and rivers.

Policy 2.8: Research for funding and grants to install new boat ramps.

Need: Continue construction of new boat ramps to allow more access to the lakes and rivers.

Policy 2.9: Research funding through Georgia Department of Natural Resources and continue to apply for grants.

Goal 3: Economic Development

Needs & Policies

Need: The downtown area has an excess of dilapidated and vacant buildings.

Policy 3.1: Consider creating a Lakeland “main street program” for downtown.

Need: Funding is required to restore empty buildings and offer incentives for attracting new occupants.

Policy 3.2: Encourage and assist in research for funding and applicable incentives.

Need: There are not enough hotels/motels.

Policy 3.3: Consider identifying sites for hotels to be located in Lakeland.

Need: The Development Authority needs additional funding to support small businesses.

Policy 3.4: Pursue funding opportunities for the support of small businesses.

Need: Banks Lake Wildlife refuge is underutilized as a tourist attraction.

Policy 3.5: Find ways to advertise the wildlife refuge through radio and television stations surrounding Lanier County.

Need: More jobs and industrial businesses are necessary for the needs of the community.

Policy 3.6: Promote a capable workforce through the Work Ready Program to attract employers.

Policy 3.7: Identify potential sites to acquire for new developments that can be supported by grant funding.

Policy 3.8: Consider offering incentives to attract more industry into the Incentives, i.e., PIP and tax abatements.

Need: There is a need for retaining retirees from Moody Airforce Base.

Policy 3.9: Research ways to offer more incentives and support to attract retirees to the community.

Need: More retail is needed within the community. All the needs of the residents are not being met with current retail businesses. Tax abatements may be necessary to address these issues.

Policy 3.10: Consider adopting an Opportunity Zone or Enterprise Zone that would allow tax abatements.

Policy 3.11: Maintain attendance at the Economic Development Academy sponsored by the Georgia Department of Community Affairs.

Policy 3.12: Coordinate with SGRC to apply for Age-Friendly Community Status.

Goal 4: Housing

Needs & Policies

Need: There are blighted areas with a large number of mobile homes.

Policy 4.1: Support and enhance Code Enforcement departments and personnel throughout the County.

Policy 4.2: Research the Community Housing Investment Program (CHIP) and Community Development Block Grant (CDBG) funding opportunities to help develop suitable low-income housing.

Need: Rental housing cost is too high for some residents to afford.

Policy 4.3: Search for ways to fund more affordable housing through the CHIP and CDBG funding.

Goal 5: Land Use

Needs & Policies

Need: There is a lot of property available that is suitable for industrial development.

Policy 5.1: Encourage taking advantage of sites available for industrial land uses, especially in Stockton.

Need: Land Development Codes need to be updated.

Policy 5.2: Revise development ordinances to integrate pedestrian/bicycle considerations and requirements into proposed subdivisions and other developments.

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

Policy 5.4: Revise ordinances to include requirements of the Georgia Streetscapes and Pedestrian Design Guide.

Policy 5.5: Revise ordinances to include various National Association of City Transportation Officials (NACTO) Guides for improved bicycle and pedestrian safety design.

Policy 5.6: Revise ordinances to include the Georgia Manual on Regulations for Driveway and Encroachment Control.

Need: There is a need for better policies for designs of driveways with fewer encroachments.

Policy 5.7: Revise ordinances to include the Georgia Manual on Regulations for Driveway and Encroachment Control.

Goal 6: Community Facilities and Services

Needs & Policies:

Need: More youth recreational opportunities need to be developed, but funding lacks to develop land that has already been acquired.

Policy 6.1: Research funding for youth recreational facilities.

Need: The high school needs its own three ball fields (baseball, softball, and middle school).

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

Need: Sewer line extensions and water quality improvement are necessary for the City of Lakeland.

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

Need: Playground equipment at parks needs to be updated. There is a need for funding to make equipment more handicapped accessible.

Policy 6.4: Explore grants for funding of playground equipment.

Goal 7: Intergovernmental Coordination

Needs and Policies:

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

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

Policy 7.2: Encourage partnering with surrounding counties to increase fire rating and improve services.

Policy 7.3: Seek funding through grants with CDBG, Department of Natural Resources, and consider SPLOST.

Policy 7.4: Grants through Hazard Mitigation may be possible for funding assistance with 911.

Goal 8: Broadband

Needs and Policies:

Need: There is a need for more affordable, accessible, consistent, and higher-speed broadband access throughout Lanier County.

Policy 8.1: Better broadband services will improve the future for all citizens and businesses.

Policy 8.2: Community-wide technology infrastructure should be considered a primary community facility as, as such, it should be adequately planned for and implemented.

Policy 8.3: Pursue public/private partnerships to provide broadband coverage that is consistent, reliable, and equitable.

Goal 9: Transportation

Needs and Policies:

Need: Traffic lights are needed in the City of Lakeland.

Policy 9.1: Encourage conducting a traffic study to assess the feasibility of traffic lights in the City.

Need: Many streets within the City and County need to be resurfaced, repaired, or paved. There are roughly 125 miles of dirt roads throughout the County and 700 ft. of unpaved roads within Lakeland.

Policy 9.2: Coordinate with SGRC Staff to find funding for the improvement of infrastructure throughout the County.

Policy 9.3: Work closely with Georgia DOT in developing plans for paving dirt roads in high-density areas. Seek grants, such as CDBG, GTIP, and LMIG, for funding. Also, consider SPLOST and TSPLOST.

Policy 9.4: Consider the use of broadband utilities when resurfacing or paving the roadways.

Need: There is a lack of automobile ownership within the community.

Policy 9.5: Continue to research ways to make the community more accessible to other means of multi-model transportation, i.e., bicycling, transit system, etc.

Policy 9.6: Consider participation in the Rural Transit Program in the region.

Need: Sidewalks need to be repaired.

Policy 9.7: Seek funding for sidewalks, walking paths, and bicycle paths, such as CDBG Grant, SPLOST, and TSPLOST.

Policy 9.8: Complete a sidewalk gap analysis and develop a plan to fund sidewalk construction to fill the gaps.

Need: Construction of a new sidewalk is needed on West Main Street.

Policy 9.9: Research for funding through grants to install a new sidewalk.

Need: Reflective stop signs are needed throughout the community.

Policy 9.10: Seek funding through GDOT programs and grants.

Need: Promote the truck route rather than trucks having passed through the City of Lakeland's core.

Policy 9.11: Find ways to improve enforcement of local laws that restrict large trucks' routes through Lakeland.

Policy 9.12: Coordinate with SGRC and GDOT to conduct a study for a safer route for trucks.

Need: Many City streets and County roads need resurfacing and repairs.

Policy 9.13: Coordinate with SGRC Staff to find funding for the improvement of infrastructure throughout the County.

Policy 9.14: Work closely with Georgia DOT in developing plans for paving dirt roads in high-density areas. Seek grants, such as CDBG and LMIG, for funding. Also, consider SPLOST and TSPLOST.

Need: There are too many dirt roads, and non-porous paving is too costly for all of Lanier County.

Policy 9.15: Work closely with Georgia DOT in developing plans for paving dirt roads in high-density areas. Seek grants, such as CDBG

and LMIG, for funding. Also, consider SPLOST and TSPLOST.

Need: There is a need to make routes safer for children and adults within the community.

Policy 9.16: Research grants to make safer routes for children.

Policy 9.17: Adopt a Complete Streets Policy to incorporate improved bicycle and pedestrian safety measures.

Policy 9.18: Develop a local Bicycle and Pedestrian Safety Action Plan

Policy 9.19: Complete a bike ability analysis of all roadways that include a timeline to resurface/pave roads and adding bike lanes.

Policy 9.20: Work with GDOT and SGRC to complete Road Safety Audits along key corridors/intersections as needed, based on crash data analysis and other metrics.

Need: Education is needed on safety precautions for pedestrians

Policy 9.21: Consider holding town-hall meetings to educate the public on pedestrian safety.

7. Community Work Program

Lanier County 5-Year Short-Term Work Program Update Report of Accomplishments

(2017 – 2021)

PROJECTS	ACCOMPLISHMENTS	COMMENTS	FY 17	FY 18	FY 19	FY 20	FY 21
CULTURAL RESOURCES							
Conduct a county-wide historic resources inventory	Postponed	Funding was not available 2017-2020 Postpone until FY 2022-2023	x	x	x	x	x
ECONOMIC DEVELOPMENT							
Seek funding to acquire additional industrial parkland and service with infrastructure, including industrial parkland near Stockton or Hwy 125	Postponed	Funding was not Available Postpone until FY 2022-2026	x	x	x	x	x
HOUSING							
None identified							
NATURAL RESOURCES							
None identified							
COMMUNITY FACILITIES AND SERVICES							
Resurface 15 miles of roads, including Teeterville Rd. and Empire Church Rd.	Ongoing	Teeterville Rd. completed Continue Empire Church Rd.	x	x	x	x	x
Pave 1 mile of Smith Dairy Road	Postponed	Postpone until FY 2022-2023	x				
Construct two passing lanes on US-221 from Lakeland south to Lowndes County line	Postponed	Postpone until FY 2023		x			
Construct a 1-mile multi-use trail at the new Parks & Recreation facility	Ongoing	Construction is in progress			x	x	

Construct community center building	Deleted	The Threatte Center has been renovated and is being used				x	x
Construct a new Parks & Recreation facility, including ball fields	Ongoing	Public recreational ballfields have been built, but there is a need for new ballfields for the schools				x	x
Construct new EMA Command Center	Ongoing	Under construction		x	x		
Purchase one new fire engine	Deleted	Not needed at this time	x				
Construct new nutrition/Head Start building	Completed					x	x
Construct a new courthouse or courthouse annex, or expand and renovate the existing courthouse with updated wiring, plumbing, and other needed updates	Postponed	Postpone until FY 2025-2026				x	x
Purchase five new sheriff's patrol cars	Completed		x	x	x	x	x
Hire four full-time firefighters	Postponed	Postpone until FY 2026				x	x
Construct a new Health Department building	Ongoing	Added by resolution on 3/16/2020. Costs of \$908,033.				x	x
INTERGOVERNMENTAL COORDINATION							
None identified							

Lanier County 5-Year Community Work Program Update (2022 - 2026)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
CULTURAL RESOURCES									
Conduct a county-wide historic resources Inventory	Staff Time	Lanier County	General Fund Findit/GTC	1	x	x			
NATURAL RESOURCES									
Develop a campground site at Banks Lake	Staff Time	Lanier County SGRC	General Funds GOSP Grant	2, 5, 6	x	x	x		
Advertise and promote local natural resources	Staff Time	Lanier County City of Lakeland	General Fund	2, 3	x	x	x	x	x
Continue construction of new boat ramp at Hwy 37 and Alapaha River	\$100,000	City of Lakeland Lanier County	General Funds Grants	2, 3, 4, 5, 7	x	x			
ECONOMIC DEVELOPMENT									
Seek funding to acquire additional industrial parkland and service with infrastructure, including industrial parkland near Stockton or Hwy 125	Staff time	Lanier County/City of Lakeland	General Funds/DC A/ED	3	x	x	x	x	x
Consider designating and adopting an Opportunity Zone or Enterprise Zone	\$8,000	Lanier County City of Lakeland, SGRC	General Funds	3	x	x	x		
HOUSING									
Continue to enforce codes to help with blighted structures	Staff time	Lanier County City of Lakeland	General Funds	4	x	x	x	x	x
COMMUNITY FACILITIES & SERVICES									

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
Construct 1-mile multi-use trail at new Parks & Recreation facility	\$150,000	Lanier County	General Fund/Grants	6		x	x	x	
Construct a new Parks & Recreation facility and continue to build school ballfields	\$5 Million	Lanier County	General Fund/Grants	6	x	x	x		
Continue construction of the 2 EMA Command Centers	\$1 Million	Lanier County	General Fund/CDBG, FEMA/GEMA	6	x	x	x		
Complete renovations of the Threatte Center	\$500,000	Lanier County	General Fund/Grants	6	x	x	x		
Construct a new courthouse or courthouse annex, or expand and renovate the existing courthouse with updated wiring, plumbing, and other needed updates	\$5 Million	Lanier County	General Fund/Grants	6				x	x
Hire 4 full-time firefighters	\$200,000	Lanier County	General Fund/Grants	6					x
Continue construction of new Health Department building	\$908,033	Lanier County	General Fund/Grants	6	x	x	x		
Partner with surrounding counties to increase the ISO rating and to offer better services	Staff Time	City of Lakeland Lanier County EMA/Fire Dept.	General Funds	6, 7	x	x	x	x	x
Construct a new Election Offices Building	\$500,000	Lanier County	General Funds	6	x				
Pave parking lot at old recreation fields	\$20,000	Lanier County City of Lakeland	General Funds	6, 7	x				
INTERGOVERNMENTAL COORDINATION									
Continue coordination of services with the city	Staff Time	Lanier County City of Lakeland	General Funds	7	x	x	x	x	x
Seek funding to adequately support City and County public services (health dept., recreation, library, and the 911 center)	Staff Time	Lanier County City of Lakeland EMA	General Funds Grants SPLOST	7	x	x	x		
Develop "My Gov" Code Red Program	Staff Time	Lanier County	General Fund	7	x	x	x		

Lanier County and City of Lakeland 2021 Comprehensive Plan

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
BROADBAND									
Establish broadband coverage for the county (including hot spots) and participate in Regional efforts in cooperation with GBDI	\$500,000	Lanier County City of Lakeland	General Funds, SPLOST, Grants	3, 8	x	x	x	x	x
Research ways to enhance the communication network for the county	Staff Time	Lanier County	General Fund Funds, SPLOST, Grants	3, 8	x	x	x	x	x
TRANSPORTATION									
Resurface 15 miles of roads, including Teeterville Rd. and Empire Church Rd.	\$1 Million	Lanier County	General Fund/GDOT	9	x	x	x	x	x
Widen and resurface River Rd	\$3.25 Million	Lanier County	General Fund/GDOT	9	x	x			
Widen and resurface Boyette Rd	\$1.70 million	Lanier County	General Fund/GDOT	9	X	x			
Resurface Giddens Rd/Royal Road	\$770,000	Lanier County	General Fund/GDOT	9	x	x			
Pave 1 mile of Smith Dairy Road	\$220,000	Lanier County	General Fund/GDOT	9	x	x			
Construct two passing lanes on US-221 from Lakeland south to Lowndes County line	\$2.5 Million	Lanier County	GDOT	9		x			
Continue paving approximately 125 miles of dirt roads within the county on an annual basis	\$6 Million	Lanier County	General Fund/GDOT/TSPLOST	9	x	x	x	x	x
Resurfacing and leveling of 135lbs/SY of asphalt plant mix for 20 feet wide and 3.0 miles of surface on Ivey Road/CR56.	\$348,938	Lanier County	General Fund/GDOT/TSPLOST	9	x	x			
Resurfacing and leveling of asphalt plant mix for 20 feet wide and 1.80 miles of roadway on Baskin Road/CR80	\$214,338	Lanier County	General Fund/GDOT/TSPLOST	9	x	x			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
Resurfacing and leveling of asphalt plant mix for 20 feet wide and 2.40 miles of roadway on Burnt Church Road/CR 324	\$373,043	Lanier County	General Fund/GDOT/TSPLOST	9	x		x		
Resurface Valdosta Hwy to Hwy 135	\$57,000	Lanier County	LMIG		x	x			

City of Lakeland 5-Year Community Work Program Accomplishments (2017 – 2021)

PROJECTS	ACCOMPLISHMENTS	COMMENTS	FY 17	FY 18	FY 19	FY 20	FY 21
CULTURAL RESOURCES							
None							
HOUSING							
None							
COMMUNITY FACILITIES & SERVICES							
Resurface approximately 10 miles of streets, including Washington Street and North Pine Street	Completed		x	x	x	x	
Pave approximately 3 miles of dirt roads on the east side of the City	Completed		x	x	x		
Install sidewalks on Oak Street from E. Simpson Avenue to Jackson Avenue	Completed		x	x			
Install a water filtration system and rehabilitate oxidation plant	Postponed	Postponed until FY 2023-2024		x	x		
Rehabilitate sewers west of Oak Street and at Hospital Drive and Pine Street	Postponed	Postponed until FY 2022-2024		x	x		
Conduct rehabilitation and maintenance of sewer lift station	Postponed	Postponed until FY 2022-2023	x	x			
Purchase new residential curbside garbage cans for residences citywide	Ongoing	Garbage cans require annual replacements	x				
Purchase 1 police car, safety equipment vests, cameras for inside police cars, and upgraded radar detectors for police	Ongoing	These purchases continue on an annual basis.	x	x	x	x	x
Upgrade Intox machine	Postponed	Postponed until FY 2023		x			
Purchase 10 radios for police cars	Ongoing		x				

Upgrade computers and software in City Hall and Police Department	Postponed	Postponed until FY 2022-2026						x
Repair fire station roof	Completed		x	x				
Purchase new equipment, including playground equipment, for children's park	Postponed	Postponed until FY 2022-2023		x	x	x		
Install ADA facilities at locations that are still not fully accessible	Ongoing		x	x	x	x	x	
Upgrade sewer system on West Howell Dr., East Howell Dr., Browning Eve., West Main St., Pine Breeze, and Chadwick Lane	Ongoing	This item was added as an amendment on 12/08/2020						x
NATURAL RESOURCES								
Rebuild bridge on Robert Simpson Nature Trail	Postpones	Postponed until FY 2022-2024 Update cost to \$4,000	x					
Construct Phase II of Robert Simpson Bike Trail	Postponed	Postponed until FY 2022-2024		x	x			
Rebuild boardwalk at Lake Irma	Postponed	Postponed until FY 2022-2024		x				
LAND USE								
None								
INTERGOVERNMENTAL COORDINATION								
None								

City of Lakeland 5-Year Community Work Program Update (2022- 2026)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
CULTURAL RESOURCES									
Public-Private partnership for a local trolley service for tours	\$20,000	City of Lakeland Tourism Dept.	General Funds	1, 2	x	x	x		
Survey buildings For placement on the local or national historic registry	Staff Time	City of Lakeland	General Fund Findit/GTC	1	x	x	x		
NATURAL RESOURCES									
Rebuild bridge on Robert Simpson Nature Trail	\$4,000	City of Lakeland	General Fund	1, 2	x	x	x		
Construct Phase II of Robert Simpson Mountain Bike Trail	\$42,000	City of Lakeland	DNR, Grants	1, 2	x	x	x		
Maintain the Robert Simpson Mountain Bike Trail	Staff Time	City of Lakeland	General Funds	1, 2	x	x	x	x	x
Annual clean-up of the Lake Irma area to allow for pedestrian activities	Staff Time	City of Lakeland River Keepers	General Funds	1, 2	x	x	x	x	x
Rebuild boardwalk at Lake Irma	Staff Time	City of Lakeland	General Funds	1, 2	x	x	x	x	
ECONOMIC DEVELOPMENT									
Research ways to become a Main Street	Staff Time	City of Lakeland Tourism Department	General Funds, Grants	3	x	x	x		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
Survey dilapidated downtown buildings and design a plan for upkeep of these buildings	Staff Time	City of Lakeland SGRC	General Fund	1, 3		x	x		
Research funding to fill vacant downtown buildings	Staff Time	City of Lakeland Development Authority	General Fund, GDOT	3		x	x	x	
Coordinate with SGRC to apply for Age-Friendly Community Status	Staff Time \$7,000	City of Lakeland, Chamber of Commerce	General Funds	3		x	x		
Promote the Local Farmer's Market	Staff Time	City of Lakeland, Chamber of Commerce		3	x	x	x	x	x
HOUSING									
Continue to enforce building codes to address blighted housing, including mobile homes	Staff Time	City of Lakeland	General Fund	4	x	x	x	x	x
Research grant funding to help with low-income housing	Staff Time	City of Lakeland	General Fund CHIP CDGB	4	x	x	x	x	x
LAND USE									
Revise the Land Development Codes to integrate pedestrian/ bicycle considerations and requirements for proposed subdivisions, and other developments	Staff Time \$500	City of Lakeland Lanier County SGRC GDOT	General Fund GDOT	5		x	x		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
Revise development ordinances to include requirements of the Georgia Streetscapes and Pedestrian Design Guide	Staff Time \$500	City of Lakeland Lanier County GDOT	General Fund GDOT	5		x	x		
Revise development ordinances to include requirements of Georgia Manual on Regulations for Driveway and Encroachment Control	Staff Time \$500	City of Lakeland Lanier County GDOT	General Funds GDOT	5		x	x		
Revise development ordinance to include requirements of the National Association of City Transportation Officials (NACTO) Guides for improved bicycle and pedestrian safety design	Staff Time \$500	City of Lakeland Lanier County GDOT	General Fund GDOT	5		x	x		
COMMUNITY FACILITIES & SERVICES									
Resurface approximately 10 miles of streets, including Washington Street and North Pine Street	\$750,000	City of Lakeland	SPLOST LMIG	6, 9	x	x	x	x	x
Install a water filtration system and rehabilitate oxidation plant	\$42,000	City of Lakeland	Grants CDBG	6		x	x		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
Continue to rehabilitate sewers west of Oak Street and at Hospital Drive and Pine Street	Staff Time	City of Lakeland	USDA Loan CDBG	6	x	x	x		
Rehabilitate sewer lines at E. Main St., E Grove St., N. 6 th St., Highsmith, Franklin Ave., Berrien Ave., W. Bostick Ave., S. Penland St, Temple St., and Center Street	\$1 million	City of Lakeland	General Fund CDBG	6	x	x	x		
Conduct rehabilitation and maintenance of all sewer lift station	\$750,000	City of Lakeland	USDA, CDBG, DCA Grants Loans	6	x	x			
Purchase new residential curbside garbage cans for residences citywide	\$715,000	City of Lakeland	Deep South Solid Waste	6	x				
Continue to purchase police cars, safety equipment, cameras for inside police cars, and upgraded radar detectors for police	\$150,000	City of Lakeland	General Fund, Grants	6	x	x	x	x	x
Upgrade Intox machine	\$25,000	City of Lakeland	General Fund, Grants	6		x			
Purchase radios for police cars as needed	\$6,000	City of Lakeland	General Fund, Grants		x	x	x	x	x

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
Purchase handheld radios for police officers as needed	\$4,000	City of Lakeland	General Fund, Grants	6	x	x	x	x	x
Upgrade computers and software in City Hall and Police Department	\$50,000	City of Lakeland	General Fund Grants	6	x	x	x	x	x
Purchase new equipment, including playground equipment, for children's park	\$20,000	City of Lakeland	General fund, Grants SPLOST	6	x	x			
Install ADA facilities at locations that are still not fully accessible	\$20,000	City of Lakeland	SPLOST	6	x	x	x		
Bring all playground equipment up to ADA Regulations	\$20,000	City of Lakeland	SPLOST Grants	6	x	x	x		
Continue to upgrade sewer system on West Howell Dr., East Howell Dr., Browning Ave., West Main St., Pine Breeze, and Chadwick Lane	\$850,000	City of Lakeland SGRC	General Fund Grants CDBG	3, 8	x	x	x		
Research acquiring property on the east side of Lakeland to develop a park	\$100,000	City of Lakeland	General Fund Grants		x	x			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
INTERGOVERNMENTAL COORDINATION									
Continue coordination of services with the the county	Staff time	City of Lakeland Lanier County	General Funds	7	x	x	x	x	x
BROADBAND									
Research ways to enhance the communication network for the city	Staff time	City of Lakeland	General Fund	3, 8	x	x	x	x	x
Develop a public-private partnership that would offer more consistent, reliable, and equitable broadband services	Staff Time	City of Lakeland Lanier County	General Funds SPLOST Grants	3, 7, 8	x	x	x	x	x
TRANSPORTATION									
Install reflective stop signs throughout the city	\$4,000	City of Lakeland	General Funds GDOT SPLOST TSPLOST	9	x	x	x		
Coordinate with GDOT to conduct a traffic study for installation of additional traffic lights	Staff Time	City of Lakeland	General Funds GDOT	9	x	x	x		
Install sidewalks on South Valdosta Rd to John A Darsey Street	\$250,000	City of Lakeland	General Funds GDOT SPLOST TSPLOST	9		x	x	x	x

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
Install sidewalks on South Oak Street (west side) to Burnt Church Rd (new Parks and Recreation Facilities)	\$250,000	City of Lakeland	General Funds GDOT SPLOST TSPLOST	6, 9	x	x	x	x	
Install new sidewalk on West Main Street	\$250,000	City of Lakeland	General Funds/ GDOT SPLOST TSPLOST	9	x	x			
Install sidewalks on East and West Howell and West Patten	\$250,000	City of Lakeland	General Funds GDOT SPLOST TSPLOST	9	x	x	x		
Continue repairs of approximately 500 feet of sidewalk and install handicap accessibility sidewalk on West Main St.	\$250,000	City of Lakeland	General Funds GDOT SPLOST TSPLOST	9	x	x	x	x	
Work with GDOT to develop a Safe Route to School Plan for those walking to and from school	Staff Time	City of Lakeland SGRC	General Fund Grant	9		x	x		
Adopt a Complete Streets Policy for bicycle and pedestrian safety methods	Staff Time \$500	City of Lakeland GDOT SGRC	General Fund GDOT SGRC	3, 9		x	x		
Coordinate with SGRC to apply for Walk-Friendly Community Status	Staff Time \$500	City of Lakeland GDOT SGRC	General Fund GDOT SGRC	3, 9		x	x		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
Coordinate with SGRC to apply for Bicycle-Friendly Community Status	Staff Time \$5000	City of Lakeland GDOT SGRC	General Fund GDOT SGRC	3, 9			x	x	
Complete a bike ability analysis of all roadways that include a timeline to resurface/pave roads, adding bike lanes	Staff Time	City of Lakeland County GDOT SGRC	General Fund GDOT SGRC	9			x	x	
Complete a sidewalk gap analysis and develop a plan to fund sidewalk construction to fill gaps	Staff Time	City of Lakeland County GDOT SGRC	General Fund GDOT SGRC	9			x	x	
Coordinate with GDOT and SGRC to complete Road Safety Audits along key corridors/intersections as needs, based on crash data analysis and other metrics	Staff Time	City of Lakeland County GDOT SGRC	General Fund GDOT SGRC	9			x	x	x

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
Administer the Georgia Pedestrian Safety Attitudes and Behaviors Survey to the general public and transportation practitioners. Analyze results to determine target audiences, messages, and training needs for pedestrian safety.	Staff Time	City of Lakeland County GDOT SGRC	General Fund GDOT SGRC	3, 9		x	x		
Coordinate with SGRC to distribute "See and Be Seen" safety materials	Staff Time	City of Lakeland County SGRC GDOT	General Fund GDOT SGRC	9	x	x	x	x	x

8. Economic Development Element

The 2018-2022 Comprehensive Economic Development Strategy (CEDS), as developed by the Southern Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration, at this moment incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Lanier County and the City of Lakeland.

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

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

The Southern Georgia CEDS gives an overview of the region, briefly describing the geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the regional economy. It provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southern Georgia Regional Commission's successful development and implementation of the 2018-2022 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SGRC District.

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

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

Goal 1: Promote economic development strategies that encourage entrepreneurship, support existing industries, attract new employers, and stimulate tourism.

Objectives:

Focus on ways to encourage and facilitate regional tourism.

Goal 2: Protect, expand, and enhance critical infrastructure and connectivity for existing and future community growth.

Objectives:

- Encourage local governments to implement the Southern Georgia Regional Bicycle and Pedestrian Plan.
- Identify areas where high-speed internet and broadband are needed.
- Strive to provide industrial parks/properties with all the necessary infrastructure and transportation links to attract new and expanding businesses and industries to the area.
- Continue to monitor grant opportunities, inform local communities about upcoming deadlines, and assist local governments in grant preparation and application processes.

Goal 3: Facilitate the growth and development of an educated, skilled, prepared workforce by utilizing available programs and resources.

Objectives:

- Improve educational attainment by reducing high school dropout rates.
- Market workforce development programs that enable youth and adults to pursue higher education opportunities.
- Support educational institutions to provide learning/skill development opportunities.
- Work closely with business and industry to ensure that the system produces workers to meet its immediate needs and make adjustments to anticipate future demands and technological changes.

Goal 4: Create an inviting sense of place through rural renewal and other strategies to retain the population and to attract new members to our community.

Objectives:

- Collaborate to develop county-wide historic preservation plans.
- Promote downtown areas for tourism and recreation.
- Increase code enforcement in communities surrounding downtown areas.
- Create a welcoming, functional neighborhood with “work, play, live” atmospheres to invite younger families to the region.
- Encourage local governments to participate in CHIP, CDBG, and USDA housing programs.

- Seek additional funding streams to address senior population program sustainability.
- Market unique aspects of communities to attract a younger population.

9. Land Use Element

Character Areas

In keeping with State Minimum Planning Standards, every part of the Lanier County and the City of Lakeland community was delineated into specific Character Areas. Character areas are intended to serve as guidance for future land use and land development. Each of the following character area narratives were developed based on stakeholder input, existing land uses, anticipated development, planned infrastructure improvements and expansions, and guidance found in the *State Planning Recommendations*. As with the Plan in general, these character area descriptions and goals should not be considered final. As the community gains a greater understanding of character areas' roles and values, their descriptions should be fine-tuned. Additionally, as the community continues to grow, specific character area depictions may need adjusting.

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

CHARACTER AREAS

AGRICULTURAL/FORESTRY

PREDOMINANT LAND USE:

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

DEVELOPMENT STRATEGY:

Preserve the rural/agricultural character of these areas by maintaining very low-density residential development primarily accessory to farm operations and large lot sizes. The use of conservation easements to protect environmentally sensitive areas are encouraged. Roadways in these areas should be widened only when required to meet public safety standards.



PERMITTED ZONING DISTRICTS:

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

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Resource Management
- 3) Sense of Place

IMPLEMENTATION MEASURES:

- ❖ **Conservation Easements:** Encourage owners of critical properties (such as those in environmentally sensitive areas, included in the local greenspace plan, or designated for agricultural use in the comprehensive plan) to utilize conservation easements or sale of development rights to preserve their land from future development. Conservation easements allow private landowners to donate their property's development rights to a qualified conservation organization or government agency to exchange tax savings. The sale of development rights is an arrangement whereby private landowners sell their property's development rights to a qualified conservation organization or government agency. In both cases above, giving up the development rights will permanently protect property from development and ensures that it remains green space or farmland.
- ❖ Creating a Network of Greenways and Trails
 - Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land use or provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams, the Alapaha Water Trail and Blue Ways. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the natural environment's quality by requiring excess water and pesticides or creating unnecessary conflicts with sewers, sidewalks, and vehicle access. It is crucial to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant, and native or non-invasive plants, and to ensure that the right tree is planted in the right place.
- ❖ **Water Resource Management:** Managing and protecting water supply and watersheds; providing safe drinking water and wastewater treatment services.

- ❖ **Storm Water Management:** Mitigating the impact of development on watersheds, aquatic habitat, streamflow and geometry, and water quality.
- ❖ **Preserve Agriculture Land Use:** Help to contain sprawl development by preserving agricultural lands in your community. This may be accomplished by combining the following:
 - Establish an agriculture zoning district with substantial minimum lot size requirements (at least 20 acres).
 - Require an agricultural buffer for all new non-agricultural development adjacent to designated agricultural land. This will minimize future potential conflicts between ag and non-ag land uses.
 - When a land use permit or building permit is applied, and the land is abutting, or within 1,000 feet of agricultural land, the applicant will be required to sign a waiver. The waiver shall indicate that the applicant understands that agricultural land exists near the subject property and that an agricultural operation is ongoing adjacent to his existing or proposed use.
 - Develop a program to assist local farmers in selling their products or otherwise profiting from their farms. These include agri-tourism, farmers' markets, farm festivals, and related activities.

COMMERCIAL

PREDOMINANT LAND USE:

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



DEVELOPMENT STRATEGY:

Preserve, restore, and reuse historic buildings. Encourage quality private investment and development. Mix land uses and controls building typology. Implement a balance of transportation options and design.

PERMITTED ZONING DISTRICTS:

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

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Resource Management
- 3) Efficient Land Use
- 4) Sense of Place

IMPLEMENTATION MEASURES:

- ❖ **Economic Development Strategy:** Develop a collaborative, public/private local economic development strategy by involving stakeholders such as local business owners, the Chamber of Commerce, Downtown Development Authority. Enlist stakeholder input to reveal what training or expertise exists within the community workforce, what types of businesses or industries need to be developed, and what constraints exist on the community's business growth.
- ❖ **Flexible Parking Standards:** Revise land development regulations to remove rigid parking requirements to reduce unnecessary spaces in the community. This may include reducing the number of required parking spaces or allowing shared parking between adjacent facilities.
- ❖ **Greyfield Redevelopment:** Provide assistance and incentives for redevelopment of Greyfield areas. A Greyfield is a declining or abandoned shopping mall or strip and has the advantage that infrastructure is already in place and lacks the environmental clean-up needs that a Brownfield would require. Ideally, these areas can be converted into walkable, higher-density, mixed-use developments.
- ❖ **Brownfield Redevelopment:** To encourage redevelopment and reuse of abandoned Brownfields (old industrial properties) in your community, develop a program that includes any of the following elements:
 - 1) Inventory all of the Brownfields in your community.
 - 2) Have each Brownfield site assessed to determine the likely cost of cleaning up or containing any residual on-site contaminants.
 - 3) Offer financial incentives (or at least financial aid information available from other sources) for remediation and redevelopment of these sites since the clean-up and containment of Brownfields is often very costly.

INDUSTRIAL

PREDOMINANT LAND USE:

Development in this category includes manufacturing and wholesale as well as warehousing and similar uses. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.



DEVELOPMENT STRATEGY:

This land-use consists of industries related to silviculture, including millwork, construction services, manufacturing, motor freight transportation and warehousing, wholesale trades, and similar uses.

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

PERMITTED ZONING DISTRICTS:

- ❖ County WLI (Wholesale-Light Industrial)
- ❖ County H-I (Heavy Industrial)
- ❖ City I (Industrial)
- ❖ Moody Activity Zone (MAZ) Overlay Districts 1, 2, 3, warehousing, wholesale trade facilities, mining or mineral extraction, landfills, or other similar uses.

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Local Preparedness

IMPLEMENTATION MEASURES:

- ❖ **Targeted Industry Analysis:** Strategically choose which types of business to recruit and support using relevant community characteristics to determine which will be the best fit for local job needs, workforce skills or to complement existing businesses. Also, consider growth rates, for various industries, in the region, the state, and the U.S.
- ❖ **Access Control Measures:** To ensure neighborhoods and commercial properties are interconnected to allow for greater traffic circulation and increased public safety.
- ❖ **Design Guidelines:** Evaluates buildings' appropriateness, properties, and land use to create an architecturally and physically cohesive area of a specified character.
- ❖ **Flexible Parking Standards:** Revising land development regulations to remove rigid parking requirements typically resulting in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces or allowing shared parking between adjacent facilities. Flexible parking standards enable developers to be more efficient and innovative in providing parking and reduce the amount of land consumed by parking lots.
- ❖ **Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure the protection of the quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density, and location of new infill projects.
- ❖ **Landscaping and Buffer Requirements and Guidelines:** Require planting areas to mask unattractive land use or provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect rivers' water and quality and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the natural environment's quality by requiring excess water and pesticides or creating unnecessary conflicts with sewers, sidewalks, and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant, and native or non-invasive plants, and to ensure that the right tree is planted in the right place.
- ❖ **Sign Regulations:** Language should be incorporated into the Zoning Ordinance to regulate all exterior signs and signs' lighting. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

- ❖ **Streamlined Development Permitting:** Revising the local development review process to make it easier to obtain necessary approvals, particularly for innovative quality growth types of development. Revisions may include removing or combining unnecessary approval steps or publishing a step-by-step guide to the review process.
- ❖ **Reuse of Greyfield's:** Redevelopment of Greyfields can occur through programs such as the State's Redevelopment Fund. This fund gives local governments access to flexible financial assistance to implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown, and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.
- ❖ **Utility Relocation:** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of commercial strip corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.
- ❖ **Stormwater Management:** Develop and implement a local stormwater management plan that includes:
 - 1) Incentives for low impact development (LID), which uses innovative site design techniques to collect and drain or evaporate stormwater runoff onsite, rather than routing it into a typical stormwater collection system. LID techniques include bioretention, permeable pavers, tree box filters, rain barrels, disconnected downspouts, narrower streets, infiltration swales, rooftop gardens, bioretention cells, and rain gardens.
 - 2) Requirements that impervious surfaces do not exceed a certain maximum percentage of total lot size, in particular sections of the community, particularly those that drain most directly into water supply streams or reservoirs.

Moody Activity Zone



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

DEVELOPMENT STRATEGY: In addition to protecting the Base in future growth and development

plans, in 2017, Lanier County adopted three additional zoning overlay districts to regulate uses around and adjacent to the Base. These districts were developed in conjunction with planners at the Base to ensure their highest compatibility. Additionally, MAFB personnel will be included in all growth and development decisions for properties located within the MAZ. As growth and development continue to occur in our rapidly growing community, the MAZ enforcement will ensure MAFB remains a viable economic engine for our community.

PERMITTED ZONINGS:

- ❖ MAZ-1
- ❖ MAZ-2
- ❖ MAZ-3

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Local Preparedness

IMPLEMENTATION MEASURES:

- ❖ Identify Areas of Planning Coordination with Other Governments and Public Entities.

- ❖ Local governments should maintain consistency regarding goals, objectives, plans, and programs with other local governments, agencies, and authorities.
- ❖ Establish Processes for Joint Decision-Making About Facilities and Infrastructure.
- ❖ Create and maintain processes for joint decision-making and strategies for collaborative planning about facilities and infrastructure.

PARKS/RECREATION/CONSERVATION

PREDOMINANT LAND USE:

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



DEVELOPMENT STRATEGY:

Protect water quality and groundwater recharge areas, protect significant natural resources such as pristine wetland and upland habitat areas to preserve natural habitat. Only allow appropriate zoning districts that may, but do not have to be included in the Character Area. Uses should be Passive parks and recreation, conservation, agriculture, and forestry. Roadways in these areas should be paved and widened only when necessary. It is further recommended that a regional trail network is explored in this Area.

PERMITTED ZONING DISTRICTS:

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

QUALITY COMMUNITY OBJECTIVES:

- 1) Resource Management
- 2) Sense of Place

IMPLEMENTATION MEASURES:

- ❖ **Resource Inventory:** Comprehensive mapping of the community's environmentally sensitive areas to create protection and preservation strategies.
- ❖ **Greenway Corridors:** Can be created utilizing public land, privately donated land, and existing river and stream corridors. While these corridors may begin at a local level, there is tremendous opportunity to create and protect regional greenway corridors.
- ❖ **Farmland Protection:** Keeping productive farmland in agricultural use.
- ❖ **Conservation Easements:** Encourage owners of critical properties (such as those in environmentally sensitive areas, included in the local greenspace plan, or designated for agricultural use in the comprehensive plan) to utilize conservation easements or sale of development rights to preserve their land from future development. Conservation easements allow private landowners to donate their property's development rights to a qualified conservation organization or government agency to exchange tax savings. The sale of development rights is an arrangement whereby private landowners sell their property's development rights to a qualified conservation organization or government agency. In both cases above, giving up the development rights protects the property permanently from development and ensures that it remains green space or farmland.
- ❖ **Creating a Network of Greenways and Trails:** These greenways and trails can be made utilizing public land, privately donated land, and existing river and stream corridors. While these corridors may begin at a local level, there is tremendous opportunity to create and protect regional greenway corridors.
- ❖ **Water Resource Management:** Managing and protecting water supply and watersheds; providing safe drinking water and wastewater treatment services.
- ❖ **Storm Water Management Ordinance:** Mitigating the impact of development on watersheds, aquatic habitat, streamflow and geometry, and water quality.
- ❖ **Tree Protection:** The Zoning Ordinance should incorporate language to protect and encourage preserving and planting native trees.

PUBLIC/INSTITUTIONAL

PREDOMINANT LAND USE:

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



DEVELOPMENT STRATEGY:

Preserve, restore, and reuse historic buildings. Implement a balance of transportation options and design. Encourage the development of essential facilities in locations where they can be conveniently accessed and encourage new public/institutional uses at a scale compatible with surrounding uses.



PERMITTED ZONING DISTRICTS:

- ❖ County R-C (Rural Commercial)
- ❖ County G-B General Business:
- ❖ County WLI (Wholesale-Light Industrial)
- ❖ City GB (General Business) □ City CBD (Central Business)
- ❖ Moody Activity Zone (MAZ) Overlay Districts 1, 2, and 3 under this category primarily include specific institutional uses or federal, state, or local government uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land use include colleges, churches, cemeteries, hospitals, etc. Facilities that are publicly owned but would be more accurately classified in another land use category are not included. For example, publicly owned parks and recreational facilities are placed in the PARK/RECREATION/ CONSERVATION category. Public landfills are placed in the INDUSTRIAL category, and office buildings containing government offices are placed in the COMMERCIAL category.

QUALITY COMMUNITY OBJECTIVES:

- ❖ **Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to participate in the community entirely.
- ❖ **Efficient Land Use:** Maximize existing infrastructure and minimize the costly conversion of undeveloped land at the community's periphery. This may be achieved by encouraging development or redevelopment of sites closer to the community's traditional core, designing new development to minimize the amount of land consumed, carefully planning an expansion of public infrastructure, or maintaining open space in agricultural, forestry, or conservation uses.
- ❖ **Economic Prosperity:** Encourage the development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required, long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

IMPLEMENTATION MEASURES:

- ❖ Foster public/private partnerships to rehabilitate quality commercial and mixed-use developments and buildings
- ❖ Coordinate with the Lanier County Economic Development Commission and Chamber of Commerce to develop a list of target industries for Lanier County
- ❖ Provide adequate buffering and setbacks between agricultural and non-agricultural uses
- ❖ Provide land-use regulations that ensure that any proposed zoning will be compatible with the underlying Land Use designations as shown in the Comprehensive Plan

RESIDENTIAL

PREDOMINANT LAND USE:

Development in this category is predominantly residential, ranging from single-family densities to multifamily densities. Uses also allowed within this district include:

- Public and private schools.
- Churches.
- Other uses as allowed in the zoning districts.



DEVELOPMENT STRATEGY:

The focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties in the neighborhood offer an opportunity for the infill development of new, architecturally compatible housing. This land use should also provide strong pedestrian and bicycle connections.



PERMITTED ZONING DISTRICTS:

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

COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Efficient Land Use
- 3) Resource Management
- 4) Sense of Place
- 5) Housing Options

IMPLEMENTATION MEASURES:

- ❖ **Rehabilitation Codes:** Adopt building codes with standards appropriate to the renovation of older buildings. Typical building codes were written with new construction in mind, and strict application of these codes to older buildings will significantly increase renovation costs. Rehabilitation codes help keep costs down, thereby encouraging the rehabilitation of older properties.
- ❖ **Promote infill housing:** Develop incentive and rewards programs to utilize abandoned properties and demolish vacant unsuitable housing in favor of constructing new homes.
- ❖ **Promote clean-up and improved maintenance of existing properties and buildings:** Consider working with Code Enforcement and the City Police to encourage clean-up and develop incentive and rewards programs to foster voluntary participation.
- ❖ **Creating a network of continuous sidewalks:** This will increase neighborhoods' safety and provide a more coherent look to the community.
- ❖ **Historic Preservation Ordinance and Design Guidelines:** These guidelines will define the district's characteristics and identify the contributing and non-contributing structures. The guidelines will also provide the appropriate treatment of properties within the district.
- ❖ **Sign Regulations:** The Zoning Ordinance should incorporate language to regulate all exterior signs and signs' lighting. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.
- ❖ **Tree Protection Ordinance:** Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimens or "heritage" tree protections, which protect individual trees considered necessary because of unique characteristics.

TRANSPORTATION / COMMUNICATION / UTILITIES

PREDOMINATE LAND USE:

This category includes major transportation routes, public utilities, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, and other similar uses. These areas may include public or private facilities for wastewater treatment, land application of effluent, landfills, energy generation, resource recovery, or similar uses that may require environmental permits.



DEVELOPMENT STRATEGY:

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

PERMITTED ZONING DISTRICTS:

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

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Resource Management
- 3) Efficient Land Use
- 4) Local Preparedness
- 5) Regional Cooperation
- 6) Transportation Opportunities

IMPLEMENTATION MEASURES:

- ❖ **Access Control Measures:** To ensure neighborhoods and commercial properties are interconnected to allow for greater traffic circulation and increased public safety.
- ❖ **Design guidelines:** Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of a specified character.
- ❖ **Development Permitting:** Revising the local development review process to make it easier to obtain necessary approvals, particularly for innovative quality growth types of development. Revisions may include removing or combining unnecessary approval steps or publishing a step-by-step guide to the review process.
- ❖ **Flexible parking standards:** Revise land development regulations to remove rigid parking requirements, typically resulting in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces or allowing shared parking between adjacent facilities. Flexible parking standards enable developers to be more efficient and innovative in providing parking and reduce the amount of land consumed by parking lots.
- ❖ **Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure the protection of the quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density, and location of new infill projects.
- ❖ **Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land use or provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the natural environment's quality by requiring excess water and pesticides or creating unnecessary conflicts with sewers, sidewalks, and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant, and native or non-invasive plants, and to ensure that the right tree is planted in the right place.
- ❖ **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth;

ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and addressing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

- ❖ **Sign Regulations:** Language should be incorporated into the Zoning Ordinance to regulate all exterior signs and signs' lighting. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.
- ❖ **Reuse of Greyfields:** Redevelopment of Greyfields can occur through programs such as the State's Redevelopment Fund. This fund gives local governments access to flexible financial assistance to implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown, and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.
- ❖ **Right-of-Way Improvements:** Any public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.
- ❖ **Utility relocation:** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of commercial strip corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

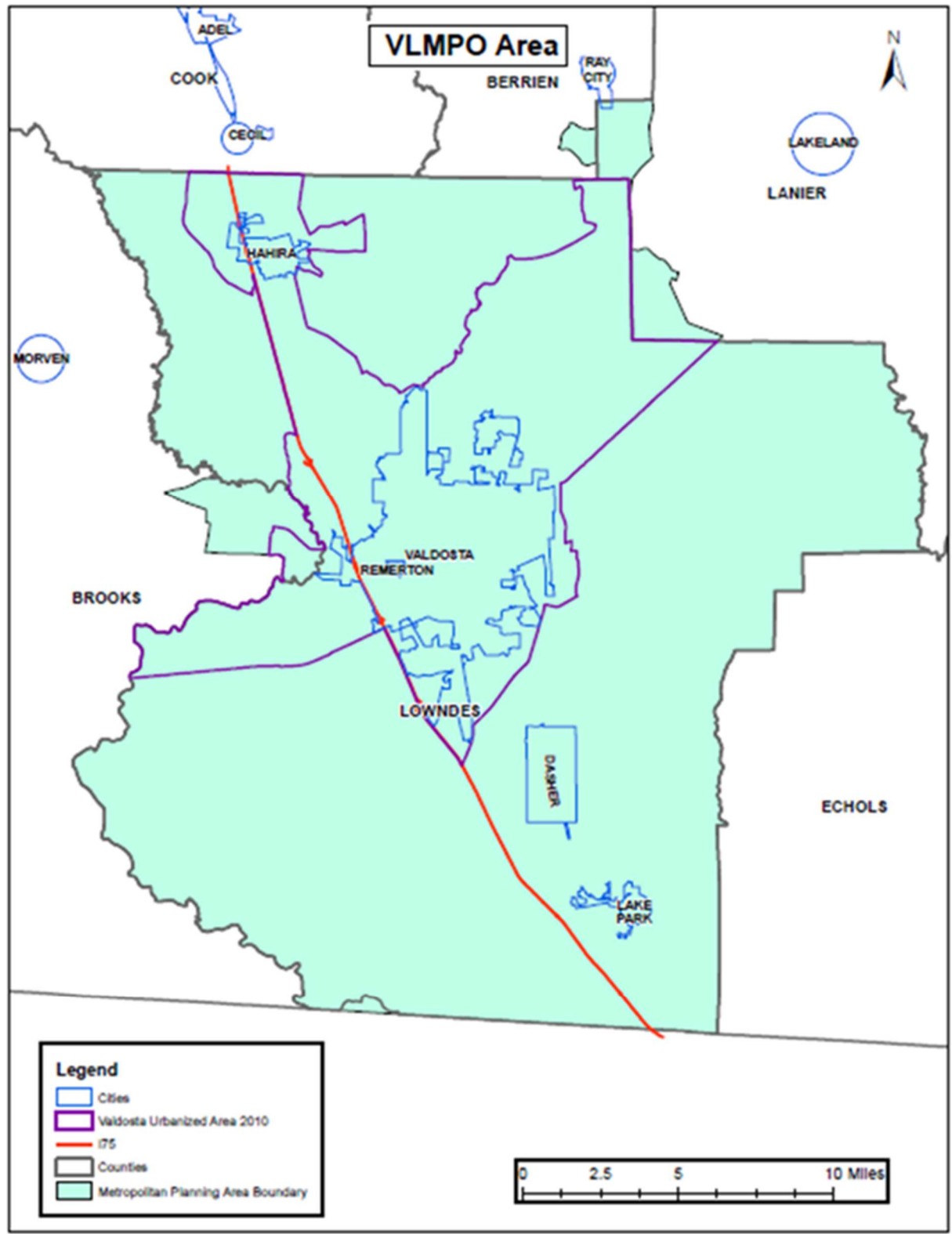
10. Transportation Element

Portions of Lanier County are included within the Metropolitan Planning Area (MPA) of the Valdosta-Lowndes Metropolitan Planning Organization (VLMPO), the federally designated Metropolitan Planning Organization (MPO) for the greater Valdosta area. As such, the present Plan Update is required to include a Transportation Element. The 2045 Transportation Vision Plan (adopted September 2, 2020), which serves as the federally mandated Metropolitan Transportation Plan for the VLMPO under the Moving Ahead for Progress in the 21st Century Act (MAP-21), is now incorporated by reference into this Comprehensive Plan to serve as the Transportation Element for Lanier County and the City of Lakeland.

The 2045 Transportation Vision Plan guides the transportation policies and projects to be implemented throughout the community over the next twenty-five years. The 2045 Transportation Vision Plan directs how the community plans to address its transportation needs, prioritizes those needs, and outlines funding resources for implementing projects from federal, state, local, and private sources for highways, mass transit, multi-use trails, airports, and freight/intermodal facilities. The 2045 Transportation Vision Plan is designed to be a regional multi-modal transportation plan that addresses transportation needs through a coordinated, cooperative, continuing planning process led by the Southern Georgia Regional Commission as the Metropolitan Planning Organization for the Lanier County Urbanized Area.

Lanier County is not experiencing any deficiencies in its road network. The county continues to keep the existing road network in good condition through ongoing maintenance and repair funded with the state's assistance. Lanier County does not have public transit. However, the SGRC does provide coordinated human service trips in the community for eligible clients of the service. There are no significant deficiencies with the local rail lines in Lanier County. A minor issue with flooding at the railroad bridge over the Alapaha River has occurred periodically during significant storm events.

Freight continues to flow through Lanier County with few problems. The intersection of SR 37, SR 31, and US 221 in downtown Lakeland is problematic, particularly for larger logging and freight trucks traveling South. Difficulties with the alignments of the state routes continue to challenge state transportation planners. Overall, the Lanier County Transportation network's major components are in good working order and can adequately serve the community's needs throughout the planning period with regular maintenance and minor improvements.



The table below represents the integration of National Goals and Planning Factors with Local Common Community Vision Goals and Objectives for the MPO area. These goals and objectives also correspond to the goals of the Common Community Vision for Lanier County.

National Goals	Planning Factors	CCV Transportation Objectives
<i>Freight Movement and Economic Vitality</i>	Support Economic Vitality Enhance travel and tourism	Support Regional Economic Engines through Accessible, Multi-Modal Transportation Systems for the Movement of People and Goods.
		Improve Workforce Development Training Through Investments in Affordable, Accessible, and Multi-Modal Transportation Systems for the People's Movement.
	Increase accessibility and mobility of people and freight	Encourage Entrepreneurship and Small Businesses through Affordable, Accessible, Multi-modal Transportation Investments.
	Enhance the integration and connectivity of the transportation system	Support local schools through affordable, accessible, and efficient multi-modal and public transit investments.
	Enhance the integration and connectivity of the transportation system	Provide Regional Connectivity through an Efficient, Safe, Accessible, and Affordable Multi-Modal Transportation System
Implement Transportation and Land Use Policies that Support Cultural/Historic Resources and Promote Tourism.		
<i>Environmental Sustainability</i>	Improve the resiliency and reliability of the transportation system	Develop Basic Transportation and Utility Infrastructure that Promotes Resiliency and Reliability.
	Protect and enhance the environment, promote energy conservation	Promote Conservation and Renewable Energy through Alternative Transportation and Fuel Technologies.
<i>Congestion Reduction</i>	Promote consistency between transportation improvements and State and local planned growth and economic development patterns	Develop Land Use Policies that Promote Community Infrastructure and Amenities through Multi-Modal Transportation Investments
		Provide Housing that is Safe, Affordable, and Accessible to All Income Levels and

		has Multi-Modal Transportation Investments Context Sensitive.
<i>Safety – Reduce Fatalities and Serious Injuries</i>	Improve the quality of life	Promote Healthy Eating and Active Lifestyles by Implementing Active, Healthy Lifestyle Transportation Strategies
	Increase the safety of the transportation system for motorized and nonmotorized users	Implement Bicycle and Pedestrian Transportation Projects that Promote an Active, Healthy Lifestyle
<i>System Reliability</i>	Emphasize the preservation of the existing transportation system	Coordinate with Emergency Responders to Develop Resilient, Well Maintained Transportation Infrastructure.
<i>Reduced Project Delivery Delays</i>	Promote efficient system management and operation	Develop Regional Leadership that Promotes Transparency, Citizen Engagement, and Coordinated Planning and Delivery of Transportation Projects.

Appendix

1	Lanier County SGRC Environmental Suggestions
2	Sign-In Sheets
3	Lanier County Moody Activity Zone Overlay District Ordinance
4	Moody Airforce Zoning Map (MAZ)
5	Lanier County Existing Land Use Map
6	Lakeland Existing Land Use Map
7	Lanier County Character Area Map
8	Lakeland Character Area Map
9	Analysis Charts
10	Public Hearing Notices
11	Transmittal Letters
12	Adoption Resolutions
13	List of Acronyms

Appendix #1

Lanier County SGRC Environmental Suggestions

Regional Water Quality Assessment Project

- Awarded to SGRC in January 2020

Background Information

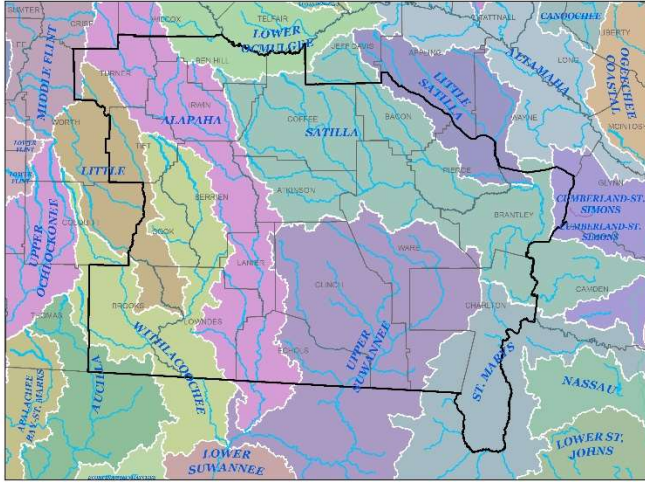
Of the region's 1,500 miles of waterways, 1,178 do not support their designated use (Georgia Environmental Protection Division, 2018). Problems with nonpoint source pollution have been ongoing. They are addressed in the Georgia Water Plan, the Georgia Environmental Protection Division (EPD) Nonpoint Source Pollution Plan, the Suwannee Satilla Regional Water Plan, the SGRC Regional Plan, and the Comprehensive Plans for all 18 counties within the region. Furthermore, as identified in their Comprehensive Plans, many counties in the region seek to utilize waterways for recreation and economic growth. To this end, water quality and health are important to all stakeholders.

Regional organizations seeking to address the nonpoint source FC pollution within impaired waterbodies will benefit from understanding the significant contributing sources. Specific data will be helpful when considering BMP types, locations, and interested parties when requesting funding, such as the Environmental Quality Incentives Program and the EPD's 319(h) grants.

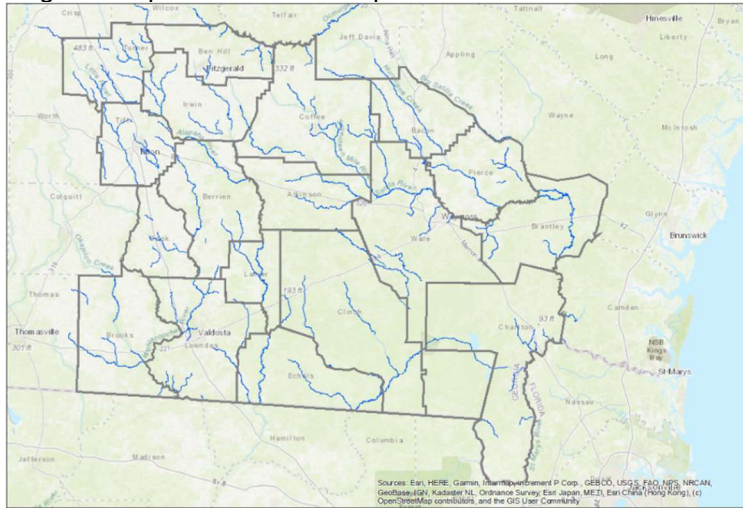
Project Goals

- This project's long-term goal is to improve regional water quality, funding efficiency, and best management practice (BMP) efficacy.
- This project involves a comprehensive review of the region's fecal coliform (FC) impaired waterbodies using data analysis, water quality sampling, Steering Committee input, and oversight of Citizen Scientist involvement and public education and engagement.
- Regional outreach and education will include Georgia Adopt-A-Stream (AAS) training events for chemical and bacterial protocols. Nonpoint source pollution workshops will be held in communities near FC impaired waterbodies to help inform residents of the changes they can make to improve water quality.
- The resulting product will be a list of significant nonpoint sources of FC pollution in each impaired water body. The project will provide prioritized BMP implementation areas, recommended BMP types, and homeowners/landowners/business owners interested in future BMP funding opportunities. The Southern Georgia Regional Commission (SGRC) will develop a publicly available, user-friendly Geographic Information Systems (GIS) web-map showing the 303(d) listed waters from 2012, 2014, 2016, and 2018 reports.

Supporting Maps and Charts
Regional Watershed Map



Regional Impaired Streams Map



Sites Needing Contemporary Water Quality Data in Lanier County

HUC-12	County	HUC-10 Sampling Point(s)	GPS Coordinates	Database Listed	Last Sample Date Reported	FC Data Available
031102020802	Lanier	Tenmile Creek at State Road 64 near Lakeland, GA	31.116944, -83.134444	GOMAS	12/15/2003	490 MPN/ 100 mL
31102020902	Lanier	Grand Bay Creek at Hwy 221 near Naylor, GA	30.951589, -83.130080	GOMAS	N/A	N/A
31102020801	Lanier	Fivemile Creek at State Road 64 near Lakeland, Ga	31.124722, -83.128889	GOMAS	N/A	N/A
31102021201	Lanier	Dixon Mill Creek @ nr Purvis Rd nr Naylor, GA	30.961300, -83.04875	GOMAS	N/A	N/A
31102021201	Lanier	Moore Branch nr Felt Lane nr Lakeland, GA	31.004799, -83.054132	GOMAS	N/A	N/A
31102021202	Lanier	Reedy Creek nr US 129 SR11 nr Naylor, GA	30.896830, -83.004885	GOMAS	N/A	N/A
31102020803	Lanier	Mill Creek at State Road 135 near Lakeland, GA	31.046747, -83.070246	GOMAS	N/A	N/A
31102020803	Lanier	Big Creek at State Road 135 near Lakeland, GA	31.049374, -83.069618	GOMAS	N/A	N/A
31102020803	Lanier	Big Creek at State Road 11 near Lakeland, GA	31.043035, -83.062651	GOMAS	N/A	N/A

Appendix #2
Sign-In Sheets

Southern Georgia Regional Commission Lanier County and City of Lakeland 2021 Comprehensive Plan Update 1st Workshop – Goals, Needs, and Opportunities September 21, 2020				
Name	Organization	Title	Phone #	Email
Kristen Hylton	SERC	Planner	229-333-5277	1hylton@sgrc.us
Ally Lee	Lanier BOC			
Dennis Kennedy	Lanier EMA	EMA Dir	229-568-0552	dkenn1@lancol.com
Cindy Pullen	SeMA Board		678-773-6826	knorris@lancol.com
Barbara	Lakeland		229-472-3263	nicole.pullen@gmail.com
Bill Darsy	City of Lakeland	Mayor		
Diane Westberry	City Clerk		829-482-3100	dwestberry@lakelandga.gov
Paul Strickland	Lanier BOC		229-472-254	Paul.Buck@229ga.gov
MIKE LEE	CRC		229-247-1040	MLEE@LEASOC.NET
DEWIS FEEDER	Co. Comm	Comm	229-251-2783	dennis.feeder@live.com
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Duff Buss	County Clerk	Lanier	229-482-2088	BoardofComm@laniercountyga.com

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Southern Georgia Regional Commission Lanier County and City of Lakeland 2021 Comprehensive Plan Update 2nd Workshop – Policies and Community Work Program October 29, 2020				
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**Southern Georgia Regional Commission
Lanier County and the City of Lakeland
2021 Comprehensive Plan Update**
3rd Workshop - Land Use Element & Maps
Thursday, February 4, 2021
12 PM

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Appendix #3

Lanier County Moody Activity Zone Overlay District Ordinance

Appendix B: Lanier County Moody Activity Zone Overlay District Ordinance

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

Overview

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

1.1 Purpose

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

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

1.2 Definitions

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

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

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

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

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

Building. A building is any structure which:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1.3 Applicability

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

1.4 Exemptions

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

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

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

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

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

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

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

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

1.5 General Requirements For All Three MAZ Overlay Districts

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

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

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

Notification Requirements

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

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

1.6 MAZ-1 Overlay District Requirements

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

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

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

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

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

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

1.7 MAZ-2 Overlay District Requirements

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

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

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

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

1.8 MAZ-3 Overlay District Requirements

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

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

1.9 Land Use Regulations

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

The following terminology is used in this table:

X = permitted by right

SE = permitted by Special Exception only

Blank = not permitted

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

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

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

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

SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 5	MAZ 3		
	AU	RR	RI	RIA	MHP	RC	GB	WLI	HI	CA					
BUSINESS USES															
Adult Entertainment Establishments , provided that, a) No adult entertainment establishment shall advertise its location by signs more than six inches in height placed on the front of the building which shall state the name of the business and hours of operation only. b) No adult entertainment establishment shall advertise its location with flashing or other kinds of lights, signs, banners, or other devices, intended to attract the attention of the general public to its location. c) Adult book stores shall maintain all windows in a clear unobstructed manner so as to provide an open and unobstructed view through the interior of the book store. d) Adult movie houses shall maintain all windows in a clear and unobstructed manner, so that the entire reception area, lobby, ticket sales area of the theater is open and unobstructed to view by the public from all adjoining public thoroughfares and rights-of-way. e) Adult service establishments (bath houses, movie house, etc.) shall maintain all windows in a clear and unobstructed manner, so that the entire reception area, lobby, ticket sales area of the service establishment is open and unobstructed to view by the public from all adjoining public rights-of-way.											X	*	*	*	
Amusement or Recreational Activities (Commercial) , carried on outside a building such as a golf or baseball driving range, miniature golf course, softball field, and uses of a similar nature.						X	X						*	*	*
Amusement or Recreational Activities (Commercial) , carried on outside a building which produces noise and/or noxious fumes, such as drag racing strips, race tracks, motorcycle races or ATV (all terrain vehicle) courses, and uses of a similar nature.									SE				*	*	*
Amusement or Recreational Activities (Commercial) , carried on wholly within a building, such as a cinema, theater, auditorium, and uses of a similar nature.							X						SE	SE	*

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 * = carries an underlying zoning district (for MAZs only)

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

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

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

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

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

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

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SECTION 5-2 LAND USE	LAND DEVELOPMENT DISTRICT										MAZ 1	MAZ 2	MAZ 3	
	AU	RR	RI	RIA	MHP	RC	GB	WLI	HI	CA				
Travel Trailer Park, provided that: a) No travel trailer nor R/V park shall be located except with direct access to a principal or minor arterial with a minimum lot width of not less than fifty (50) feet for that portion used for entrance and exit. No entrances or exits shall be through a residential district, or shall require movement of traffic from the park through a residential district. b) The minimum lot area required for a travel trailer park shall be three (3) acres. c) Spaces in a travel trailer park may be used by travel trailers provided they shall be rented by the day or week only, and an occupant of such space shall remain in the trailer park for a period of not more than thirty (30) days. d) Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to operation of a trailer park are permitted as accessory uses in any district in which travel trailer parks are allowed provided such establishments and the area primarily related to their operations shall not occupy more than ten (10) percent of the area of the park. e) No space shall be located so that any part intended for occupancy for sleeping purposes shall be within twenty (20) feet of the exterior property lines. f) In addition to meeting the above requirements, the travel trailer park site plan shall be accompanied by a certificate of approval from the Lanier County Health Department.														
Utility Trailer Rentals and Rent-Alls							X	X	X				*	*
Vending Machines, located out-of-doors subject to yard and setback requirements for the respective districts (as an accessory use only).					X	X	X	X	X				*	*

MANUFACTURING, WHOLESALE & INDUSTRY

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

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

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

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

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

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Blank = not permitted
* = came ac underlying zoning district (for MAZc only)

Appendix #4 Moody Airforce Zoning Map (MAZ)

Lanier County Moody Activity Zone Overlay Districts

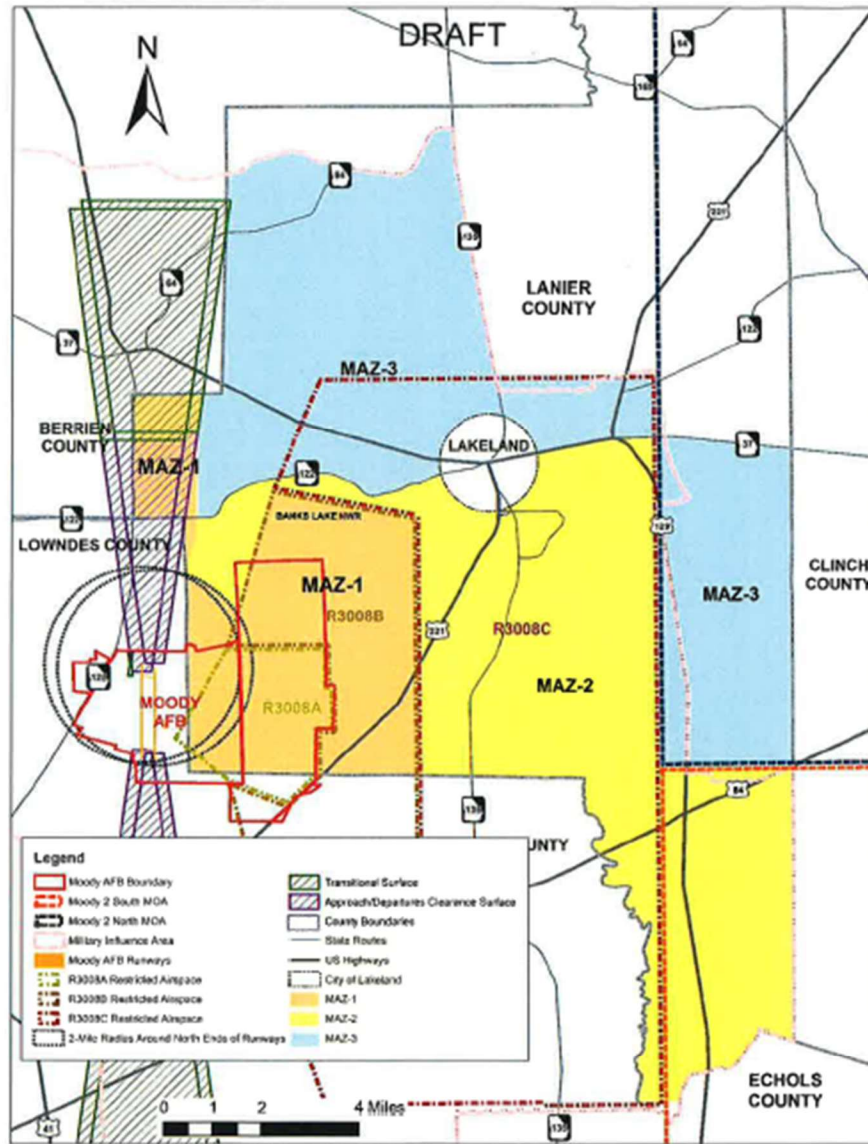
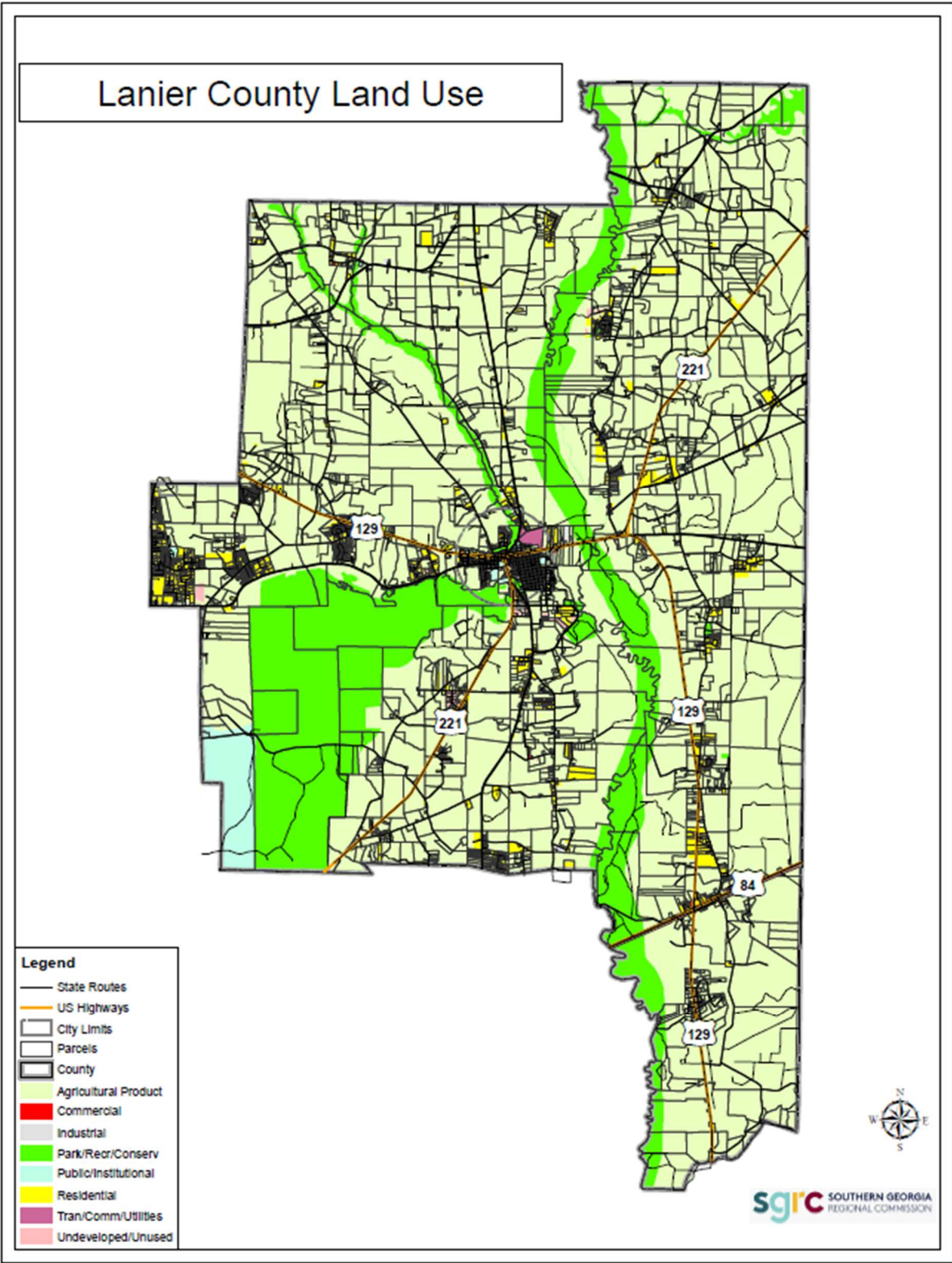
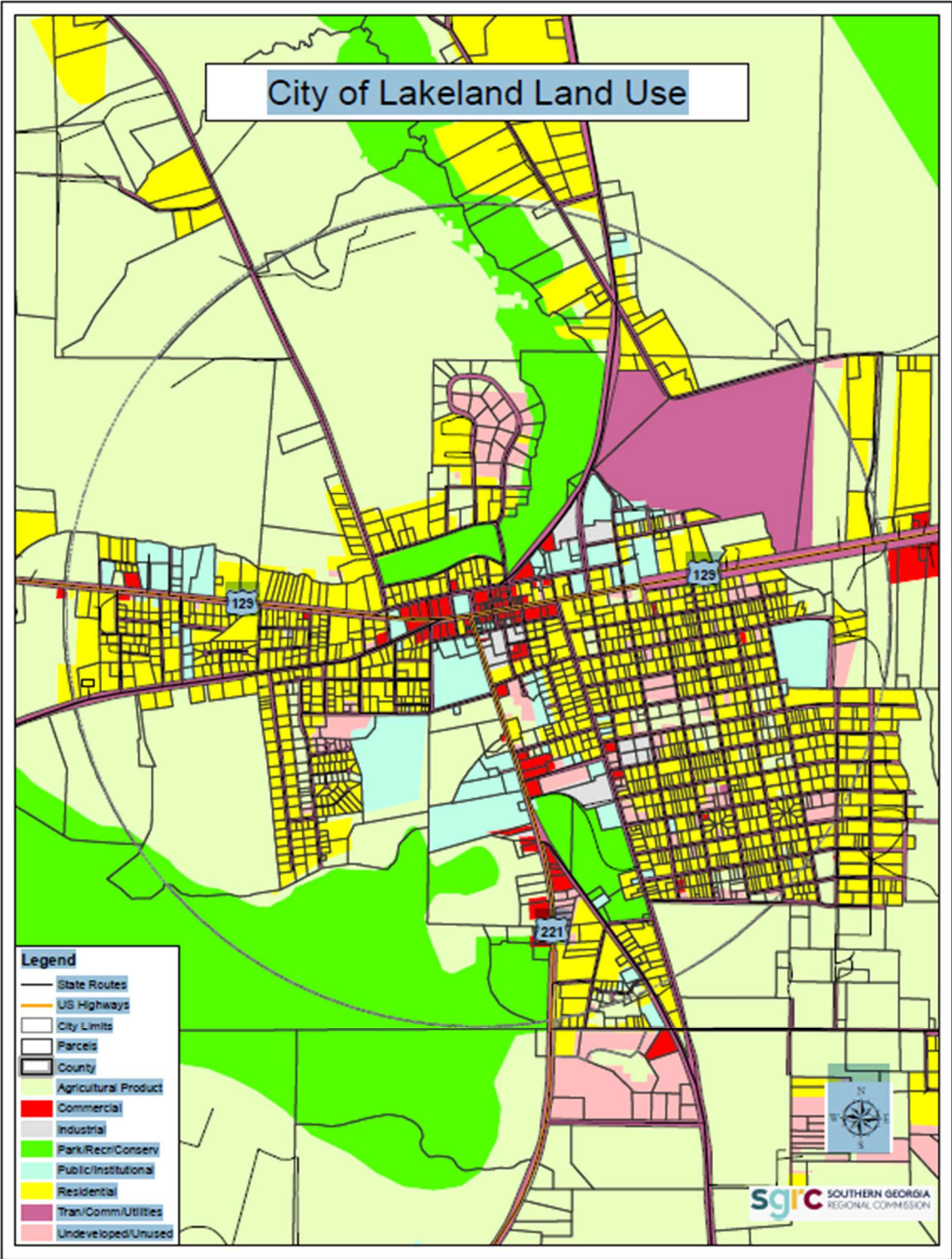


Figure 2. Map of MAZ Overlay Districts and MAFB Features

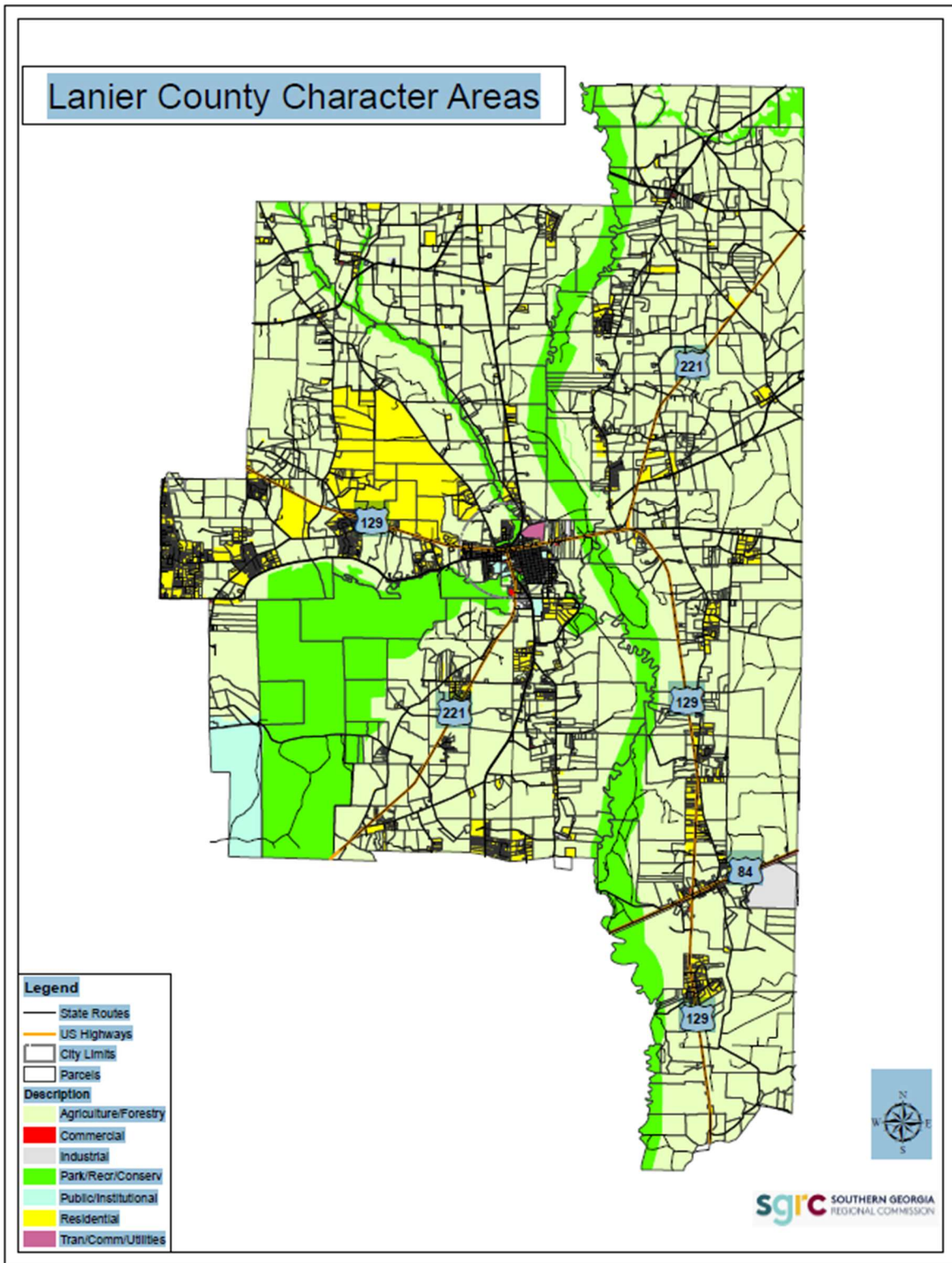
Appendix #5
Existing Land Use Map of Lanier County



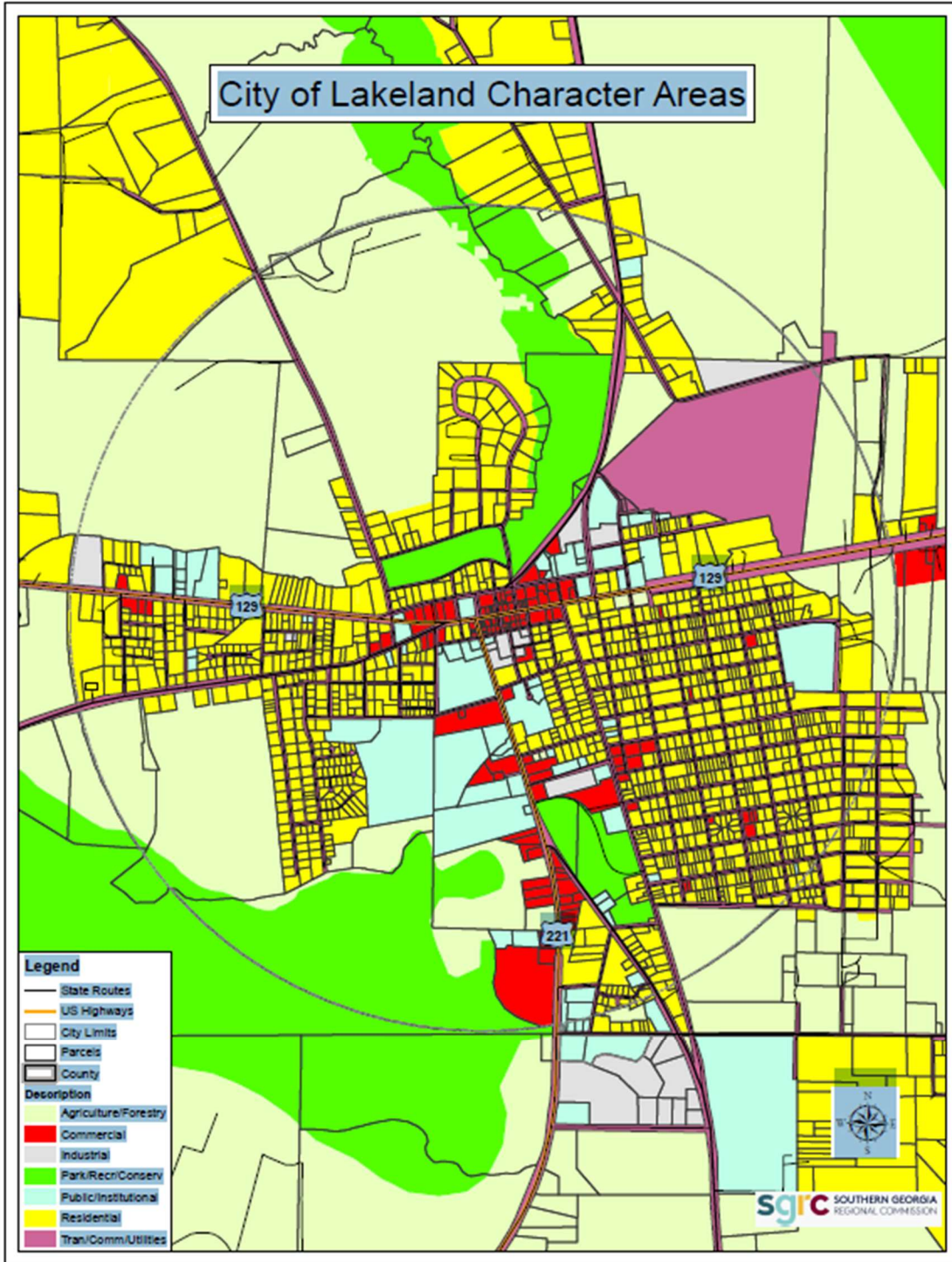
Appendix #6
Existing Land Use Map of City of Lakeland



Appendix #7 Character Area Map of Lanier County

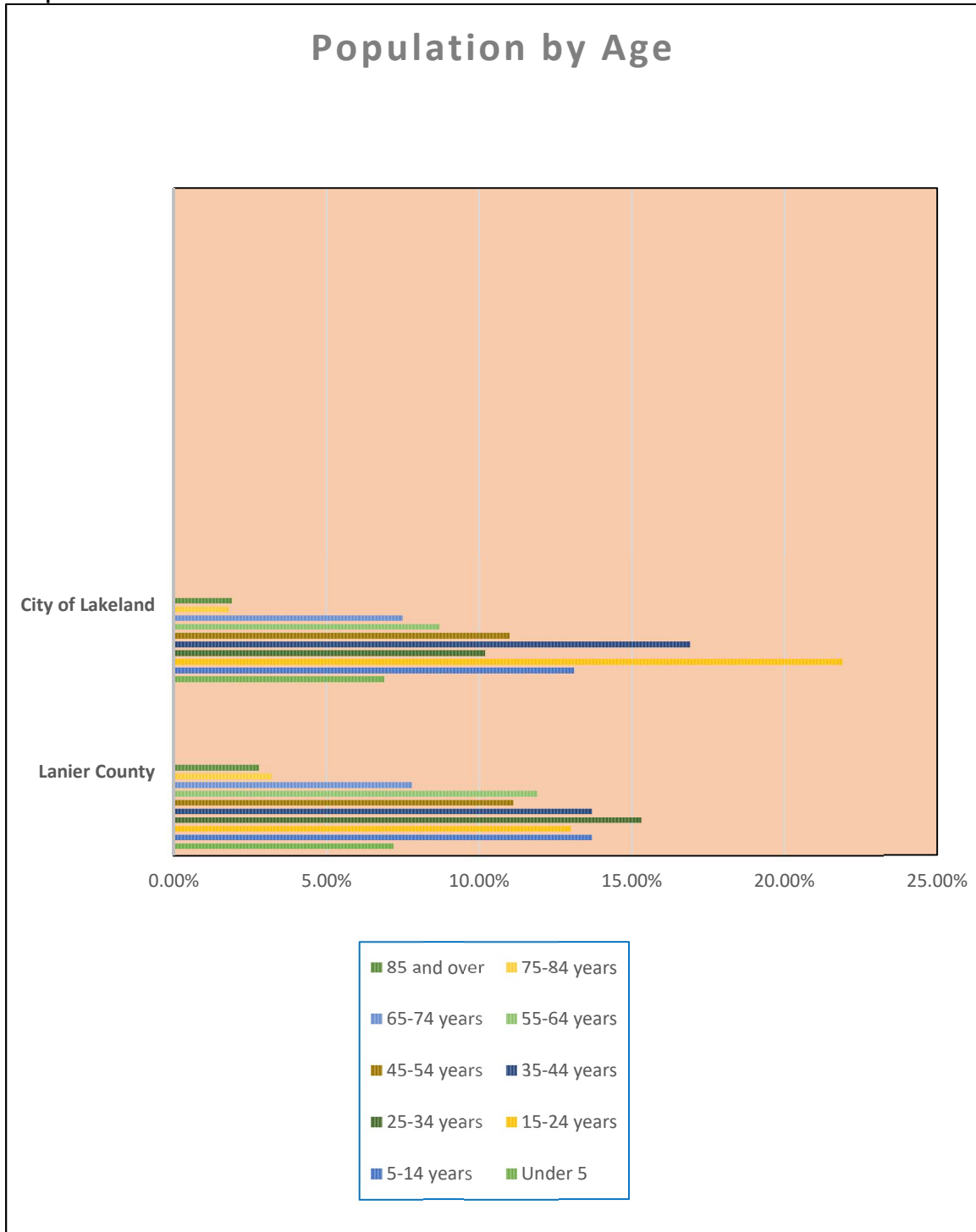


Appendix #8
 Character Area Map of City of Lakeland

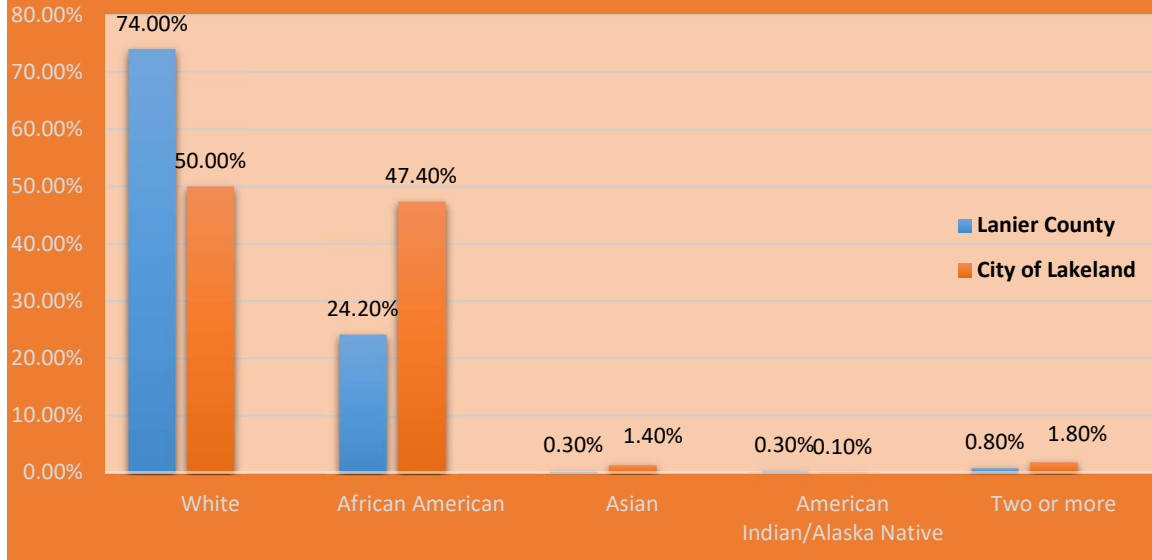


Appendix #9 Data Analysis Charts

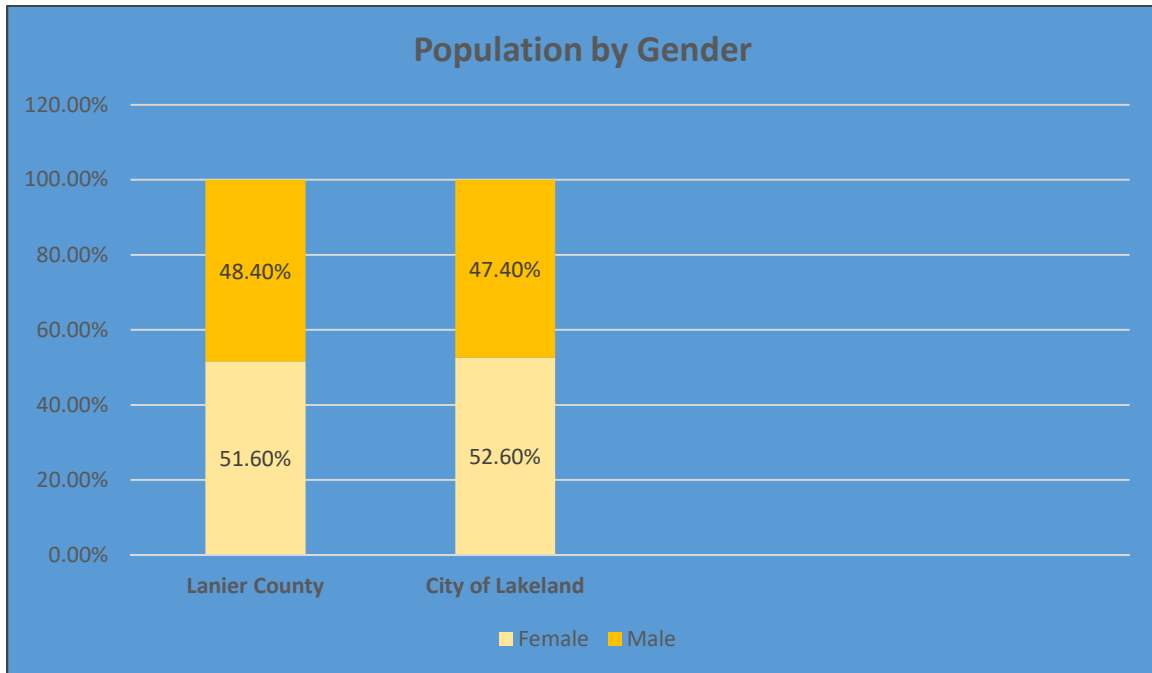
Population



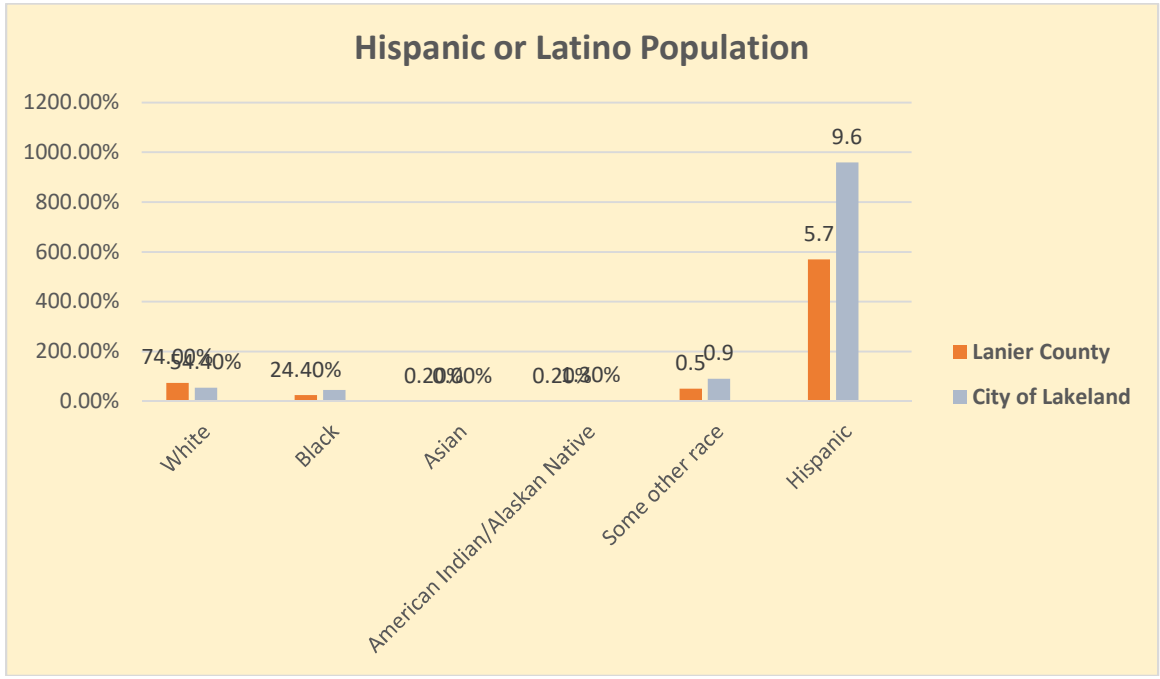
Population by Race



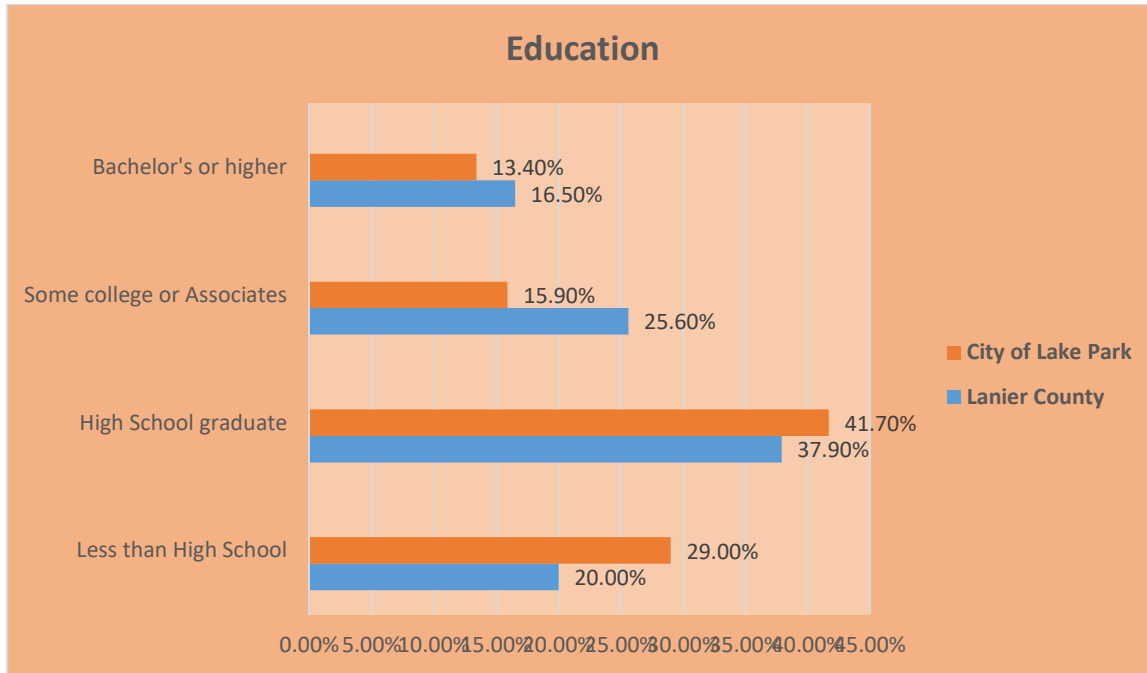
Population by Gender



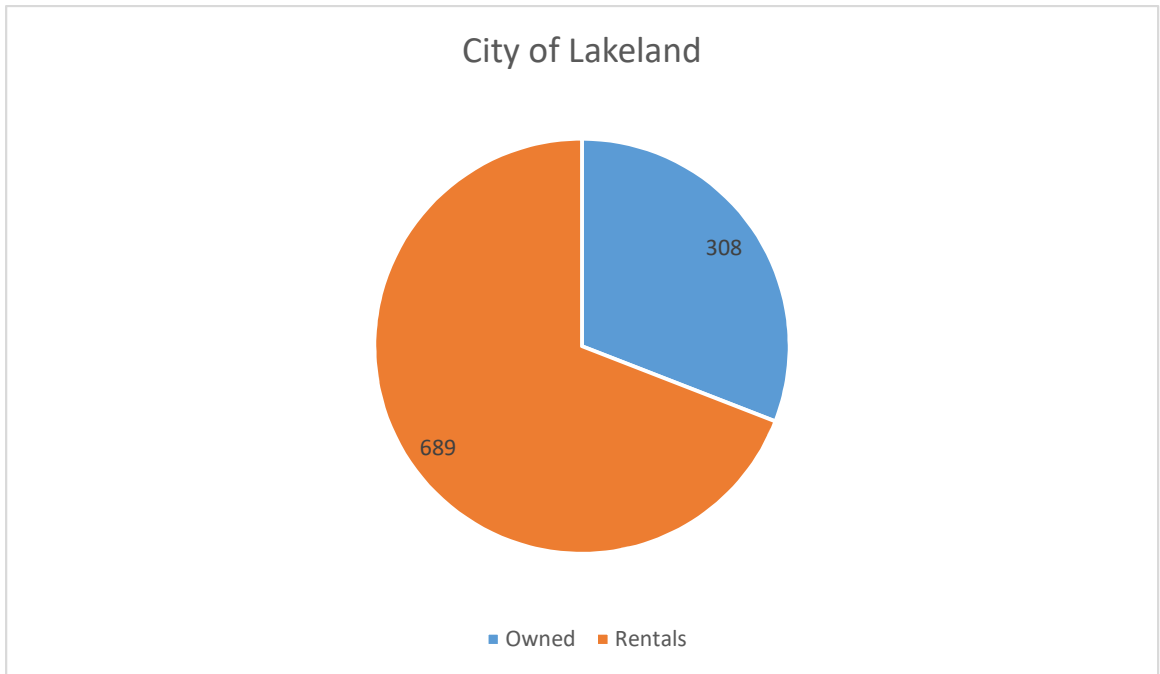
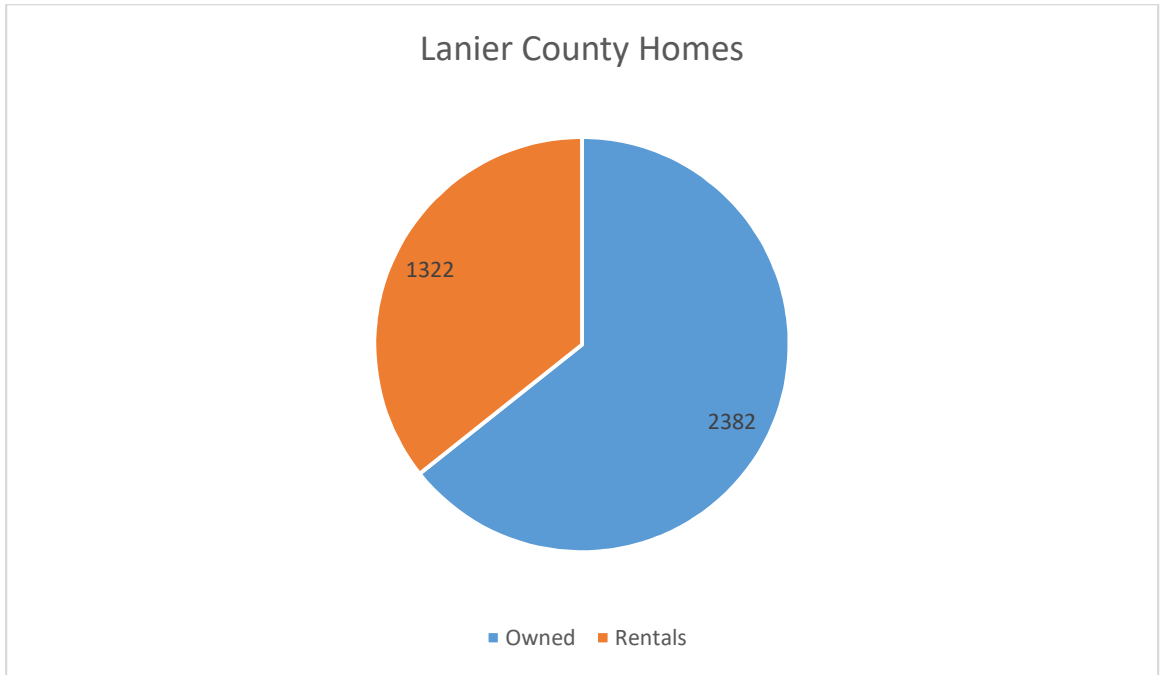
Hispanic or Latino Population

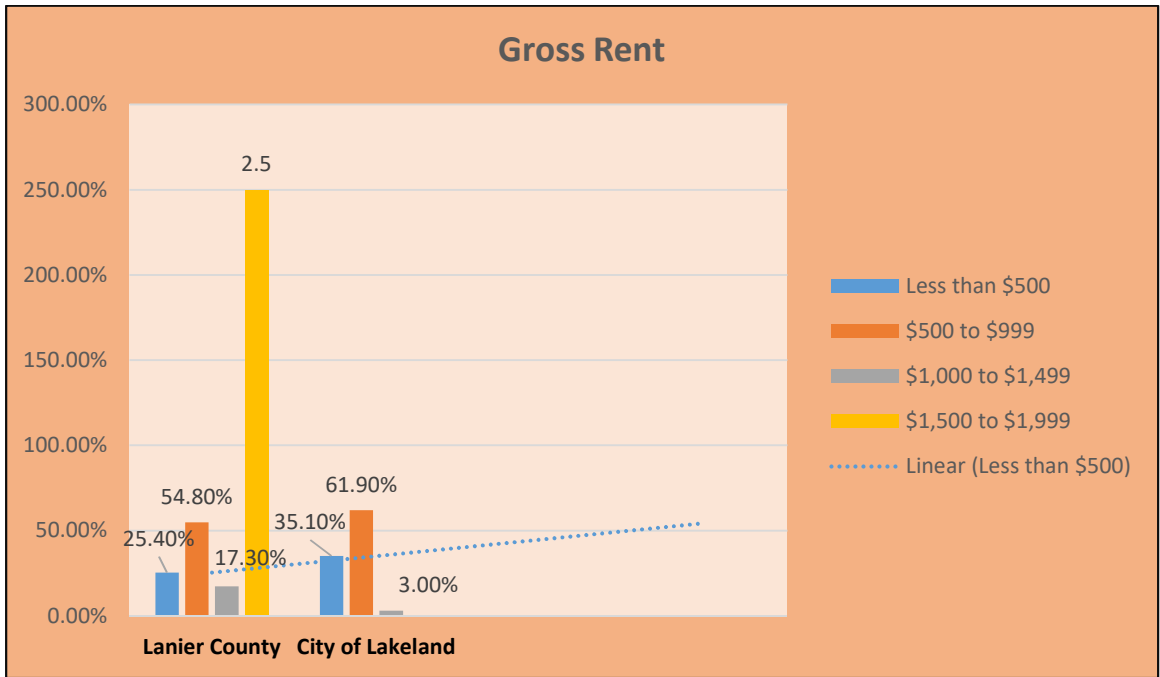
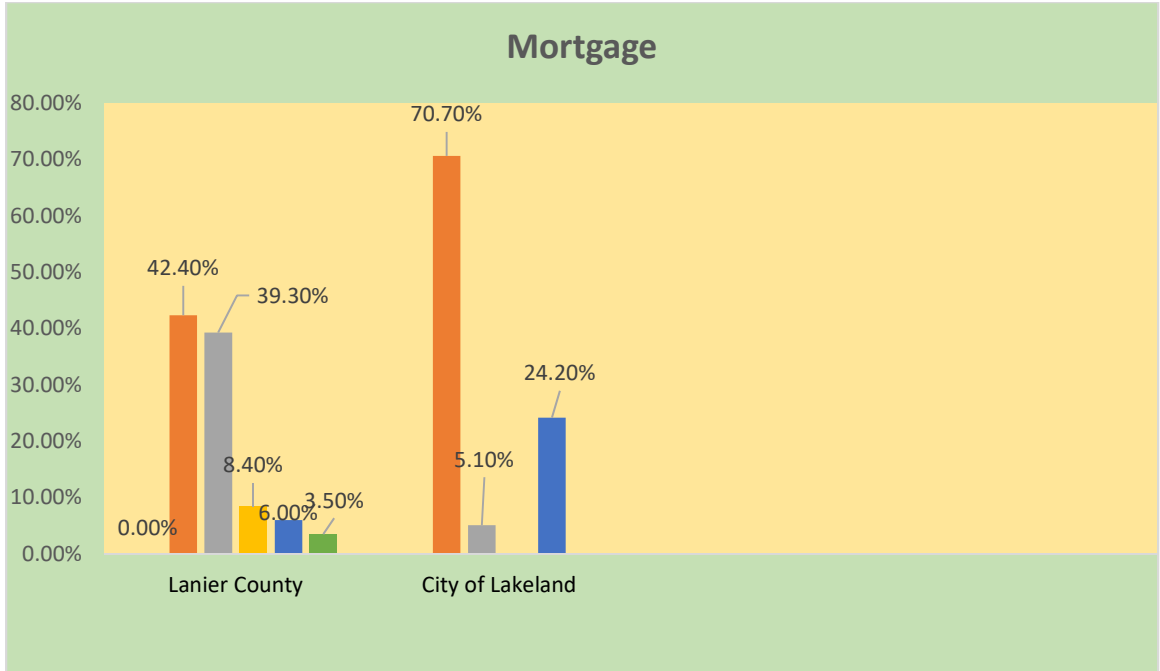


Education

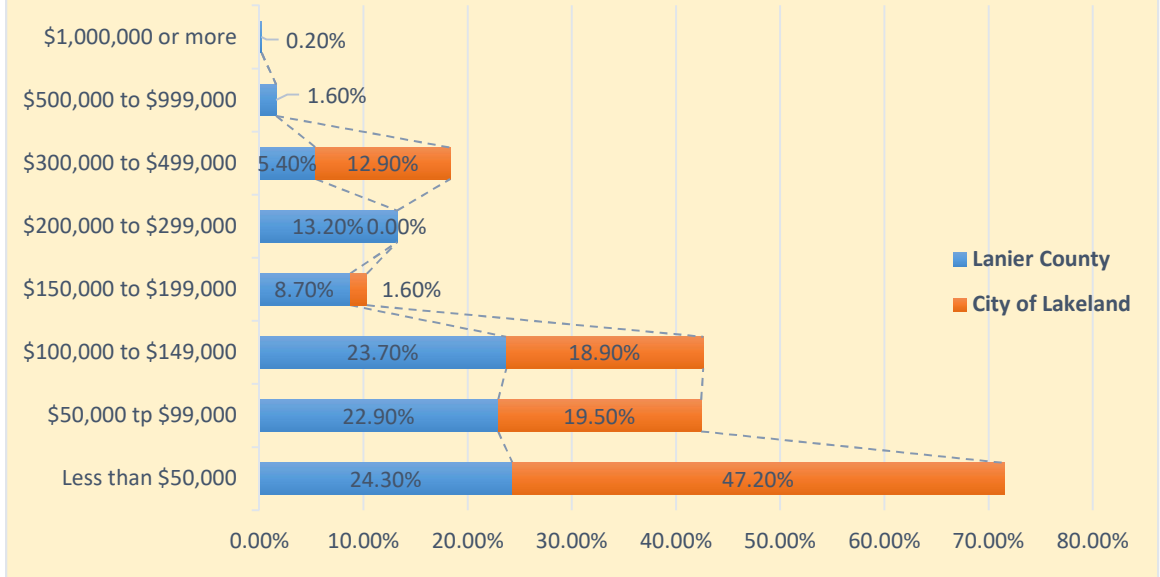


Housing

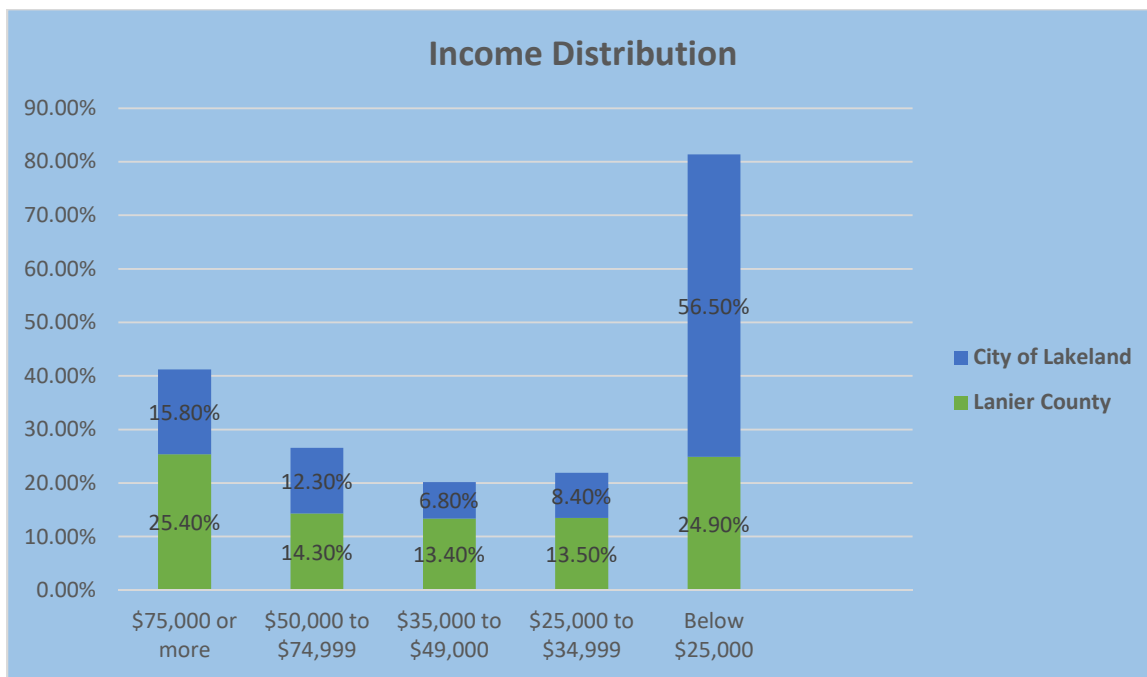
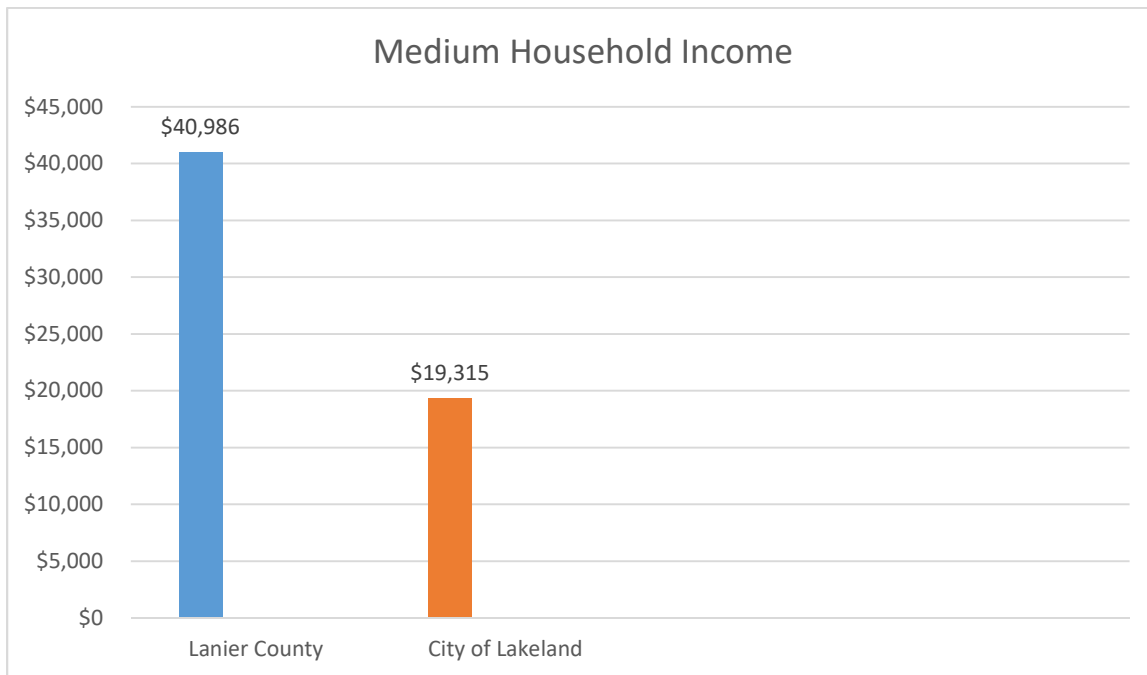




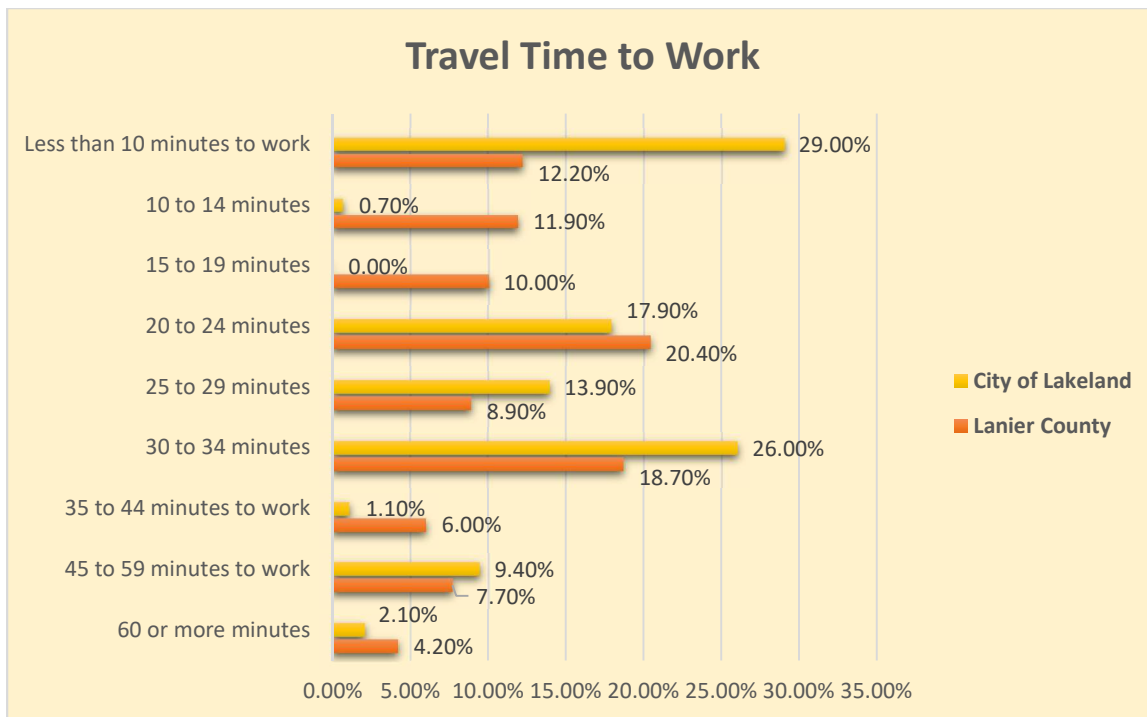
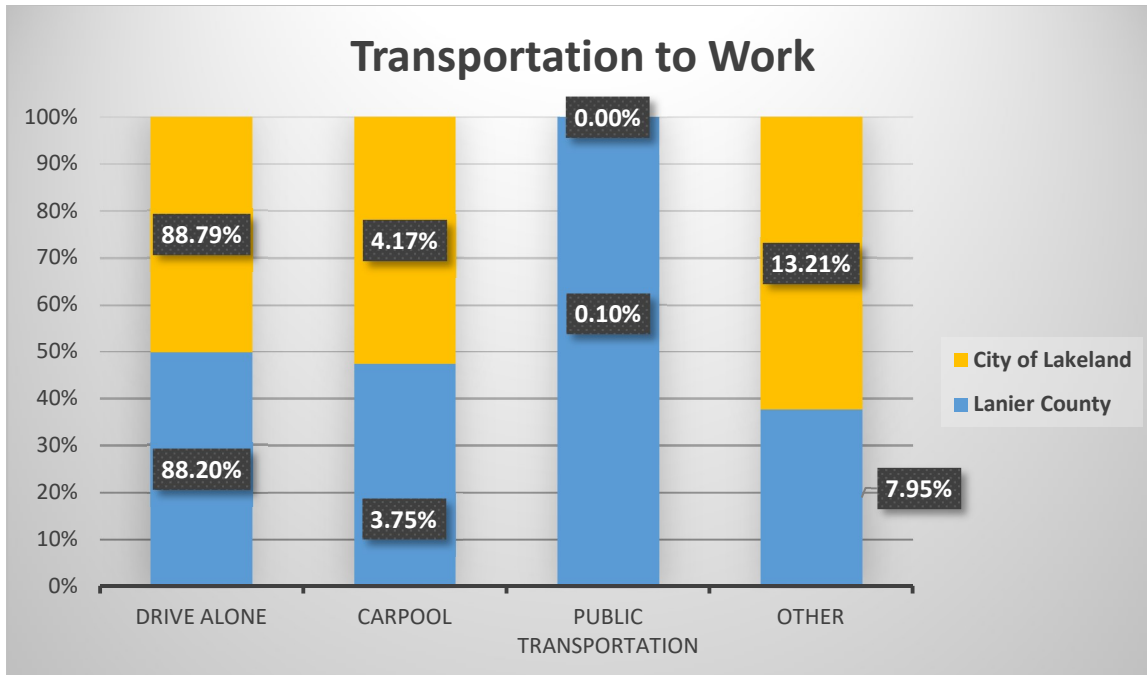
Housing Value



Workforce/Income



Transportation



Appendix #10 Public Hearing Notices

Kick Off – Joint Public Hearing For Lanier County and the City of Lakeland Comprehensive Plan Update

A public hearing will be held at 8:30 A.M. on July 13, 2020 at the Lanier County Annex (162 W. Thigpen Ave., Lakeland Georgia) to announce the beginning of the 2021 Joint Comprehensive Plan Update for Lanier County and the City of Lakeland. The purpose of this hearing is to brief the community on the process to be used to develop the Comprehensive Plan, announce opportunities for public participation in development of the plan, and obtain input on the proposed planning process.

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

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

Page 6 • Wednesday, March 17, 2021 • LANIER COUNTY ADVOCATE

Joint Public Hearing For Lanier County and the City of Lakeland 2021 Comprehensive Plan Update

A public hearing to review and transmit the 2021 Lanier County and City of Lakeland Comprehensive Plan Update to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review will be held on Monday, April 12, 2021, at 8:30 AM at the Lanier County Annex, located at 162 W. Thigpen Ave, Lakeland, Georgia. Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the Lanier County Commission office and the City of Lakeland, and their respective websites and for download at the SGRC website, www.sgrc.us

Persons with special needs relating to disability access or foreign language should contact the County Clerk at Lanier County at (229) 482-2088. Persons with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135. All persons are invited to attend the public hearing. If you would like more information, please contact Lanier County Clerk at (229) 482-2088 or Loretta Hylton at the Southern Georgia Regional Commission at (229) 333-5277.

Appendix #11 Transmittal Letters



LANIER COUNTY BOARD OF COMMISSIONERS

56 Main Street, Suite 9
Lakeland, Georgia 31635
(229) 482-2088
Fax (229) 482-8187
boardofcomm@laniercountyboe.com

April 13, 2021

To: Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

Re: Lanier County and City of Lakeland 2021 Comprehensive Plan Update

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

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

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

If you have any questions concerning our submittal, please contact the County Clerk, Patti Bass at (229) 482-2088 or boardofcomm@laniercountyboe.com

Sincerely,

Handwritten signature of Alex Lee in black ink.

Alex Lee, Commission Chairman

Attest:

Handwritten signature of Patti Bass in black ink.

Patti Bass, County Clerk

Lanier County is an Equal Opportunity Service Provider and Employer

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

William P. (Bill) Darsey
Mayor

Councilmembers
Otis Calhoun Tony Giddens
Johnny Reynolds Kellie McCrae
Gregory Sealey Grace Mack

Diane Westberry, CMC
City Clerk/Finance Officer

April 13, 2021

To: Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

Re: Lanier County and City of Lakeland 2021 Comprehensive Plan Update

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

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

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

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

Sincerely,


William P. Darsey, Mayor

Attest:


Diane Westberry, City Clerk

Appendix #12
Adoption Resolutions

CITY OF LAKELAND

**RESOLUTION TO ADOPT
2021 LANIER COUNTY AND CITY OF LAKELAND
COMPREHENSIVE PLAN UPDATE**

WHEREAS, The City of Lakeland has completed the 2021 Lanier County and City of Lakeland Comprehensive Plan Update;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989; Lanier County and City of Lakeland Comprehensive Plan Update.

Adopted this 8th day of June 2021.



Bill Darsey, Mayor
City of Lakeland


ATTEST: Diane Westberry, City Clerk

LANIER COUNTY
RESOLUTION TO ADOPT
2021 LANIER COUNTY AND CITY OF LAKELAND
COMPREHENSIVE PLAN UPDATE

WHEREAS, Lanier County completed the 2021 Lanier County and City of Lakeland Comprehensive Plan Update;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989; Lanier County and City of Lakeland Comprehensive Plan Update.

Adopted this 14th day of June 2021.



Alex Lee, Chairman
Lanier County Commission



ATTEST: Patti Bass, County Clerk

Appendix #13

Acronyms	
CDBG	Community Development Block Grant
CHIP	Community Housing Impact Preservation
DCA	Department of Community Affairs
ED	Economic Development
EMA	Emergency Management Association
FEMA	Federal Emergency Management Association
Findit/GTC	A state-wide cultural resource survey program sponsored by the Georgia Transmission Corporation (GTC) in partnership with the Georgia Department of Natural Resources - Historic Preservation Division (DNR-HPD). Findit is housed at the Center for Community Design and Preservation (CCDP) at the College of Environment and Design (CED) at the University of Georgia and was created to help historic document resources throughout Georgia, facilitating their preservation.
GBDI	Georgia Broadband Deployment Initiative
GEMA	Georgia Emergency Management Agency
GDOT	Georgia Department of Transportation
GOSP	Georgia Outdoor Stewardship Program
ISO	Insurance Services Office – Fire Insurance Score
LMIG	Local Maintenance & Improvement Grant
SGRC	Southern Georgia Regional Commission
SPLOST	Special Local Option Sales Tax
TSPLOST	Transportation Special Local Option Sales Tax