

# **2025 GREATER LANIER COMPREHENSIVE PLAN**

**FOR**

## **LANIER COUNTY CITY OF LAKELAND**

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# 2025 GREATER LANIER COMPREHENSIVE PLAN

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# INTRODUCTION

## PURPOSE

The purpose of the 2025 Greater Lanier Comprehensive Plan is to provide elected and advisory officials with a tool to manage and guide future growth and development of the county and cities through the year 2025. The Plan represents joint city-county participation in and contribution to the coordinated planning process as set forth by the Georgia Planning Act of 1989. By meeting the Minimum Planning Standards and Procedures established as part of the legislation, the 2025 Greater Lanier Comprehensive Plan establishes a planning process for the provision of public facilities and services. In addition, the comprehensive plan will serve as the basis for local government decision-making regarding the future land use pattern, environmental protection, and economic development.

## PLANNING PROCESS

The 2025 Greater Lanier Comprehensive Plan was prepared using the basic planning process required by Georgia's Minimum Planning Standards and Procedures. This process is summarized below:

### PART I - WHERE ARE WE?

**Inventory and Assessment:** Background information on such factors as population, economic development, natural and cultural resources, community facilities and services, housing and land use was collected and analyzed. An assessment of these factors was conducted to determine their adequacy in light of projected population changes and anticipated future development patterns.

### PART II - WHERE DO WE WANT TO BE?

**Statement of Impacts and Opportunities, Goals and Policies:** Based upon the inventory and assessment, problems and needs were identified. Goals and policies were developed to meet identified needs and to document the future aspirations of the city and the county. The Plan's goal statements are consistent with, and supportive of, the statewide planning goals as set forth in the Minimum Planning Standards and Procedures. These statewide goals are:

- (a) **Economic Development:** To achieve a growing and balanced economy, consistent with the resources of this state and its various regions, that equitably benefits all sections of the state and all segments of the population.
- (b) **Natural and Historic Resources:** To conserve and protect the environmental, natural and historic resources of Georgia's communities, regions and the state.
- (c) **Community Facilities & Services:** To ensure that public infrastructure facilities serving local governments, the region and the state have the capacity and are in place when needed to support and attract growth and development and/or maintain and enhance the quality of life of the residents of the state.
- (d) **Housing:** To ensure that all people within the state and its various regions and communities have access to adequate and affordable housing.
- (e) **Land Use:** To ensure that the land resources of the state are allocated for uses required to promote and sustain growth and economic development; to conserve and protect the natural, environmental and historic resources of the state; and to protect and promote the quality of life of the people of Georgia's communities, regions, and the state.

### **PART III - HOW DO WE GET THERE?**

**Implementation:** Based upon the Impacts and Opportunities / Goals and Policies (found in Part II) of the Plan, a strategy to put the plan into action is prepared. Part III of the Plan includes a Five-Year Short-Term Work Program that outlines projects and programs, which need to be undertaken and/or completed by the year 2009 to meet existing needs and achieve future goals, and Future Land Use Plans for Lanier County and the City of Lakeland.

### **PLAN PRODUCTS**

As stated previously, the 2025 Greater Lanier Comprehensive Plan was prepared following the guidelines in the Minimum Planning Standards and Procedures. This Plan provides an inventory and assessment of existing conditions of the city and county, and an implementation strategy consisting of impacts and opportunities, goal and policy statements, and a Five-Year Short-Term Work Program, and a future land use plan for each unit of government.

### **PUBLIC PARTICIPATION**

In accordance with the Minimum Planning Standards and Procedures, a public hearing was held on August 17, 2004, prior to the preparation of the Plan. A second public hearing was conducted to receive input on the 2025 Greater Lanier Comprehensive Plan on April 6, 2005.



# CHAPTER ONE POPULATION

## POPULATION TRENDS

An understanding of Lanier County and the City of Lakeland's past, present and future trends; its characteristics and distribution throughout the city and the unincorporated county; provides insight about forthcoming needs such as utilities, schools, housing, police, fire protection, emergency medical services, and recreation; and a foundation through which these needs can be addressed.

During the 1930s decade Lakeland's population grew by 500 persons resulting from the establishment of a lumber mill. The lumber mill's subsequent destruction in 1951 accounts for Lakeland's marginal population growth during the succeeding decade. Between 1960 and 2000 Lanier County gained 2,144 persons. This equates to a 42.1 percent increase in total population over 40 years, or a *real* gain in population of 1.05% annually. During this same 40-year period, the South Georgia Region gained 51.4 percent and the State of Georgia gained 108.7 percent in population. Lanier County's population is not unlike that of its neighboring counties, exhibiting dramatic immigration trends during the 1980s, a mass exodus at the turn of the decade, and entering the post exodus period with a marginal growth rate. Table 1-1 illustrates the numerical and percentage change in population over a forty-year period for Lanier County, Lakeland, and the unincorporated area. Table 1-2 enumerates Lanier County's vital statistics for this same time period. The distribution in population between Lakeland and the unincorporated area in 1960 depicts a 44/56 percent split respectively. By 1970 this distribution approached 51% for Lakeland and 49% in the unincorporated area, but resumed its 44/56 percent dichotomy in 1990 and 38/62 percent by 2000. Future population projections conducted by the U.S. Bureau of Census and Woods and Poole Economics, Inc., substantiate a positive growth rate through 2025.

**TABLE 1-1  
1960 - 2000 TOTAL POPULATION FOR GREATER LANIER AND LAKELAND**

	1960	1970	1980	1990	2000
Greater Lanier	5,097	5,031	5,654	5,531	7,241
Lakeland	2,236	2,569	2,647	2,467	2,730
Lanier, Unincorp.	2,861	2,462	3,007	3,064	4,511
RDC	150,165	157,500	186,200	192,673	227,421
State	3,943,116	4,605,600	5,486,800	6,522,645	8,229,820

**NUMERICAL AND PERCENTAGE CHANGE**

	1960-1970		1970-1980		1980-1990		1990-2000		1960-2000	
	#	%	#	%	#	%	#	%	#	%
Greater Lanier	- 66	- 1.3	623	12.4	- 123	- 2.2	1,710	30.9	2,144	42.1
Lakeland	333	14.9	78	3.0	- 17	- 0.6	263	10.7	494	22.1
Lanier, Unincorp.	- 339	- 13.9	545	22.1	63	2.1	1,447	47.2	1,650	57.7
RDC	7,335	4.9	28,700	18.2	9,248	5.0	31,704	16.2	77,256	51.4
State	662,484	16.9	881,600	19.1	1,021,685	18.6	1,707,175	26.2	4,286,704	108.7

Source: U.S. Bureau of Census, 1960 -2000.



**TABLE 1-2  
BIRTHS, DEATHS, & NATURAL INCREASE IN GREATER LANIER 1960 - 1999**

YEAR	BIRTHS	DEATHS	NATURAL INCREASE
1960	145	49	96
1961	103	45	58
1962	126	36	90
1963	139	46	93
1964	145	54	91
1965	118	58	60
1966	89	42	47
1967	81	47	34
1968	94	54	40
1969	114	57	57
1970	85	44	41
1971	98	43	55
1972	89	77	12
1973	99	52	47
1974	84	67	17
1975	82	57	25
1976	93	67	26
1977	106	45	61
1978	96	44	52
1979	108	60	48
1980	79	49	30
1981	78	62	16
1982	85	48	37
1983	110	62	48
1984	104	50	54
1985	92	51	41
1986	94	57	37
1987	95	66	29
1988	101	75	26
1989	73	56	17
1990	92	58	34
1991	83	55	28
1992	86	62	22
1993	74	50	24
1994	88	64	24
1995	90	59	31
1996	85	69	16
1997	78	72	6
1998	89	70	19
1999	82	46	36

Source: Georgia Vital Statistics Reports, 1960-1999

## COMPONENTS OF POPULATION CHANGE FOR GREATER LANIER

Population	1970	5,031
Population	1960	5,097
Population Change - 1960-1970		- 66
Births	1960-1969	1,154
Deaths	1960-1969	488
Natural Increase - 1960-1969		666
Net Out-migration		732 (12.7%)
Population	1980	5,654
Population	1970	5,031
Population Change - 1970-1980		623
Births	1970-1979	940
Deaths	1970-1979	556
Natural Increase - 1970-1979		384
Net In-migration		239 (4.4%)
Population	1990	5,531
Population	1980	5,654
Population Change - 1980-1989		- 123
Births	1980-1989	911
Deaths	1980-1989	576
Natural Increase - 1980-1989		335
Net Out-migration		458 (7.6%)
Population	2000	7,241
Population	1990	5,531
Population Change 1990-2000		1,710
Births	1990-1999	847
Deaths	1990-1999	610
Natural Increase 1990-1999		237
Net In migration		1,473 (26.6%)

Between 1960 and 2000 Lanier County exhibited diverse migration trends. During the 1960's decade Lanier experienced a net out-migration of 12.7% of its population, or 732 people, but in the 1990's there was a net in-migration of 1,473 persons or 26.6 percent. Migration, whether in-migration or out-migration, is determined by calculating the Rate of Natural Increase (Birth-deaths), using this rate to forecast the future population (assuming zero migration), and subsequently subtracting the anticipated population from the actual. From 1970-1980 Lanier experienced an in-migration of 4.4% or 239 people. The 1980's decade was concluded by an out-migration of 458 people, 7.6% of the population. Crude birth and death rates are expressed per thousand of population and reflect the interaction of two factors: the age structure of a population, and its age-specific fertility and death rates. The death rates for Lanier County have remained predominantly static, at an average rate of 9.5 per thousand population. An exception is noted in 1980 when the death rate fell to 8.6. Considering the influx of population in 1980 due to immigration, the death rate could reflect an increase in the younger population. Unlike the death rate, the birth rate has continued to fall over the past forty years, with a marked decrease by 1980 and then leveling off thereafter. In 1960 the birth rate was 28.1 per thousand and in 1990 it was 16.6 per thousand. In 1980 the birth rate declined to 13.9 per thousand. The South Georgia RDC region, Georgia, and the United States births per thousand in 1980 were 16.8, 16.1, and 16, respectively. The unusually low birth rate is indicative of changing population demographics as well as a period of economic decline. This is further evidenced by the fact that Lanier's per capita income was only 40% of that earned by the state. In the long run sustained periods of economic stagnation and lower income levels leads to a lower birth rate and an exportation of labor.



Migration is predominantly caused by the under utilization of labor. Out-migration has numerous detrimental impacts on the local economy to include: reducing the skilled labor force, robbing the economy of entrepreneurs, and fostering a pessimistic attitude toward progress. A variety of factors have contributed to the surplus of labor and its consequent migration. These factors are expounded upon in the succeeding pages.

*CHANGING AGRICULTURAL PRACTICES, MARKETS AND CROP ALLOTMENTS* In the past, the major agricultural dependency of the county has been peanuts, cotton, and tobacco crops, which have acreage allotment controls. Decreasing percentages of acreage allotments, dependency upon price supports, and rising costs have discouraged the small farmer and contributed greatly to the loss of population in the county. Since 1978 the number of farms in Lanier County has decreased by over 35%. Furthermore, technological advancement in agricultural production has decreased the necessity for having small farm centers in every county. Farmers today are more mobile and tend to carry on their business for agricultural products in larger distribution centers such as Valdosta and Tifton.

*MECHANIZATION* Mechanization of agricultural procedures required higher capital outlays for profitable farming, resulting in larger land holdings and a decreasing dependency upon unskilled labor.

*EDUCATION* In 1970, 72 percent of the population over 25 years had less than a four-year high school education. By 2000 this figure had dropped to 33 percent. If the number of skilled jobs in a particular economy does not commensurate with the growing education levels attained by the labor force, the result is a surplus in skilled labor, which is subsequently exported.

*LOCAL EMPLOYMENT CAPACITY* By 1990 Lanier's capacity to employ its labor force locally had diminished considerably. As a percentage of local jobs, Lanier had the ability to employ 82% of its labor force in 1970, as opposed to 35 percent in 2000. In addition, the percentage of Lanier's labor force employed outside the county rose from 43 percent in 1970 to 65 percent in 2000. Finally, the close proximity of Valdosta plays an integral role in the percentage of Lanier's commuting labor.

## **AGE COMPOSITION**

One characteristic that is influenced by changing economic conditions is age composition. Tables 1-3 and 1-4 numerically illustrate the percentage changes in age composition for both Lanier County and Lakeland. The decrease in the percentage of the population aged 0-4 is consistent with the prevailing economic conditions of the state and nation. As disposable income declines the affordability of couples to have children diminishes. The age group 65 and up has, and will continue to increase as a percentage of the population due to continued advancements in medicine. Note the percentage increase in population in the age groups 25-44 from 1980 – 2000. This reflects the migratory patterns exhibited by the county over this 20-year period. The age demographics for Lakeland mirror that of Lanier County, except for the elevated percentage of those 65 and up. The percentage and number of this age group has decreased over the past 20 years in Lakeland from 367/13.9 percent in 1980 to 363/13.3 percent in 2000. By 2025, Greater Lanier will have 15.8 percent (1,395 persons) of its population in the 65 and older category.



**TABLE 1-3  
1980 - 2025 GREATER LANIER POPULATION BY AGE (NUMBER OF PERSONS)**

	1980	%	1985	%	1990	%	1995	%	2000	%
0 to 4	512	9.1	497	8.6	450	8.1	494	7.6	522	7.2
5 to 14	1,058	18.7	988	17.1	921	16.6	1,073	16.5	1,098	15.2
15 to 24	1,058	18.7	983	17.0	838	15.1	970	14.9	1,064	14.7
25 to 34	768	13.6	890	15.4	885	15.9	991	15.3	1,030	14.2
35 to 44	595	10.5	698	12.1	764	13.7	958	14.8	1,180	16.3
45 to 54	566	10.0	549	9.5	573	10.3	623	9.6	853	11.8
55 to 64	428	7.6	481	8.3	475	8.5	561	8.6	629	8.7
65 & up	671	11.9	684	11.9	655	11.8	719	11.1	772	10.7
Total	5,656		5,770		5,561		6,489		7,246	

	2005	%	2010	%	2015	%	2020	%	2025	%
0 to 4	534	7.1	543	6.9	558	6.8	572	6.8	577	6.5
5 to 14	1,107	14.7	1,079	13.8	1,118	13.7	1,152	13.6	1,166	13.2
15 to 24	1,049	13.9	1,073	13.7	1,080	13.2	1,079	12.7	1,122	12.7
25 to 34	1,115	14.8	1,250	16.0	1,187	14.6	1,197	14.1	1,170	13.3
35 to 44	1,094	14.5	1,013	12.9	1,121	13.7	1,260	14.9	1,200	13.6
45 to 54	1,049	13.9	1,162	14.8	1,192	14.6	1,020	12.0	1,134	12.9
55 to 64	721	9.6	780	10.0	977	12.0	1,087	12.8	1,002	11.4
65 & up	813	10.8	926	11.8	1,022	12.5	1,153	13.6	1,395	15.8
Total	7,527		7,826		8,155		8,466		8,811	

Source: Woods & Poole Economics, Inc., 2002.

**TABLE 1-4  
1980 - 2000 LAKELAND POPULATION BY AGE (NUMBER OF PERSONS)**

	1980	%	1990	%	2000	%
0 to 4	222	8.4	223	9.0	225	8.2
5 to 14	497	18.8	405	16.4	406	14.9
15 to 24	478	18.1	389	16.4	455	16.7
25 to 34	329	12.4	372	15.1	375	13.7
35 to 44	284	10.7	290	11.8	399	14.6
45 to 54	289	10.9	228	9.2	261	9.6
55 to 64	181	6.8	215	8.7	249	9.1
65 & up	367	13.9	345	14.1	363	13.3
Total	2,647		2,467		2,730	

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.

**SEX AND RACE CHARACTERISTICS**



The percentage of males and females remained relatively constant in Lanier County in 1990 and 2000 (see Table 1-5). The only significant deviations are the elevated number of females in Lakeland. Females represented 54.0 percent of the population in 1990, but dropped to 49.4 percent in 2000, which is contrasted to the state and region averages of 48.1 percent males and 5.7% females. Lanier County's overall gender percentages, however, are consistent with the South Georgia Region and the State of Georgia.

**TABLE 1-5  
1990 - 2000 POPULATION BY SEX FOR LANIER COUNTY AND LAKELAND**

Unit	1990				2000			
	Males	%	Females	%	Males	%	Females	%
Greater Lanier	2,688	48.5	2,843	51.5	3,669	48.7	3,572	51.3
Lakeland, city	1,137	46.0	1,330	54.0	1,382	50.6	1,348	49.4
Unincorporated Area	1,551	50.6	1,513	49.4	2,287	50.7	2,224	49.3
RDC	94,391	48.3	101,075	51.7	111,664	49.1	115,757	50.9
State	3,333,713	48.5	3,333,713	51.5	4,048,690	49.2	4,181,130	50.8

Source: U. S. Bureau of the Census, 1980 and 2000.

Tables 1-6 and 1-7 portray the past, present, and future trends in racial composition for Lanier County, Lakeland, and the unincorporated area. Future projections for the County's racial divisions remain consistent with previous trends, with whites representing 69.5 percent of the population, blacks 25.6 percent, and others comprising 2.8 percent. Although the County's racial delineation remains static, historical data reveals a migratory pattern between Lakeland and the unincorporated area. Lakeland's percentage of whites since 1980 has decreased by 12.7 percent, while the unincorporated area percentage has risen by 0.7 percent. The reverse is noted for the black population, which increased in Lakeland by 9.5 percent and decreased in the unincorporated area by 2.6 percent.

**TABLE 1-6  
1980 - 2025 GREATER LANIER POPULATION BY RACE AND ETHNIC BACKGROUND  
(NUMBER AND PERCENT OF PERSONS)**

	1980	%	1985	%	1990	%	1995	%	2000	%
White	4,246	75.1	4,258	73.8	4,014	72.2	4,139	71.6	5,185	71.6
Black	1,391	24.6	1,455	25.2	1,484	26.7	1,557	26.9	1,856	25.6
Other	19	0.3	57	1.0	63	1.1	87	1.5	200	2.8
Hispanic	19	ND	23	ND	68	ND	94	ND	126	ND
Total	5,852		5,902		5,978		5,783		7,241	
	2005	%	2010	%	2015	%	2020	%	2025	%
White	5,405	71.8	5,599	71.5	5,769	70.7	5,902	69.7	6,123	69.5
Black	1,905	25.3	1,973	25.2	2,092	25.7	2,236	26.4	2,335	26.5
Other	62	0.8	72	0.9	82	1.0	86	1.0	89	1.0
Hispanic	155	2.1	182	2.3	212	2.6	242	2.9	264	3.0
Total	7,527		7,826		8,155		8,466		8,811	

Source: Woods and Poole Economics, Inc., 2002. Percent calculations by South Georgia Regional Development Center, 2004. Note ND in "Hispanic" denotes an ethnic origin, not a race, so no percentage calculations were made. Persons of Hispanic origin are also counted in the White, Black and Other totals.



**TABLE 1-7**  
**1980 - 2000 LAKELAND AND UNINCORPORATED LANIER COUNTY POPULATION BY RACE**  
**(NUMBER AND PERCENT OF PERSONS)**

	Lakeland						Lanier Co. Unincorporated					
	1980	%	1990	%	2000	%	1980	%	1990	%	2000	%
White	1,850	69.9	1,496	60.6	1,561	57.2	2,396	79.6	2,518	81.4	3,624	80.3
Black	790	29.8	935	37.9	1,072	39.3	601	20.0	549	17.7	784	17.4
Other	7	0.3	36	1.5	52	1.9	12	0.4	27	0.9	148	3.3
Hispanic	ND	ND	ND	ND	78	2.9	ND	ND	ND	ND	48	1.1
<b>Total</b>	<b>2,647</b>		<b>2,467</b>		<b>2,730</b>		<b>3,009</b>		<b>3,094</b>		<b>4,511</b>	

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.

### POPULATION AND HOUSEHOLD PROJECTIONS

Population projections are mathematical determined forecasts of future population levels within a given geographic environment. They are used to assess and address anticipated facility, service, and other needs by a county and/or city. Various trend projections are used to predict population changes. Most population projection methods rely on a known base year population, usually the most current U.S. Census count conducted every ten years. Because populations are influenced by a number of variables, mathematical models attempt to incorporate and predict the causal relationship between these variables and future population changes. Since the degree and nature of these relationships differ from population to population, the application of macro models to microenvironments and visa versa is not practical. For instance, the impact on the population from the closure of a company employing 200 people in a population of 500,000 is starkly different to that of the same company closing in a population of 500.

In 2002, the Georgia Department of Community Affairs commissioned Woods and Poole Economics, Inc., a private forecasting company, to produce county data for use in local planning efforts across the state. Woods and Poole draws upon information from the Bureau of Census and the Bureau of Economic Analysis as a basis for its forecasts. This data is then "enhanced" by using inter-census estimates prepared by the Census Bureau, along with additional information and statistical techniques, to project trends in migration.

Woods and Poole projected moderate and steady growth in Lanier County through 2025. These projections follow:

<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>
<b>7,527</b>	<b>7,826</b>	<b>8,155</b>	<b>8,466</b>	<b>8,811</b>

The projection recognizes and considers previous birth and death rates, rates of natural increase, age composition, and economic conditions, along with a host of other variables. The projection does not anticipate unpredictable changes, which could significantly alter the predicted size and pattern of development. The future population outlook to 2025 for Greater Lanier County, the Region, and the State are illustrated in Table 1-8.



**TABLE 1-8**  
**2000 - 2025 POPULATION PROJECTIONS GREATER LANIER, LAKELAND, REGION, AND STATE**

Unit	2000	2001	2002	2003	2004	
Greater Lanier	7,241	7,298	7,355	7,412	7,469	
Lakeland	2,730	2,756	2,782	2,808	2,834	
Unincorp.	4,511	4,542	4,573	4,604	4,635	
RDC	227,421	231,200	215,000	217,070	219,140	
State	8,229,820	8,338,460	8,449,130	8,560,620	8,670,510	
Unit	2005	2010	2015	2020	2025	
Greater Lanier	7,527	7,826	8,155	8,466	8,811	
Lakeland	2,860	3,052	3,100	3,217	3,348	
Unincorp.	4,667	4,774	5,055	5,249	5,463	
RDC	221,514	232,085	243,361	255,122	267,460	
State	8,784,650	9,349,660	9,940,380	10,550,700	11,185,100	
	2000 - 2010 Numerical Change	%	2010 - 2020 Numerical Change	%	2000 - 2025 Numerical Change	%
Greater Lanier	585	8.1	640	8.2	1,570	21.7
Lakeland	322	11.8	165	5.4	618	22.6
Unincorp.	263	5.8	475	9.9	952	21.1
RDC	4,664	2.1	23,037	9.9	40,039	17.6
State	1,119,840	13.6	1,201,040	12.8	2,955,280	35.9

Source: Woods and Poole Economics, Inc.; 2002. U.S. Bureau of the Census, 2000. South Georgia Regional Development Center, 2004.

## HOUSEHOLD AND INCOME CHARACTERISTICS

According to Woods and Poole Economics Inc., the number of occupied housing units in Lanier County increased by 42 percent (773 units) between 1980 and 2000. Table 1-9 reflects the 1980 to 2025 occupied housing trends for Lanier County, Lakeland, the unincorporated area, the Region, and the State, as projected by Woods and Poole. Lanier County's projected growth in housing is governed by its anticipated future economic and population conditions. Although Lanier's estimated growth is considerably less than the state and region averages, it commensurate with Lanier's projected economic and population development patterns.

**TABLE 1-9**  
**1980 - 2025 GREATER LANIER NUMBER OF OCCUPIED HOUSEHOLDS**

Uni	1980	1990	2000	2005	2010	2015	2020	2025
Greater Lanier	1,836	1,977	2,609	2,735	2,854	2,964	3,052	3,118
Lakeland	868	913	971	1,012	1,056	1,096	1,129	1,154
Unincorp.	968	1,064	1,622	1,723	1,798	1,868	1,923	1,964
RDC	61,783	66,061	76,532	81,006	85,293	89,213	92,652	95,305
State	1,886,550	2,380,830	3,022,410	3,265,030	3,501,680	3,727,580	3,929,140	4,108,410



**NUMERICAL AND PERCENTAGE CHANGE**

Unit	1980 - 1990		1990 - 2000		2000 - 2010		2010 - 2020		2000 - 2025	
	number	%	number	%	number	%	number	%	number	%
Greater Lanier	141	7.7	632	32.0	245	9.4	198	6.9	509	19.5
Lakeland	45	5.2	137	15.0	93	8.9	62	5.4	204	19.4
Unincorp.	96	9.9	495	46.5	152	9.7	136	7.9	305	19.6
RDC	4,278	6.9	10,471	15.9	8,761	11.4	10,359	12.1	18,773	24.5
State	501,253	26.6	641,580	26.9	479,270	15.9	427,460	12.2	1,086,000	35.9

Source: Woods and Poole Economics, Inc. 2002; U.S. Bureau of the Census, 2000; and South Georgia Regional Development Center, 2004.

A breakout of the "plan year" (2005) data identified in Table 1-9 shows that Greater Lanier will have a total of 2,735 occupied households; Lakeland will have 1,100 and the unincorporated area a total of 1,635 occupied households. This equates to a 4.8 percent increase (126 units) between 2000 and 2005 for Greater Lanier. The City of Lakeland will have a 4.8 percent (50 units) increase and the unincorporated area will have a 4.9 percent (76 units) increase between 2000 and 2005. Population and housing unit increases during the planning period will not vary the 2000 "housing type" ratios of 60% - single family, 5% - multi-family, and 35% - mobile homes by more than 0.3%, which is an insignificant change. Unincorporated Lanier County housing type projections (2000-2025) are 183 single family, zero multi-family, and 122 manufactured homes. Lakeland's housing type projections will add 122 single family, 12 multi-family, and 70 manufactured homes.

**TABLE 1-10  
1980 - 2025 PERSONS PER HOUSING UNIT IN GREATER LANIER & LAKELAND**

Unit	1980	1990	2000	2001	2002	2003	2004	2005	2010	2015	2020	2025
Lanier (total)	3.05	2.76	2.67	2.66	2.65	2.65	2.64	2.63	2.62	2.62	2.62	2.65
Lakeland	3.00	2.88	2.54	2.54	2.54	2.54	2.55	2.55	2.63	2.57	2.60	2.66
Lanier, unincorp.	3.04	2.83	2.78	2.74	2.73	2.72	2.72	2.71	2.66	2.71	2.73	2.78
RDC	3.00	2.78	2.97	NA	NA	NA	NA	2.73	2.72	2.73	2.75	2.81
State	2.83	2.66	2.65	2.64	2.63	2.63	2.62	2.61	2.59	2.59	2.60	2.63

Source: U.S. Bureau of the Census, 1980, 1990, and 2000; Woods and Poole Economics, Inc., 2002; and South Georgia Regional Development Center, 2004.

Table 1-10 depicts a graduated decrease in the number of persons per housing unit in Lanier County, Lakeland, the unincorporated area, the region, and the state. Corresponding decreases are forecasted for the region and the state.

The following table (Table 1-11) displays the projected household and per capita income for Lanier County, Lakeland, and the state from 1980 to 2025. These figures have been converted into 1996 constant dollars allowing



for valid year-to-year comparisons. The farming sector suffered severe setbacks in the late 1970's, which heavily influenced the 1980 income levels. Income comparisons between Greater Lanier and the state must be prefaced by the disparate cost of living expenses between rural and metropolitan areas. On average, the household and per capita incomes of Greater Lanier is about 64 percent of the state.

**TABLE 1-11: MEAN HOUSEHOLD & PER CAPITA INCOME 1980 - 2025  
(CONSTANT 1996 DOLLARS)**

Unit	1980		1985		1990	
	Mean Household & Per Capita Income Current \$	Per Capita (1996 \$)	Mean Household & Per Capita Income Current \$	Per Capita (1996 \$)	Mean Household & Per Capita Income Current \$	Per Capita (1996 \$)
Greater Lanier	NA 6,125	11,093	NA NA	NA	23,024 33,259	16,452
Lakeland	NA	NA	NA	NA	NA	NA
State	NA 8,477	15,353	NA	NA		20,715
Unit	1995		2000		2005	
	Mean Household & Per Capita Income Current \$	Per Capita (1996 \$)	Mean Household & Per Capita Income Current \$	Per Capita (1996 \$)	Mean Household & Per Capita Income Current \$	Per Capita (1996 \$)
Greater Lanier	25,728 14,536	14,848	27,549 17,689	16,462	30,478 20,945	17,247
Lakeland	NA	NA	22,346	13,156	NA	NA
State	35,692 21,819	22,287	42,158 27,346	25,433	44,169 32,759	26,975
Unit	2010		2015		2020	
	Mean Household & Per Capita Income Current \$	Per Capita (1996 \$)	Mean Household & Per Capita Income Current \$	Per Capita (1996 \$)	Mean Household & Per Capita Income Current \$	Per Capita (1996 \$)
Greater Lanier	33,297 25,470	18,070	36,257 31,377	18,930	39,199 38,866	19,935
State	52,533 40,239	28,549	54,203 49,960	30,141	63,964 61,935	31,767
Unit	2025					
	Mean Household & Per Capita Income Current \$	Per Capita (1996 \$)				
Greater Lanier	42,138 48,055	20,968				
State	59,049 76,626	33,413				

Source: Woods & Poole Economics, Inc., 2002.

Table 1-12 illustrates the 2000 number and percent distribution of household incomes in Greater Lanier, Lakeland, the unincorporated area and the state. Approximately 51 percent of Greater Lanier households earn incomes less than \$30,000 annually. This represents 17 percent more than the state average. In short, more people are earning less money in Greater Lanier than that of the state. Percentages of households earning incomes in excess of \$30,000 for Lakeland and the unincorporated area are 37.3 percent and 55.3 percent respectively.



**TABLE 1-12**  
**2000 NUMBER OF HOUSEHOLDS BY INCOME FOR GREATER LANIER,**  
**LAKELAND, AND THE UNINCORPORATED AREA**

HOUSEHOLDS WITH INCOME ....	NUMBER AND PERCENT OF HOUSEHOLDS						
	GREATER LANIER		CITY OF LAKELAND		UNINCORPORATED		STATE
	NUMBER	%	NUMBER	%	NUMBER	%	%
LESS THAN \$10,000	442	16.9	263	27.4	179	10.9	10.1
\$ 10,000 - \$19,999	373	14.3	149	15.5	224	13.6	11.8
\$ 20,000 - \$ 29,999	522	20.0	189	19.7	333	20.2	12.7
\$ 30,000 - \$ 39,999	373	14.3	125	13.0	248	15.0	12.1
\$ 40,000 - \$ 49,999	240	9.2	61	6.3	179	10.9	10.9
\$ 50,000 - \$ 59,999	229	8.8	36	3.7	193	11.7	9.2
\$ 60,000 - \$ 74,999	198	7.6	51	5.3	147	8.9	10.5
\$ 75,000 - \$ 99,999	160	6.1	57	5.9	103	6.3	10.4
\$100,000 - \$124,999	34	1.3	7	0.7	27	1.6	5.2
\$125,000 - \$149,999	10	0.4	2	0.2	8	0.5	2.5
\$150,000-\$199,999	15	0.6	8	0.8	7	0.4	2.2
\$ 200,000 OR MORE	13	0.5	13	1.4	0	0.0	2.4
TOTAL	2,609		961		1,648		

Source: U.S. Bureau of the Census, 2000; and South Georgia Regional Development Center, 2004.

### EDUCATIONAL ATTAINMENT

The following three tables provide insight on education attainment levels for Lanier County. Table 1-13 reveals census data on the number of adults 25 years and older with various levels of education. The 20-year span confirms an increase in the level of education attained by individuals 25 years and older in both Lakeland and the unincorporated area

**TABLE 1-13**  
**1980-2000 LANIER COUNTY, LAKELAND EDUCATIONAL ATTAINMENT**  
**(NUMBER OF ADULTS, AGE 25 AND OVER)**

	LANIER UNINCORPORATED			LAKELAND		
	1980	1990	2000	1980	1990	2000
ELEMENTARY SCHOOL (0-8 YEARS)	1,059	731	240	545	316	239
HIGH SCHOOL (1-3 YEARS)	777	894	521	352	400	479
HIGH SCHOOL (4 YEARS)	731	995	1,066	349	399	469
COLLEGE (1-3 YEARS)	302	533	791	108	267	288
COLLEGE (+4 YEARS)	160	179	222	96	73	172
TOTAL	3,029	3,332	2,840	1,450	1,455	1,647

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.



From a regional perspective Lanier County has made steady progress in educational attainment. Lanier County ranked 9th out of ten counties in the percentage of individuals with high school and college diplomas in 1990 and 7<sup>th</sup> of ten in 2000. However, Lanier County ranked 6th in a percentage comparison of individuals with 1 year college experience or associate degree. The remaining table (1-15) display data on a decade of enrollment by school in Lanier County.

**TABLE 1-14: 1980 - 2000 EDUCATIONAL ATTAINMENT FOR THE SOUTH GEORGIA REGION**

Unit	1980 Educational Attainment						1990 Educational Attainment						2000 Educational Attainment					
	Adults, 25 & over	Elem. Grades 1-8	High School		College		Adults, 25 & over	Elem. Grades 1-8	High School		College		Adults, 25 & over	Elem. Grades 1-8	High School		College	
			No Diploma	Graduate	No Degree	Graduate			No Diploma	Graduate	No Degree	Graduate			No Diploma	Graduate	No Degree	Graduate
Ben Hill	11,175	32.3%	24.5%	25.2%	9.9%	8.1%	9,810	18.5%	24.8%	35.6%	23.6%	7.6%	10,990	12.9%	21.3%	37.2%	19.1%	9.6%
Berrien	9,581	32.8%	26.1%	27.9%	7.3%	5.9%	8,782	20.4%	22.1%	34.7%	15.2%	7.5%	10,451	11.8%	22.2%	34.6%	22.0%	9.4%
Brooks	10,235	36.8%	23.7%	24.5%	7.4%	7.5%	9,363	19.1%	22.3%	36.0%	13.6%	9.1%	10,445	12.0%	20.6%	37.1%	19.1%	11.3%
Cook	9,276	34.9%	26.4%	25.7%	7.4%	5.7%	8,231	20.9%	23.9%	34.6%	14.1%	6.5%	9,876	12.9%	22.6%	36.0%	20.5%	8.2%
Echols	1,487	33.8%	25.2%	31.4%	5.8%	3.9%	1,396	18.3%	20.7%	45.3%	10.9%	4.7%	2,167	17.9%	21.7%	35.6%	16.5%	8.4%
Irwin	6,322	34.3%	26.2%	25.1%	8.7%	5.7%	5,350	21.0%	26.0%	32.9%	11.9%	8.3%	6,196	12.6%	19.7%	38.5%	19.4%	9.8%
Lanier	3,760	35.0%	25.7%	24.1%	10.0%	5.3%	3,332	21.9%	26.8%	29.9%	16.0%	5.4%	4,487	10.7%	22.3%	34.2%	24.0%	8.8%
Lowndes	40,400	22.3%	20.6%	30.8%	13.1%	13.2%	43,540	11.3%	18.9%	31.7%	21.7%	16.3%	54,237	6.6%	15.8%	30.6%	27.4%	19.7%
Tift	21,073	31.5%	23.0%	22.9%	11.1%	11.5%	20,829	17.2%	21.5%	27.0%	20.3%	14.0%	23,433	11.7%	20.4%	30.3%	21.9%	15.6%
Turner	6,175	35.1%	25.0%	23.5%	8.5%	7.8%	5,170	19.2%	25.5%	35.1%	13.0%	7.2%	5,707	10.5%	21.8%	38.7%	18.5%	10.5%
United States	144,384,211	17.5%	13.9%	36.8%	14.8%	17.0%	158,868,436	10.4%	14.4%	30.0%	24.9%	20.3%	182,211,639	7.5%	12.1%	28.6%	27.3%	24.4%
Georgia	3,569,283	23.7%	19.9%	28.5%	13.3%	14.6%	4,023,420	12.0%	17.2%	29.6%	22.0%	19.3%	5,185,965	7.6%	13.8%	28.7%	25.6%	24.3%

**PERCENTAGE OF ADULTS WITH HIGH SCHOOL DIPLOMA and COLLEGE**

	1980	1990	2000
SGRDC	47.1%	62.2%	71%
Ben Hill	43.2%	56.8%	65.9%
Berrien	41.1%	57.4%	66.0%
Brooks	39.4%	58.7%	67.5%
Cook	38.8%	55.2%	64.7%
Echols	41.1%	60.9%	60.5%
Irwin	39.5%	53.1%	67.7%
Lanier	39.4%	51.3%	65.0%
Lowndes	57.1%	69.7%	77.7%
Tift	45.5%	61.3%	67.8%
Turner	39.8%	55.3%	67.7%

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.



**TABLE 1-15**  
**1995 - 2004 AVERAGE ENROLLMENT**  
**FOR LANIER COUNTY**

	FY 1995	FY 1996	FY 1998	FY 2000	FY 2001
Lanier Elementary	693	706	732	673	666
Lanier High /Middle	683	703	672	670	318
Lanier Middle School					336
TOTAL Enrollment	1,378	1,409	1,404	1,343	1,320

	FY 2002	FY2003	FY 2004
Lanier Elementary	682	724	761
Lanier High School	351	362	371
Lanier Middle School	340	346	344
TOTAL Enrollment	1,373	1,432	1,476

Source: Georgia Department of Education, various years.

An important element of Lanier County's educational attainment levels over the past 20 years is that it continues to make progress. Continued efforts in raising achievement test scores and abating high school dropout percentages are of paramount importance in stemming the emigration trends, and increasing the skill level of the work force. Programs such as the vocational training offered in the local system, which includes introduction to business, agriculture and industry, serve to enhance the quality of education available in Greater Lanier.



## CHAPTER TWO: ECONOMIC DEVELOPMENT

The primary objective of the economic element is to provide a macro perspective of Greater Lanier's economy. An understanding of the county's economy is imperative for the identification, assessment, and planning of future needs and goals. Economies are the core around which societies revolve and evolve, and provide the stimulus for population growth, increased living standards, and improved quality of life. The economic element directly impacts all other aspects of the comprehensive plan, specifically goals and policies, future land use, and the five-year short-term work programs. Lanier County's economy has historically relied upon the farming sector as its mainstay, contributing the highest percentage of employment and earnings to the economy until 1990 (See Table 2-25 and 2-28). In 1990, the farming sector's employment level was eclipsed by the services sector, which by 2000 accounts for the largest percentage of employment in Lanier County (25.4 percent). Four major sectors are projected to provide 73.3 percent of the employment and 71.7 percent of the earnings in Lanier by 2025. The four sectors are construction, retail, services, and state and local government sectors. In 1970, Lanier County had the capacity to employ 82% (1,360 jobs) of its labor force. During this time 59% (802) of the jobs available in Lanier were filled by residents, with the remainder employed outside the county. By 1990, Lanier's labor force employment capacity dropped to 70% (1,785). Approximately 64% (1,143) of the jobs in Lanier were filled by residents, while the remainder found employment outside the county.

Lanier County and Lakeland share an Industrial Development Authority and an industrial park. Located 23 miles northeast of Valdosta at the intersection of US Highway 221 and Burnt Church Road, the site consists of a single 45 acre tract. Zoned industrial-commercial, the site is undeveloped and was previously used for agriculture. The terrain is flat with elevations ranging from 195 to 205 feet above mean sea level. Interstate highway 75 is approximately 20 miles west of the site via Georgia Highway 122. This organizational and facility base provides services for existing industries and prospects for new industries and businesses. To comprehend past trends and future expectations Tables 2-1 through 2-23 (located at the end of this chapter) have been compiled in the following subjects: earned income, type of income, employment by sector, sector earnings, average weekly wages, unemployment, labor force characteristics and participation rates, occupations, tourist expenditures, and general economic indicators. In most tables, the county data and trends are compared to state and national trends.

### Income By Type

The sources of personal income by type for Lanier County and Lakeland are identified and compared to the state and the nation in Tables 2-1 through 2-23. The following supplement of definitions are offered for table data clarification:

- **Other Labor Income** - measures total employer contributions to private pension or worker's compensation funds.
- **Proprietor's Income** - measures total profits earned from partnerships and proprietorships.
- **Dividend, Investment, Rent and Interest Income** - measures the total income from investments and rental property.
- **Transfer Payments** - measures total income from payments by the government under many different programs, including Social Security, unemployment insurance, food stamps, veterans benefits, etc.,
- **Residence Adjustment** - measures the net amount of personal income of residents of the county that is earned outside the county. For example, a person who earns income in one county but lives in a different county would have their income counted as follows:

The income would be added to the appropriate income category (e.g., Wage and Salary) of the county in which it was earned. The same figure would be added to the Residence Adjustment of the county in which it was earned as a negative number.

This same income figure would be added to the Residence Adjustment of the county in which the person lived as a positive number.

Therefore, Residency Adjustment is a net number for each county: if it is a negative it means that the amount of income earned in the county by non-residents is greater than the amount of income earned outside the county by residents of the county. If it is positive it means that the amount of income earned outside the county by residents is greater than the amount of income earned in the county by non-residents of the county.

### Economic Sectors

The subsequent ten tables (2-1 through 2-10) present the existing and future employment and earnings for thirteen economic sectors, namely: Farming, Agricultural Services, Mining, Construction, Manufacturing, Transportation,



Communication and Public Utilities, Wholesale Trade, Retail Trade, Financial, Insurance and Real Estate (FIRE), Services, Federal Government-Civilian (Gov FC), Federal Government Military (Gov FM), and State and Local Government (Gov SL). Comparisons can be made with the state, the nation, and nearby counties. Similar data and projections were not available for Lakeland, ergo the county information must suffice. The employment and earnings figures represent jobs located in Lanier County regardless of the residence of the jobholder. Likewise, Lanier County residents who work in other counties are not included in the totals for the Lanier County tables.

From 1980 to 2000 Lanier County's labor force increased by 37.9 percent, a total of 556 persons. During this time period agricultural services, state and local government, and services' sectors became the predominant employers in Lanier County. The farming sector lost four positions as the largest earnings contributor, and its employment numbers and percentage dropped. Woods and Poole Economics envisions a perpetuation of these trends, forecasting the state and local government sector as the major earnings contributor by 2025, and ranking it 2<sup>nd</sup> to services of the 13 major sector employers (See tables 2-5 and 2-8).

The twenty-five year projection for Lanier County predicts an increase of 481 jobs by the year 2025. This equates to an average of 19 new jobs a year. The following is a list of the major employment sectors in Lanier County and their numerical and percentage changes between 2000 and 2025:

<u>Sector</u>	<u>Numerical Change</u>	<u>Percent Change</u>
Construction	48	20.0 percent
Retail	39	14.1 percent
Services	242	47.0 percent
State and Local Government	121	33.3 percent

The fluctuations in sector employment levels in Lanier County are equivalent to that of the state, including manufacturing which declines at the state level. Projections in employment and earning by sector are premised by past trends and future expectations. They rely on an "all things remaining equal methodology," therefore; their influence must be tempered accordingly.

### **Earnings by Sector**

The earnings by economic sector data contained in Tables 2-8 through 2-10 display existing and projected total wages, salaries and other earned income paid to persons working in the private and public industries in each economic sector located in Lanier County. In 2000 the five major contributors to earning were farming, construction, retail trade, services, and state and local government. All of the aforementioned sectors are expected to remain as primary contributors in 2025. The compilation below lists the amount and percent change in earnings between 2000 and 2025 by major sectors:

<u>Sector</u>	<u>Amount (Thousands of 1996 Constant Dollars)</u>	<u>Percent Change</u>
Farming	\$ 7,588	258.0 percent
Construction	\$ 4,830	32.4 percent
Retail Trade	\$ 4,129	29.9 percent
Services	\$ 7,427	89.3 percent
State and Local Government	\$ 9,822	55.0 percent

From 1980 to 2000 Lanier County experienced an overall gain in total earnings of 45.0 percent. Declines in earnings between 1980 and 2000 appeared in three economic sectors, namely Wholesale Trade (-88.2 percent); Federal Civilian Government (-10.3 percent); and Farming (-53.6 percent). The proximity and growth of Valdosta's retail industry has had a detrimental impact on Lanier County over the past twenty years.

Further evidence of this fact is to compare "retail pull factor", which is a measurement of a county's retail buying power that incorporates the effects of income and population on a county's retail sales activity. A high pull factor (1.00) indicates dollars are flowing into the county, and a low pull factor (<1.00) indicates that dollars are flowing out of the county. The retail pull factor for Lanier County according to the Georgia County Guide in 2001 was 0.49 and adjacent counties retail pull factors are as follows: Cook-0.91; Berrien-0.66; Atkinson-0.47; Clinch-0.60; Echols-0.03; and Lowndes-1.75. While the County experienced a 45 percent gain in earnings the state and nation realized a gain of 147.2 percent and 75.9 percent respectively.



Earnings for Lanier County are projected to increase by 10.0 percent from 2000 to 2025, contrasted to a state and national increase of 75.6 percent and 80.3 percent respectively. Farming is projected to comprise 25.2 percent of the total earnings for Lanier County followed by Services (17.9 percent), Manufacturing (16 percent), State and Local Government (13 percent) and Retail Trade (8.7 percent). Farming will remain the primary contributor in earnings for Lanier County its earnings will have increased by approximately 258 percent from 2000 to 2025.

### Average Weekly Wages

Table 2-11 displays the 1990 through 1999 average weekly wages for Lanier County and the State. During this ten-year period weekly wages for all industries increased by 43.2 percent in the county, while increasing by 43.3 percent for the state. Although Lanier County's weekly wages are 62 percent less than that earned statewide, the elevated cost of living (housing, goods and services) in the urban-metropolitan areas must be factored in.

### Unemployment Rates

Between 1990 and 2000 Lanier County's unemployment rates were consistently below that of the state, with noted exceptions in 1996, 1999, and 2000 (See Table 2-12 and 2-13). In comparison to national unemployment rates, Lanier County's unemployment exceeded that of the nation in 2000. Lanier County's average unemployment rate over this eleven-year period was 4.5 percent.

### Labor Force Characteristics

As illustrated in Tables 2-14 and 2-15 the percentage of total employed has increased by 99.5 percent during the last twenty years. Comparisons by different categories are not possible due to any 2000 data. In 2000, Lanier County 35.4 percent of the jobs in Lanier County are held by residents. The majority 64.6 percent (1,889) of Lanier County's residents work outside the county in the following locations:

<u>Work Destinations</u>	<u>Number of Workers</u>	<u>% of Total Working Outside Lanier</u>
Berrien County	262	13.9
Lowndes County	1,257	66.9
Clinch County	128	6.8
Tift County	47	2.5
Atkinson County	73	3.9
Coffee County	26	1.4
Work elsewhere	86	4.6

Nearly sixty-seven percent of the Lanier residents working outside the county commute to Lowndes County. This represents a total 42.4 percent of Lanier County's total labor force. The potential closing of Moody Air Force base, which contributes some 85 million dollars annually to Lowndes County's economy, would have a direct impact on Lanier County's economy.

Tables 2-16 through 2-18 categorically display the rate of labor force participation for Lanier County, the state, and the nation. These categories include Total Labor Force, Male Labor Force, and Female Labor Force. A note of caution to the user--the "Not in Labor Force" category for Lanier County includes those persons not shown to be in the Armed Forces and, consequently, Lanier's rate of participation is slightly skewed when compared to the state and national rates. Lanier County's male and female participation rates are more reflective of national trends than of the state. The female participation rate has increased dramatically between 1980 and 2000 from 40.8 percent to 50 percent. The male participation rate remained relatively static in the 1980's, then rose 6 percent to 73.3 percent in 1990 and fell to 70.3 percent in 2000. Since 1980 the female unemployment rate for Lanier County has been an average of 0.6 percent less than that of the state and the nation. By 2000 the female unemployment rate was 3.6 percent for Lanier County and the state and 3.4 percent for the nation. An inverse relationship is exhibited by Lanier County's male unemployment rates, which were an average of 1% lower than that of the state and nation. In 1990, however, Lanier County's male unemployment rate rose to 5.3%, while the state and nation's rates were 3.8% and 4.7% respectively. By 2000 Lanier County and state were at 3.6 percent and the nation at 3.4 percent. The trades that employ a majority of females in Lanier County may account for the differences in male/female unemployment rates.



Tables 2-19 through 2-22 do not provide in-depth information, however, they can be used to gain insight into the work-related skills and backgrounds of Lanier County residents. At the state and national levels the occupational categories of Professional and Technical Specialty and Clerical and Administrative Support accounted for the greatest percentage of employment in 2000. The greatest percentage of employment in Lanier County (Table 2-19) and Lakeland (Table 2-22) resides in the occupational categories of Precision Production, Craft; and Repair and Equipment Operation, Assembly, and inspection. This dichotomy is due to the growing manufacturing sector in Lanier's economy.

### **Comparative Economic Indicators**

The statewide master economic rank compares all 159 counties in Georgia (See Table 2-23). It is a measure of economic wealth based on personal income, sales tax receipts, motor vehicle tags, and assessed property value. Table 2-23 illustrates how Lanier County compares to seven adjacent and neighboring counties, namely Berrien, Brooks, Cook, Echols, Irwin, Lowndes, and Tift. Lanier's master economic rank ranged from a high of 148 in 1979 to a low of 133 in 1998 (1 being the highest and 159 the lowest). Total taxable sales in Lanier County increased by 95% between 1979 and 1990. Echols County had an increase of 124%, and the remaining six counties' increases ranged from 52% to 109%. The statewide increase in total taxable sales during the same time period was 76%.

Per capita incomes compared to the state and nation are depicted in Table 2-23 as a percentage of the state and nation. Lanier County's per capita income compared more favorably with the state in 1990 than in 1979 and 2000. As of 2000, Lanier County ranked 7th in the per capita income comparison presented in Table 2-23. The Woods & Poole Wealth Index shown for 2000 in Table 2-23 has Lanier County the lowest of seven counties.

### **INVENTORY AND ASSESSMENT OF LANIER COUNTY'S ECONOMIC BASE**

**Farming and Agricultural Services** - In 1980 the framing and agricultural services sectors in Lanier County employed 27.6 percent of the labor force, and by 2000 accounted for 12.0 percent. This percentage is projected to diminish to 8.0 percent by the year 2025. Although the number of farms and actual employment levels will realize dramatic decreases over the next 25 years, the percentage of earnings contributed by these sectors will increase by 16.4 percent from 2000 to 2025.

**Mining** - The tabular summaries show four to twelve persons employed between 1990-2025 and consequently very low earnings derived from the mining sector.

**Construction** - The employment levels in construction rose from 4.1 percent in 1980 to 11.9 percent in 2000. Marginal fluctuations are anticipated over the next 25 years, ranging from a high of 11.7 percent and settling to a low of 11.2 percent by 2025. The projected percentage of employment and earnings in construction over the next 25 years for Lanier County exceeds that projected for the state and nation. Construction is an important indicator as it offers insights to the present and future state of the economy.

**Manufacturing** - Employment levels for manufacturing have risen and fallen significantly over the past 20 years, ranging from 8.6 percent in 1980 to 18 percent in 1990, and 6.3 percent in 2000. These levels are expected to remain relatively static over the next 25 years, comprising 5.1 percent by 2025. Earnings generated from this sector are projected to increase by 148 percent, settling at 16 percent in the year 2025. The City and County Industrial Development Authority have zoned two industrial parks in an effort to entice new industry and provide for the orderly growth of Lanier.

**Transportation, Communications, & Public Utilities** - This sector provided 4.5 percent of the employment base in 2000 and 4.6 percent of the earnings. The 25-year forecast places the employment percentage at 5.1 percent and earnings to 4.0 percent.

**Wholesale Trade** - The wholesale trade sector reached its peak in employment and earnings in 1985 and is projected to decline slightly to 0.6 percent for employment and 6.3 percent in earnings by 2025.

**Retail Trade** - The retail trade sector held 10.1 percent of the employment and 9.9 percent of the earnings in 1980. In 2000 these percentages were 13.6 percent and 10.9 percent respectively. By 2025 the retail sector is expected to constitute 12.6 percent of the employment and 8.7 percent of the earnings for Lanier County.

**Finance, Insurance and Real Estate** - The FIRE sector plays a key, but minor role in the total employment base for Lanier County. Total employment and earnings for this sector will drop percentage wise during the next 25 years.

**Services** - In 1990 and 2000 the service sector displaced farming as the leading sector for employment. Its 25.4 percent ratio is expected to increase to 30.2 percent by 2015. As a percentage of earnings, however, the service sector is projected to remain second only to the farming sector.

**State and Local Government** - This sector encompasses teachers, public hospital and nursing home employees, city, county and state employees, and public and safety personnel. Its share of employment has gradually increased



from 14.0 percent in 1980 to 17.9 percent in 2000. The succeeding 25 years project a marginal increase totaling 13.2% by 2015. As a percentage of earnings, the state and local government sector is envisioned to increase by 1.4 percent over the next 25 years.

**Special or Unique Economic Sectors** - Presently, there are no developed special or unique economic sectors in Lanier County. The local impact of tourism has been negligible. Banks Lake, a national wild life refuge comprised of over 12,000 acres, has the potential to develop into a strong tourist attraction in Lanier. The city has completed measures to remodel the existing public facility and restrooms on Banks Lake. In addition, Ray's Pond and the Alapaha River are also developable tourist attraction sites.

Only 43 other Georgia counties have a higher dependence on transfer payments than does Lanier County. Government transfer payments include: social security, unemployment insurance, food stamps, federal old age, survivors, disability, and hospital insurance; supplementary medical insurance; railroad retirement and unemployment insurance; government retirement; federal and state government insured workers compensation; veterans benefits; food stamps; black lung payment; supplemental security income; and direct relief. A major study conducted by the Washington, D.C. Brookings Institution found that transfer payments had a definite effect in reducing income inequality in families in the lowest tenth of the population. In 2000 Lanier County's transfer payments, as a percentage of total personal income was 22.4 percent. As enumerated in Table 2-2, transfer income has risen steadily from 18% in 1980 to 22.4 percent in 2000, and is projected to be 26.2 percent of county income by 2025. Perhaps the most serious negative indication of high transfer income is that a high proportion of a county's potential labor force is not productive. Although families in the lowest tenth of the population in terms of income paid 33% of their income in federal, state, and local taxes, they received payments from all levels of government that almost equaled their earned income. As a result, the lowest income groups enjoy a net benefit from government because of transfer payments, not because of tax relief.

**Planned Major Economic Activities**

Lanier does not currently have any new major economic activities. Current economic development efforts have successfully marketed a vacant 91,500 square foot facility to a modular home manufacturer.

**Individual City Economic Assessments - City of Lakeland**

The South Georgia region has two primary labor market centers, namely Tifton and Valdosta. The close proximity of Valdosta to Lakeland makes competition for new industry extremely competitive. The central business district in Lakeland is the only shopping area of any significance within the city. This commercial area is limited, which suggests that most of the citizens probably conduct their shopping in Valdosta. The central business district is primarily located on Main Street covering approximately ten square blocks. The commercial area has addressed some problems that serve to decrease its ability to attract and serve the public: (1) Many of the structures have added attractive exterior wall paintings and murals that are conducive to attracting consumers. (2) The only parking available is on the street, which adds to the cluttered appearance and congestion of traffic within the area. (3) Street widths are insufficient to accommodate parking. (4) Residences and industrial facilities within the business district tend to separate the commercial establishments lessening the effectiveness of their combined customer attraction power.

????((((From 1985 to 1990 the number of businesses in Lanier has decreased from 117 to 104. Lanier County has three manufacturing facilities, one of which (Ithaca Industries) employs over 250 workers. The number of manufacturing facilities in Lanier has not increased since 1970. The following is a list of the major employers in Lanier County:

<u>Employer</u>	<u># Employed</u>
Louis Smith Memorial Hospital	185
Lanier County Board of Education	250
Farmers and Merchant Bank	45
Bi-State Roofing Inc	20
Connell Cabinets	32
Wausau Homes	40

**LOCAL ECONOMIC DEVELOPMENT RESOURCES**

**Lakeland/Lanier County Chamber of Commerce and Industrial Development Authority**



Lanier County and Lakeland started a Chamber of Commerce in 2001 and have 160 members. The Lakeland/Lanier County Industrial Development Authority maintains a prospective industrial park of 45 acres, extending from inside the city limits out to the unincorporated area (discussed in the preceding pages). A secondary site consisting of a 29-acre tract is located within Lakeland between US Highway 221 and Mill Street. This secondary site offers potential Highway accessibility as well as city water and sewerage. Further assessment of natural drainage problems and surrounding residential communities, however, must be addressed.

### **Educational and Training Opportunities**

The Lanier County Board of Education operates three public schools in Lakeland with a combined enrollment of 1,246 students. Vocational Training offered in the local system includes introduction to business and industry, agriculture, and home economics. Adult education courses are available in Lakeland through Valdosta Area Vocational Technical School. Within a 75-mile radius of Lanier County there are four colleges and two area vocational technical schools. Near by junior colleges include South Georgia College, Waycross Junior College, and Abraham Baldwin Agricultural College. The neighboring four-year institution is Valdosta State University. The two technical schools are Waycross-Ware Tech, and Valdosta Area Vocational Technical School.

### **RDC Economic Development Tools and Programs**

The South Georgia Regional Development Center has facilities located at 327 West Savannah Avenue, 116 McKey Street, and 221 South Ashley Street, Valdosta, Georgia. Facilities on Savannah Avenue consist of three structures with a combined floor area of 8,025 square feet. Facilities on McKey Street consist of approximately 3,600 square feet and those on Ashley Street occupy 3,000 square feet.

Housed at the Regional Development Center on Savannah Avenue are office spaces for programs including Economic Development, Local and Regional Planning, Community Development Programs, Administration, Geographic Information Systems, graphics and conference space for administrative needs. Activities on McKey Street include data processing for 26 cities and nine counties, and administration of the data processing systems. Activities at the Ashley Street location include the Job Training Partnership Program administration and intake center offices.

Specific programs and financing mechanisms for industrial development and business financing handled by the South Georgia Regional Development Center include: Economic Development Administration-Revolving Program; Small Business Administration-7A & 504 Loan Programs; Rural Development Administration-Intermediary Re-lending Program, Rural Business Enterprise, & Business and Industry Loan Program; and Georgia Department of Community Affairs-Employment Incentive Program.

## **ECONOMIC DEVELOPMENT GOALS AND POLICIES**

### **GOAL**

**CREATE AND MAINTAIN LONG-TERM, MEANINGFUL EMPLOYMENT OPPORTUNITIES SUFFICIENT TO ESTABLISH A SOUND AND BALANCED ECONOMIC BASE IN WHICH AVERAGE PER CAPITA INCOME AND EMPLOYMENT LEVELS ARE CONSISTENTLY COMPARABLE TO THOSE OF THE STATE AND NATION.**

### **POLICIES**

- Private sector economic investments should be encouraged and fostered through the availability of financial and technical assistance.
- Public sector financed economic developments should be encouraged and used as a tool to stimulate or leverage private sector economic investments. Lanier County and Lakeland should actively pursue new industrial clients for their industrial parks.
- Products and raw materials available in the region should be given first consideration for use in manufacturing in the area.



- Diversification of the economic base should be fostered and maintained. The development of recreational, educational and health care facilities and services should be considered as legitimate economic development activities by virtue of their strong tendency to generate employment, and support industrial development.

#### **GOAL**

**Encourage economic development through business/industry recruitment and/or expansions that capitalize on and are compatible with the natural attributes of Lanier County.**

#### **POLICIES**

- Economic developments should be compatible with environmental standards.
- In cases where development is incompatible with the environment, such developments should be located where environmental and social costs are minimized.

#### **GOAL**

**Create and maintain a well-trained work force of professional, technical, and skilled workers capable of accommodating new industry and maintaining existing industry.**

#### **POLICIES**

- Training programs, vocational and technical, should be designed to correlate with anticipated industrial and commercial growth and needs.
- Training and manpower programs should be designed which are readily accessible to the unemployed and underemployed.
- Programs should be developed which encourage local college and technical school graduates to seek employment within the county.
- Industries, both existing and new, should initiate on-the-job training programs for the benefit of themselves and their employees.

#### **GOALS**

**Develop and maintain public services and facilities to accommodate existing economic development and to encourage future economic growth.**

#### **POLICIES**

- Industrial growth and expansions should be located within or adjacent to industrial parks and sites that can be readily served by public utilities.
- The development of cultural, historic and educational services and facilities should be considered as legitimate economic development activities by virtue of their strong tendency to generate employment, and foster economic and industrial development.



**TABLE 2-1**  
**LANIER COUNTY INCOME BY TYPE**  
**(thousands of 1996 constant dollars)**

	1980	1985	1990	1995	2000
Total	62,742	74,069	81,189	96,350	119,213
Wage & Salary	13,748	16,807	21,378	22,784	25,054
Other Labor	1,494	2,206	2,969	3,435	2,702
Proprietor's Income	10,895	10,180	10,934	9,904	10,149
Dividend, Interest & Rent Income	7,140	9,367	11,147	13,765	18,522
Transfer	11,304	13,301	16,292	23,785	26,689
Residence Adjustment	19,029	23,370	19,977	24,580	38,076
	2005	2010	2015	2020	2025
Total	129,817	141,916	154,376	168,767	184,746
Wage & Salary	27,304	29,685	32,328	35,229	38,401
Other Labor	2,900	3,105	3,330	3,573	3,835
Proprietor's Income	10,919	11,792	12,763	13,826	14,987
Dividend, Interest & Rent Income	20,400	22,394	24,500	26,712	29,023
Transfer	29,960	33,706	37,981	42,868	48,460
Residence Adjustment	40,576	43,271	46,336	49,775	53,636

Source: Woods and Poole Economics, Inc., 2002.

**TABLE 2-2**  
**LANIER COUNTY INCOME BY TYPE**  
**(percent of total income)**

	1980	1985	1990	1995	2000
Total	100.0%	100.0%	100.0%	100.0%	100.0%
Wage & Salary	21.9	22.7	26.3	23.6	21.0
Other Labor	2.4	3.0	3.7	3.6	2.3
Proprietor's Income	17.4	13.7	13.5	10.3	8.5
Dividend, Interest & Rent Income	11.4	12.6	13.7	14.3	15.5
Transfer	18.0	18.0	20.1	24.7	22.4
Residence Adjustment	64.7	58.4	24.6	25.5	31.9
	2005	2010	2015	2020	2025
Total	100.0%	100.0%	100.0%	100.0%	100.0%
Wage & Salary	21.0	20.9	20.9	20.9	20.8
Other Labor	2.2	2.2	2.2	2.1	2.1
Proprietor's Income	8.4	8.3	8.3	8.2	8.1
Dividend, Interest & Rent Income	15.7	15.8	15.9	15.8	15.7
Transfer	23.1	23.8	24.6	25.4	26.2
Residence Adjustment	31.3	30.5	30.0	29.5	29.0

Source: Woods and Poole Economics, Inc., 2002.



**TABLE 2-3**  
**STATE OF GEORGIA INCOME BY TYPE (millions of 1996 constant dollars)**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	84,202		110,382		134,782		163,230		209,309	
Wage & Salary	53,973	64.1	68,599	62.1	81,356	60.4	96,423	59.1	128,049	61.1
Other Labor	7,079	8.4	9,626	8.7	11,702	8.7	14,092	8.6	14,308	6.8
Proprietor's Income	5,485	6.5	7,695	7.0	9,584	7.1	12,999	8.0	18,105	8.6
D.I.R. Income	10,987	13.0	17,428	15.8	23,367	17.3	26,625	16.3	35,169	16.8
Transfer Payments	9,867	11.7	11,841	10.7	14,750	10.9	20,607	12.6	23,301	11.1
Residence Adjustment	-211	0.3	-280	-0.3	-137	-0.1	-245	0.2	-225	0.1
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	236,932		266,921		299,617		335,164		373,728	
Wage & Salary	144,760	61.1	162,812	61.0	182,588	60.9	204,172	60.9	227,684	60.9
Other Labor	15,910	6.7	17,605	6.6	19,430	6.5	21,385	6.4	23,476	6.3
Proprietor's Income	20,197	8.5	22,502	8.4	25,002	8.3	27,697	8.3	30,597	8.2
D.I.R. Income	39,713	16.8	44,582	16.7	49,773	16.6	55,275	16.5	61,074	16.3
Transfer Payments	26,662	11.3	30,515	11.4	34,922	11.7	39,973	11.9	45,770	12.2
Residence Adjustment	791	0.3	1,879	0.7	2,990	1.0	4,070	1.2	5,055	1.4

Source: Woods and Poole Economics, Inc., 2002. D.I.R. = "Dividend, Interest, and Rent" Income.

**TABLE 2-4**  
**UNITED STATES INCOME BY TYPE (billions of 1996 constant dollars)**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	4,191		4,928		5,705		6,325		7,614	
Wage & Salary	2,482	59.2	2,796	56.7	3,204	56.2	3,495	55.3	4,379	57.5
Other Labor	331	7.9	389	7.9	448	7.9	504	8.0	485	6.4
Proprietor's Income	321	7.7	376	7.6	445	7.8	509	8.0	648	8.5
D. I. R. Income	691	16.5	962	19.5	1,152	20.2	1,189	18.8	1,441	18.9
Transfer Payments	507	12.1	593	12.0	695	12.2	905	14.3	994	13.1
Residence Adjustment	-822	-19.6	-849	-0.02	-860	-0.02	-912	-0.01	2	0.0
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	8,464		9,386		10,406		11,534		12,781	
Wage & Salary	4,880	57.7	5,421	57.8	6,021	57.8	6,688	58.0	7,428	58.1
Other Labor	533	6.3	583	6.2	638	6.1	699	6.1	764	6.0
Proprietor's Income	712	8.4	784	8.4	862	8.3	949	8.2	1,044	8.2
D.I.R. Income	1,603	18.9	1,776	18.9	1,961	18.9	2,157	18.7	2,365	18.5
Transfer Payments	1,121	13.3	1,268	13.5	1,436	13.8	1,629	14.1	1,851	14.5
Residence Adjustment	12	0.0	16	0.0	17	0.0	-9	0.1	6	0

Source: Woods and Poole Economics, Inc., 2002. D.I.R. = "Dividend, Interest, and Rent" Income.



**TABLE 2-5  
LANIER COUNTY EMPLOYMENT BY SECTOR**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	1,468		1,627		1,872		2,033		2,024	
Farming	398	27.1	379	23.3	377	20.1	245	12.1	153	7.6
Ag. Services	8	0.5	20	1.2	32	1.7	49	2.4	69	3.4
Mining	0	0.0	0	0.0	4	0.2	9	0.4	9	0.4
Construction	60	4.1	105	6.5	119	6.4	168	8.3	240	11.9
Manufacturing	126	8.6	232	14.3	337	18.0	242	11.9	127	6.3
TCU	23	1.6	27	1.7	57	3.0	114	5.6	91	4.5
Wholesale	128	8.7	63	3.9	45	2.4	35	1.7	15	0.7
Retail	149	10.1	134	8.2	252	13.5	252	12.4	276	13.6
FIRE	35	2.4	49	3.0	75	4.0	75	3.7	126	6.2
Services	294	20.0	354	21.8	471	25.2	471	23.2	515	25.4
Fed. Gov. Civilian	18	1.2	18	1.1	16	0.9	16	0.8	14	0.7
Federal Govt - Military	23	1.6	27	1.7	26	1.4	26	1.3	26	1.3
State and Local Government	206	14.0	219	13.5	331	17.7	331	16.3	363	17.9
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	2,103		2,189		2,286		2,393		2,505	
Farming	141	6.7	131	6.0	123	5.4	117	4.9	113	4.5
Ag. Services	71	3.4	75	3.4	79	3.5	83	3.5	88	3.5
Mining	10	0.5	10	0.5	11	0.5	11	0.5	12	0.5
Construction	247	11.7	247	11.3	261	11.4	270	11.3	280	11.2
Manufacturing	126	6.0	125	5.7	125	5.5	126	5.3	126	5.0
TCU	97	4.6	103	4.7	111	4.9	120	5.0	129	5.1
Wholesale	15	0.7	14	0.6	14	0.6	14	0.6	14	0.6
Retail	280	13.3	288	13.2	296	12.9	306	12.8	315	12.6
FIRE	129	6.1	132	6.0	136	5.9	141	5.9	146	5.8
Services	560	26.6	608	27.8	657	28.7	707	29.5	757	30.2
Fed. Gov. Civilian	14	0.7	14	0.6	14	0.6	14	0.6	14	0.6
Federal Govt - Military	26	1.2	27	1.2	27	1.2	27	1.1	27	1.1
State and Local Government	387	18.4	409	18.7	432	18.9	457	19.1	484	19.3

Source: Woods and Poole Economics, Inc., 1994. FIRE=Finance, Insurance, Real Estate; TCU=Transp. Comm. and Utilities.



**TABLE 2-6**  
**STATE OF GEORGIA EMPLOYMENT BY SECTOR (number and percent of jobs)**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	2,747,310		3,224,300		3,690,610		4,229,290		4,859,970	
Farming	96,559	3.5	82,370	2.6	74,286	2.0	68,780	1.6	67,356	1.4
Agriculture Services	16,432	0.6	24,574	0.8	31,487	0.9	44,659	1.1	54,829	1.1
Mining	8,809	0.3	10,241	0.3	10,590	0.3	9,408	0.2	9,522	0.2
Construction	139,233	5.0	196,913	6.1	212,342	5.8	236,159	5.6	296,572	6.1
Manufacturing	528,812	19.3	565,278	17.5	572,477	15.5	603,394	14.3	613,992	12.6
Transp. Comm. Util.	152,583	5.6	177,746	5.5	216,343	5.9	241,886	5.7	296,267	6.1
Wholesale Trade	174,084	6.3	214,310	6.7	228,213	6.2	242,508	5.7	276,326	5.7
Retail Trade	407,627	14.8	520,232	16.1	606,608	16.4	724,946	17.1	816,701	16.8
Finance., Ins., Real Est	199,887	7.3	225,090	7.0	244,947	6.6	269,183	6.4	345,923	7.1
Services	502,841	18.3	664,476	20.6	876,597	23.8	1,125,360	26.6	1,391,460	28.6
Federal Govt - Civilian	84,599	3.1	92,561	2.9	102,981	2.8	98,336	2.3	92,262	1.9
Federal Govt - Military	92,295	3.4	98,319	3.1	90,745	2.5	94,733	2.2	93,789	1.9
State and Local Govt	343,553	12.5	352,189	10.9	422,991	11.5	464,941	11.1	504,969	10.4
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	5,235,630		5,623,650		6,029,160		6,451,320		6,890,350	
Farming	64,877	1.2	62,438	1.1	60,240	1.0	58,297	0.9	56,584	0.8
Agriculture Services	60,079	1.2	65,359	1.2	70,538	1.2	75,465	1.2	80,033	1.2
Mining	9,645	0.2	9,813	0.2	10,047	0.2	10,324	0.2	10,653	0.2
Construction	316,876	6.1	333,895	5.9	349,870	5.8	365,279	5.7	380,526	5.5
Manufacturing	632,106	12.1	649,864	11.6	665,184	11.0	677,683	10.5	687,263	10.0
Transp. Comm. Util.	322,804	6.2	347,846	6.2	371,521	6.2	392,902	6.1	411,295	6.0
Wholesale Trade	300,312	5.7	322,310	5.7	344,504	5.7	367,022	5.7	389,992	5.7
Retail Trade	893,996	17.1	3,979	17.3	1,055,500	17.5	1,138,660	17.7	1,223,640	17.8
Finance., Ins., Real Est	369,137	7.1	392,407	7.0	416,440	6.9	440,943	6.8	465,714	6.8
Services	1,532,290	29.3	1,692,630	30.1	1,873,380	31.1	2,074,950	32.2	2,298,230	33.4
Federal Govt - Civilian	91,889	1.8	91,883	1.6	92,089	1.5	92,439	1.4	92,936	1.4
Federal Govt - Military	95,235	1.8	96,403	1.7	97,224	1.6	97,709	1.5	97,839	1.4
State and Local Govt	546,388	10.4	584,820	10.4	622,628	10.3	659,644	10.2	695,636	10.1

SOURCE: WOODS & POOLE ECONOMICS, INC., 2002.



**TABLE 2-7**  
**UNITED STATES EMPLOYMENT BY SECTOR** (number of jobs, percent of jobs)

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	114,231,000		124,512,000		139,427,000		149,359,000		166,602,000	
Farming	3,798,000	3.3	3,466,000	2.8	3,153,000	2.3	3,106,000	2.1	3,175,210	1.9
Agriculture Services	908,981	0.8	1,152,320	0.9	1,452,950	1.0	1,789,100	1.2	2,091,200	1.3
Mining	1,277,600	1.1	1,385,000	1.1	1,044,090	0.8	883,860	0.6	789,502	0.5
Construction	5,654,200	5.0	6,465,520	5.2	7,260,790	5.2	7,731,500	5.2	9,435,370	5.7
Manufacturing	20,781,100	18.2	19,778,600	15.9	19,697,200	14.1	19,186,300	12.9	19,293,300	11.6
Transp. Comm. Util.	5,672,110	5.0	5,894,890	4.7	6,568,620	4.7	7,076,200	4.7	8,103,400	4.9
Wholesale Trade	5,741,680	5.0	6,136,100	4.9	6,711,510	4.8	6,930,520	4.6	7,607,260	4.6
Retail Trade	17,883,900	15.7	20,261,800	16.3	22,920,500	16.4	25,204,200	16.9	27,206,600	16.4
Finance., Ins., Real Est	8,756,010	7.7	9,491,990	7.6	10,712,600	7.7	11,037,800	7.4	13,194,100	7.9
Services	24,999,600	21.9	31,241,500	25.1	38,709,600	27.8	44,768,300	30.0	52,754,000	31.8
Federal Govt - Civilian	2,993,990	2.6	3,008,000	2.4	3,233,000	2.3	2,946,000	2.0	2,790,270	1.7
Federal Govt - Military	2,501,010	2.2	2,746,000	2.2	2,718,000	2.0	2,293,000	1.5	2,074,010	1.3
State and Local Govt	13,263,000	11.6	13,484,000	10.8	15,245,000	10.9	16,406,000	11.0	17,654,100	10.6
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	176,602,000		187,343,000		198,813,000		211,062,000		224,148,000	
Farming	3,140,230	1.8	3,082,700	1.7	3,022,620	1.5	2,960,180	1.4	2,895,580	1.3
Agriculture Services	2,226,860	1.3	2,357,990	1.3	2,493,920	1.3	2,634,560	1.3	2,779,880	1.2
Mining	827,217	0.5	865,976	0.5	905,691	0.5	946,461	0.5	988,196	0.4
Construction	10,017,500	5.7	10,522,800	5.6	11,039,300	5.6	11,566,000	5.5	12,102,300	5.4
Manufacturing	19,454,200	11.0	19,650,900	10.5	19,854,900	10.0	20,066,600	9.5	20,286,100	9.1
Transp. Comm. Util.	8,540,080	4.8	8,952,030	4.8	9,376,140	4.7	9,812,210	4.7	10,260,100	4.6
Wholesale Trade	8,140,740	4.6	8,618,440	4.6	9,111,380	4.6	9,618,920	4.6	10,140,300	4.5
Retail Trade	28,629,500	16.2	30,161,600	16.1	31,706,500	16.0	33,357,400	15.8	35,087,700	15.7
Finance., Ins., Real Est	13,937,200	7.9	14,673,000	7.8	15,422,200	7.8	16,245,900	7.7	17,085,500	7.6
Services	57,868,500	32.8	63,417,200	33.9	69,489,800	35.0	76,134,900	36.1	83,405,800	37.2
Federal Govt - Civilian	2,821,890	1.6	2,851,960	1.5	2,882,070	1.5	2,912,160	1.4	2,942,240	1.3
Federal Govt - Military	2,106,070	1.2	2,131,770	1.1	2,150,020	1.1	2,160,680	1.0	2,163,540	1.0
State and Local Govt	18,891,600	10.7	20,087,100	10.7	21,338,100	10.7	22,645,800	10.7	24,011,000	10.7

Source: Woods & Poole Economics, Inc., 2002.



**TABLE 2-8  
LANIER COUNTY EARNINGS BY SECTOR (THOUSANDS OF 1996 CONSTANT DOLLARS)**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	\$26,137		\$29,193		\$35,281		\$36,123		\$37,905	
Farming	6,343	24.3	7,356	25.2	10,013	28.4	5,716	15.8	2,941	7.8
Agriculture Services	72	0.3	162	0.6	404	1.2	269	0.7	521	1.4
Mining	0	0.0	15	0.05	0	0.0	0	0.0	6	0.02
Construction	1,212	4.6	1,807	6.2	2,030	5.8	2,790	7.7	4,830	12.7
Manufacturing	2,168	8.3	3,648	12.5	5,245	14.9	3,921	10.9	2,697	7.1
Transp. Comm. Util.	583	2.2	1,083	3.7	1,239	3.5	2,113	5.8	1,760	4.6
Wholesale	3,441	13.2	976	3.3	771	2.2	978	2.7	405	1.1
Retail	2,577	9.9	2,400	8.2	1,796	5.1	3,342	9.3	4,129	10.9
Finance, Ins, Real Est	638	2.4	793	2.7	1,018	2.9	1,158	3.2	2,416	6.4
Services	4,389	16.8	5,106	17.5	6,029	17.1	7,150	19.8	7,427	19.6
Federal Govt - Civilian	686	2.6	625	2.1	701	2.0	626	1.7	615	1.6
Federal Govt - Military	165	0.6	323	1.1	269	0.8	294	0.8	336	0.9
State and Local Govt	3,863	14.8	4,899	16.8	5,766	16.3	7,766	21.5	9,822	25.9
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	31,703		33,911		36,208		38,798		41,729	
Farming	8,667	27.3	9,016	26.5	9,430	26.0	9,929	25.5	10,529	25.2
Agriculture Services	139	0.4	152	0.4	166	0.4	182	0.4	199	0.4
Mining	6	0.2	6	0.2	7	0.2	7	0.2	7	0.2
Construction	1,516	4.7	1,594	4.7	1,597	4.4	1,614	4.1	1,645	3.9
Manufacturing	4,536	14.3	5,035	14.8	5,547	15.3	6,102	15.7	6,711	16.0
Transp. Comm. Util.	1,214	3.8	1,330	3.9	1,446	3.9	1,569	4.0	1,701	4.0
Wholesale	2,026	6.3	2,163	6.3	2,305	6.3	2,464	6.3	2,642	6.3
Retail	2,862	9.0	3,036	8.9	3,217	8.8	3,414	8.7	3,631	8.7
Finance, Ins, Real Est	968	3.0	1,002	2.9	1,039	2.8	1,084	2.7	1,136	2.7
Services	4,918	15.5	5,472	16.1	6,075	16.7	6,749	17.3	7,506	17.9
Federal Govt - Civilian	417	1.3	421	1.2	429	1.1	439	1.1	450	1.0
Federal Govt - Military	128	0.4	134	0.3	140	0.3	146	0.3	152	0.3
State and Local Govt	4,312	13.6	4,556	13.4	4,817	13.3	5,106	13.1	5,427	13.0

SOURCE: WOODS & POOLE ECONOMICS, INC., 2002.



**TABLE 2-9**  
**STATE OF GEORGIA EARNINGS BY SECTOR**  
(millions of 1996 constant dollars)

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	66,537		85,920		102,642		123,514		160,462	
Farming	106	0.2	1,088	1.3	1,391	1.4	1,7347	1.4	1,566	1.0
Agriculture Services	244	0.4	350	0.4	475	0.5	661	0.5	944	0.6
Mining	430	0.7	414	0.5	374	0.4	360	0.3	438	0.3
Construction	3,766	5.7	5,648	6.6	5,975	5.8	6,661	5.4	9,630	6.0
Manufacturing	14,999	22.5	17,212	20.0	17,974	17.5	20,801	16.8	23,850	14.9
Transp. Comm. Util.	6,209	9.3	7,605	8.9	8,981	8.8	11,644	9.4	15,868	9.9
Wholesale Trade	5,901	8.9	7,767	9.0	9,091	8.9	10,085	8.2	13,549	8.4
Retail Trade	6,870	10.3	9,141	10.6	9,414	9.2	11,217	9.1	14,426	9.0
Finance., Ins., Real Est	3,617	5.4	4,803	5.6	6,601	6.4	8,476	6.9	12,154	7.6
Services	10,402	15.6	14,916	17.4	22,532	22.0	30,045	24.3	42,960	26.8
Federal Govt - Civilian	3,751	5.6	4,391	5.1	4,781	4.7	5,147	4.2	5,443	3.4
Federal Govt - Military	2,475	3.7	3,160	3.7	2,765	2.7	3,080	2.5	3,298	2.1
State and Local Govt	7,767	11.7	9,425	11.0	12,288	12.0	13,603	11.0	16,338	10.2
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	180,868		202,919		227,019		253,253		281,758	
Farming	1,683	0.9	1,803	0.9	1,933	0.9	2,076	0.8	2,233	0.8
Agriculture Services	1,086	0.6	1,239	0.6	1,401	0.6	1,567	0.6	1,733	0.6
Mining	445	0.3	456	0.2	471	0.2	490	0.2	511	0.2
Construction	10,607	5.9	11,506	5.7	12,401	5.5	13,309	5.3	14,243	5.1
Manufacturing	26,144	14.5	28,510	14.1	30,855	13.6	33,129	13.1	35,299	12.5
Transp. Comm. Util.	18,060	10.0	20,305	10.0	22,610	10.0	24,909	9.8	27,140	9.6
Wholesale Trade	15,125	8.4	16,662	8.2	18,270	8.1	19,956	7.9	21,730	7.7
Retail Trade	16,215	9.0	18,127	8.9	20,145	8.9	22,277	8.8	24,531	8.7
Finance., Ins., Real Est	13,863	7.7	15,689	7.7	17,666	7.8	19,784	7.8	22,033	7.8
Services	50,244	27.8	58,891	29.0	69,107	30.4	81,085	32.0	95,046	33.7
Federal Govt - Civilian	5,622	3.1	5,826	2.9	6,052	2.7	6,295	2.5	6,557	2.3
Federal Govt - Military	3,502	1.9	3,706	1.8	3,907	1.7	4,106	1.6	4,298	1.5
State and Local Govt	18,271	10.1	20,199	10.0	22,201	9.8	24,272	9.6	26,404	9.4

Source: Woods & Poole Economics, Inc., 2002.



**TABLE 2-10**  
**UNITED STATES EARNINGS BY SECTOR**  
**(MILLIONS OF 1987 CONSTANT DOLLARS)**

	1980		1985		1990		1995		2000	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	3,133,270		3,561,430		4,097,140		4,506,710		5,512,010	
Farming	38,587	1.2	43,719	1.2	51,250	1.3	37,484	0.8	43,690	0.8
Agriculture Services	13,876	0.4	18,083	0.5	25,894	0.6	28,539	0.6	37,868	0.7
Mining	65,933	2.1	59,187	1.7	42,579	1.0	40,303	0.9	45,540	0.8
Construction	193,519	6.2	220,510	6.2	241,731	5.9	243,138	5.4	322,680	5.9
Manufacturing	758,592	24.2	763,929	21.5	777,101	19.0	807,717	17.9	877,790	15.9
Transp. Comm. Util.	232,755	7.4	248,347	7.0	266,311	6.5	303,367	6.7	372,145	6.8
Wholesale Trade	202,960	6.6	221,496	6.2	258,319	6.3	275,724	6.1	341,651	6.2
Retail Trade	306,453	9.8	361,053	10.1	375,469	9.2	405,467	9.0	489,059	8.9
Finance., Ins., Real Est	182,810	5.8	214,835	6.0	284,928	7.0	358,925	8.0	506,185	9.2
Services	573,750	18.3	760,538	21.4	1,038,030	25.3	1,220,240	27.1	1,607,450	29.2
Federal Govt - Civilian	140,121	4.5	148,845	4.2	160,018	3.9	167,212	3.7	172,986	3.1
Federal Govt - Military	61,484	2.0	86,436	2.4	79,657	1.9	69,637	1.6	69,114	1.3
State and Local Govt	359,434	11.5	414,422	11.6	495,435	12.1	548,953	12.2	625,852	11.4
	2005		2010		2015		2020		2025	
	number	%	number	%	number	%	number	%	number	%
<b>Total</b>	6,125,480		6,787,980		7,521,840		8,334,940		9,236,090	
Farming	47,858	0.8	51,907	0.8	56,099	0.8	60,414	0.7	64,829	0.7
Agriculture Services	42,138	0.7	46,575	0.7	51,364	0.7	56,520	0.7	62,057	0.7
Mining	48,441	0.8	51,462	0.8	54,611	0.7	57,891	0.7	61,301	0.7
Construction	352,152	5.8	379,842	5.6	409,052	5.4	439,801	5.3	472,104	5.1
Manufacturing	932,794	15.2	990,395	14.6	1,049,610	14.0	1,110,000	13.3	1,171,680	12.7
Transp. Comm. Util.	407,808	6.7	444,234	6.5	483,360	6.4	525,331	6.3	570,292	6.2
Wholesale Trade	374,537	6.1	406,039	6.0	439,532	5.8	475,077	5.7	512,729	5.6
Retail Trade	527,296	8.6	568,405	8.4	612,558	8.1	659,971	7.9	710,869	7.7
Finance., Ins., Real Est	572,351	9.3	642,912	9.5	719,984	9.6	803,853	9.6	894,770	9.7
Services	1,873,830	30.6	2,179,600	32.1	2,532,800	33.7	2,940,370	35.3	3,410,190	36.9
Federal Govt - Civilian	181,506	3.0	190,237	2.8	199,308	2.7	208,727	2.5	218,504	2.4
Federal Govt - Military	73,365	1.2	77,611	1.1	81,811	1.1	85,934	1.0	89,945	1.0
State and Local Govt	691,400	11.3	758,756	11.2	831,842	11.1	911,057	10.9	996,817	10.8

SOURCE: WOODS AND POOLE ECONOMICS, INC., 2002.



**TABLE 2-11  
LANIER COUNTY AND STATE OF GEORGIA WEEKLY WAGES BY SECTOR**

	Lanier County			State		
	1990	1995	1999	1990	1995	1999
All Industries	\$271	\$318	\$388	\$424	\$509	\$629
Agriculture, Forestry, Fishing	NR	406	484	276	322	390
Mining	NR	NR	NR	589	734	866
Construction	291	272	382	434	508	623
Manufacturing	216	242	425	450	555	684
Transportation, Communications, Public Utilities	324	282	NR	603	737	895
Wholesale	NR	NR	NR	603	729	932
Retail	196	257	271	236	275	335
Finance, Insurance, Real Estate	NR	NR	NR	544	693	900
Services	240	306	316	414	501	611
Federal Government	NR	NR	NR	543	666	806
State Government	404	NR	NR	451	493	579
Local Government	NR	NR	NR	387	440	523

SOURCE: GEORGIA DEPARTMENT OF LABOR, VARIOUS YEARS.



**TABLE 2-12  
EMPLOYMENT, UNEMPLOYMENT, AND UNEMPLOYMENT RATES  
(number of persons, percent unemployed)**

	1990	1991	1992	1993	1994	1995
Labor Force	2,513	2,533	2,591	2,685	2,772	2,865
Employed	2,393	2,430	2,446	2,544	2,670	2,749
County Unemployment %	4.8%	4.1%	5.6%	5.3%	3.7%	4.0%
Ga. Unemployment %	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%
	1996	1997	1998	1999	2000	
Labor Force	3,154	3,360	3,513	3,554	3,655	
Employed	2,986	3,243	3,411	3,398	3,446	
County Unemployment %	5.3%	3.5%	2.9%	4.1%	5.7%	
Ga. Unemployment %	4.6%	4.5%	4.2%	4.0%	3.7%	

SOURCE: GEORGIA DEPARTMENT OF LABOR, VARIOUS YEARS.

**TABLE 2-13  
1980 - 1990 UNEMPLOYMENT RATES  
UNITED STATES, GEORGIA AND SOUTH GEORGIA RDC COUNTIES**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Nation	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%
Georgia	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%
Ben Hill	6.4%	5.5%	7%	7.3%	6.2%	5.2%	6.4%	6.8%	6.1%	6.4%	6.2%
Berrien	7.4%	5.4%	7.7%	7.8%	6.1%	5.9%	5.2%	4.8%	4.6%	6.7%	5.6%
Brooks	3.8%	3.3%	4.9%	4.5%	3.8%	3.9%	3.9%	5.3%	6.0%	4.5%	5.7%
Cook	6.5%	7.1%	7.5%	6.9%	4.9%	3.6%	3.9%	5.2%	4.8%	5.0%	5.1%
Echols	5.0%	3.5%	5.5%	7.4%	5.5%	3.6%	3.2%	3.6%	3.9%	4.4%	4.7%
Irwin	5.9%	4.7%	5.9%	6.0%	4.8%	4.5%	4.9%	5.7%	5.3%	4.7%	5.7%
Lanier	4.8%	4.1%	5.6%	5.3%	3.7%	4.0%	5.3%	3.5%	2.9%	4.1%	5.7%
Lowndes	4.8%	3.9%	6.2%	5.4%	4.4%	3.9%	3.7%	4.0%	4.0%	4.4%	5.6%
Tift	7.4%	5.6%	7.5%	7.4%	6.0%	5.8%	5.5%	5.7%	5.6%	4.9%	4.6%
Turner	7.9%	5.3%	8.8%	7.5%	6.6%	7.2%	7.3%	11.1%	12.1%	10.1%	8.8%

Source: U.S. Bureau of Labor Statistics & Georgia Department of Labor. Analysis: South Georgia Regional Development Center, 2003.



**TABLE 2-14**  
**1970 - 1990 LANIER COUNTY LABOR FORCE BY CLASS OF EMPLOYMENT**  
**(NUMBER AND PERCENT OF PERSONS)**

	1980		1990		2000	
	number	%	number	%	number	%
Total Employed	1,933		2,395		3,856	
Private Wage or Salary Workers	1,305	67.5	1,809	75.5	NA	
Government Workers	400	20.7	360	15.0	NA	
Self-Employed Workers	215	11.0	193	8.1	NA	
Unpaid Family Workers	15	0.8	33	1.4	NA	

Source: U. S. Bureau of the Census, 1980, 1990, and 2000.

**TABLE 2-15**  
**1970 - 2000 LANIER COUNTY LABOR FORCE BY PLACE OF WORK**  
**(NUMBER AND PERCENT OF PERSONS)**

	1970		1980		1990		2000	
	number	%	number	%	number	%	number	%
Residents Working Inside County	802	54.8	868	49.9	1,143	48.5	1,036	35.4
Residents Working Outside County	661	45.2	873	50.1	1,215	51.5	1,889	64.6

CE: U. S. BUREAU OF CENSUS 1970-2000.

**TABLE 2-16**  
**1980 - 2000 LANIER COUNTY LABOR FORCE PARTICIPATION**

Total Labor Force 16-years and older	1980		1990		2000	
	number	%	number	%	number	%
In Labor Force	2,121	53.5	2,576	62.6	3,296	60.2
Civilian Labor Force	2,042	51.5	2,542	61.8	3,189	58.2
Employed	1,933	48.7	2,395	58.2	2,990	54.6
Unemployed	109	2.7	147	3.6	199	3.6
Armed Forces	79	2.0	34	0.8	107	2.0
Not in Labor Force	1,847	46.5	1,539	37.4	2,180	39.8

Males 16-years and older	1980		1990		2000	
	number	%	number	%	number	%
In Labor Force	1,269	67.4	1,420	73.3	1,932	70.3
Civilian Labor Force	1,194	63.4	1,395	72.0	1,831	66.6
Employed	1,148	61.0	1,293	66.8	1,731	63.0
Unemployed	46	2.4	102	5.3	100	3.6
Armed Forces	75	4.0	25	1.3	101	3.7
Not in Labor Force	613	32.6	517	26.7	816	29.7

Females 16-years and older	1980		1990		2000	
	number	%	number	%	number	%
In Labor Force	852	40.8	1,156	53.1	1,364	50.0
Civilian Labor Force	848	40.7	1,147	52.7	1,358	49.8
Employed	785	37.6	1,102	50.6	1,259	46.2
Unemployed	63	3.0	45	2.1	99	3.6
Armed Forces	4	0.2	9	0.4	6	0.2
Not in Labor Force	1,234	59.2	1,022	46.9	1,364	50.0

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.



**TABLE 2-17**  
**1980 - 2000 GEORGIA LABOR FORCE PARTICIPATION**  
**(PERSONS, 16 YEARS OLD AND OLDER)**

<b>Total Labor Force 16-years and older</b>	<b>1980</b>		<b>1990</b>		<b>2000</b>	
	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>
TOTAL Males and Females	4,026,970		4,939,774		6,250,687	
In Labor Force	2,553,062	63.4	3,351,513	67.9	4,129,666	66.1
Civilian Labor Force	2,481,298	61.6	3,278,378	66.4	4,062,808	65.0
Employed	2,335,835	58.0	3,090,276	62.6	3,839,756	61.4
Unemployed	145,463	3.6	188,102	3.9	223,052	3.6
Armed Forces	71,764	1.8	73,135	1.5	66,858	1.1
Not in Labor Force	1,473,908	36.6	1,586,868	32.1	2,121,021	33.9
<b>Males 16-years and older</b>	<b>1980 number</b>	<b>%</b>	<b>1990 number</b>	<b>%</b>	<b>2000 number</b>	<b>%</b>
TOTAL Males	1,905,558		2,353,659		3,032,442	
In Labor Force	1,444,285	75.8	1,804,052	76.6	2,217,015	73.1
Civilian Labor Force	1,379,229	72.4	1,738,488	73.9	2,159,175	71.2
Employed	1,309,577	68.7	1,648,895	70.1	2,051,523	67.7
Unemployed	69,652	3.7	89,593	3.8	107,652	3.6
Armed Forces	65,056	3.4	65,564	2.8	57,840	1.9
Not in Labor Force	461,273	24.2	549,607	23.4	815,427	26.9
<b>Females 16-years and older</b>	<b>1980 number</b>	<b>%</b>	<b>1990 number</b>	<b>%</b>	<b>2000 number</b>	<b>%</b>
TOTAL Females	2,121,412		2,584,722		3,218,245	
In Labor Force	1,108,777	52.3	1,547,461	59.9	1,912,651	59.4
Civilian Labor Force	1,102,069	51.9	1,539,890	59.6	1,903,633	59.2
Employed	1,026,258	49.4	1,441,381	55.8	1,788,233	55.6
Unemployed	75,811	3.6	98,509	3.8	115,400	3.6
Armed Forces	6,708	.3	7,571	.3	9,018	0.3
Not in Labor Force	1,012,635	47.7	1,037,261	40.1	1,305,594	40.6

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.



**TABLE 2-18**  
**1980 - 2000 UNITED STATES LABOR FORCE PARTICIPATION**

<b>Total Labor Force 16-years and older</b>	<b>1980</b>		<b>1990</b>		<b>2000</b>	
	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>	<b>number</b>	<b>%</b>
TOTAL Males and Females	171,214,258		191,828,271		217,168,077	
In Labor Force	106,084,668	62.0	125,182,378	65.3	138,820,935	63.9
Civilian Labor Force	104,449,817	61.0	123,473,450	64.4	137,668,798	63.4
Employed	97,639,355	57.0	115,681,202	60.3	129,721,512	59.7
Unemployed	6,810,462	4.0	7,792,248	4.1	7,947,286	3.7
Armed Forces	1,634,851	1.0	1,708,928	.9	1,152,137	0.5
Not in Labor Force	65,129,590	38.0	66,646,893	34.7	78,347,142	36.1
<b>Males 16-years and older</b>	<b>1980 number</b>	<b>%</b>	<b>1990 number</b>	<b>%</b>	<b>2000 number</b>	<b>%</b>
TOTAL Males	81,732,090		91,866,829		104,982,282	
In Labor Force	61,416,203	75.1	68,509,429	74.4	74,273,203	70.8
Civilian Labor Force	59,926,488	73.3	66,986,201	72.8	73,285,305	69.8
Employed	56,004,690	68.5	62,704,579	68.1	69,091,443	65.8
Unemployed	3,921,798	4.9	4,281,622	4.7	4,193,862	4.0
Armed Forces	1,489,715	1.8	1,523,228	1.7	987,898	0.9
Not in Labor Force	20,315,887	24.9	23,516,484	25.6	30,709,079	29.3
<b>Females 16-years and older</b>	<b>1980 number</b>	<b>%</b>	<b>1990 number</b>	<b>%</b>	<b>2000 number</b>	<b>%</b>
	89,502,168		99,426,508		112,185,795	
In Labor Force	44,688,465	49.9	56,672,949	56.8	64,547,732	57.5
Civilian Labor Force	44,523,329	49.7	56,487,249	56.6	64,383,493	57.4
Employed	41,634,665	46.5	52,976,623	53.1	60,630,069	54.0
Unemployed	2,888,664	3.2	3,510,626	3.5	3,753,424	3.4
Armed Forces	165,136	0.2	185,700	0.2	164,239	0.2
Not in Labor Force	44,813,703	50.1	43,130,409	43.2	47,638,063	42.5

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.



**TABLE 2-19**  
**1980 - 2000 LANIER COUNTY OCCUPATION OF RESIDENTS**  
**(EMPLOYED PERSONS, 16 YEARS OLD AND OLDER)**

Persons 16-years and older	1980		1990		2000	
	number	%	number	%	number	%
Executive, administrative and managerial (not farm)	119	6.2	183	7.6	327	10.9
Professional and technical specialty	220	11.4	206	8.6	333	11.1
Sales	125	6.5	205	8.6	223	7.5
Clerical and administrative support	240	12.4	287	12.0	384	12.8
Private household services	21	1.1	22	0.9	NA	0.0
Services (not private household)	164	8.5	268	11.2	364	12.2
Farming, fishing, and forestry	203	10.5	163	6.8	78	2.6
Precision production, craft, and repair	304	15.7	328	13.7	394	13.2
Equipment operation, assembly, inspection	308	15.9	406	17.0	485	16.2
Transportation equipment operation	82	4.2	174	7.3	311	10.4
Labor (not farm)	147	7.6	153	6.4	NA	0.0

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.

**TABLE 2-20**  
**1980 - 2000 GEORGIA OCCUPATION OF RESIDENTS**  
**(EMPLOYED PERSONS, 16 YEARS OLD AND OLDER)**

Persons 16-years and older	1980		1990		2000	
	number	%	number	%	number	%
TOTAL All Occupations	2,335,835		3,092,057		3,839,756	
Executive, administrative and managerial (not farm)	237,945	10.2	378,984	12.3	538,647	14.0
Professional and technical specialty	317,846	13.6	493,037	16.0	717,312	18.7
Sales	239,377	10.2	379,602	12.3	446,876	11.6
Clerical and administrative support	382,738	16.4	494,484	16.0	581,364	15.1
Private household services	23,331	1.0	15,912	.5	NA	NA
Services (not private household)	260,037	11.1	354,735	11.5	444,077	11.6
Farming, fishing, and forestry	66,750	2.9	68,174	2.2	24,489	0.6
Precision production, craft, and repair	297,604	12.7	366,391	11.9	346,326	9.0
Equipment operation, assembly, inspection	274,920	11.8	262,698	8.5	415,849	10.8
Transportation equipment operation	112,669	4.9	142,092	4.6	245,642	6.6
Labor (not farm)	122,618	5.2	134,167	4.3	NA	NA

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.



**TABLE 2-21**  
**1980 - 2000 UNITED STATES OCCUPATION OF RESIDENTS**  
**(employed persons, 16 years old and older)**

Persons 16-years and older	1980		1990		2000	
	number	%	number	%	number	%
TOTAL All Occupations	103,719,000		115,452,905		129,721,512	
Executive, administrative and managerial (not farm)	10,379,000	10.0	14,227,916	12.3	17,448,038	13.5
Professional and technical specialty	15,338,000	14.8	20,562,901	17.8	26,198,693	20.2
Sales	10,257,000	9.9	13,634,686	11.8	14,592,699	11.3
Clerical and administrative support	17,564,000	16.9	18,826,477	16.3	20,028,691	15.4
Private household services	627,000	.6	521,154	.5	NA	NA
Services (not private household)	12,979,000	12.5	14,774,763	12.8	15,575,101	12.0
Farming, fishing, and forestry	3,032,000	2.9	2,839,010	2.5	951,810	0.7
Precision production, craft, and repair	13,555,000	13.1	13,097,963	11.3	11,008,625	8.5
Equipment operation, assembly, inspection	10,082,000	9.7	7,904,197	6.8	12,256,138	9.5
Transportation equipment operation	4,820,000	4.6	4,729,001	4.1	7,959,871	6.1
Labor (not farm)	5,086,000	4.9	4,563,134	3.9	NA	NA

Source: U.S. Bureau of the Census, 1980, 1990, and 2000.

**TABLE 2-22**  
**1990-2000 LAKELAND OCCUPATION OF RESIDENTS**

Persons 16-years and older	1990		2000	
	number	%	number	%
TOTAL All Occupations	958		878	
Executive, administrative and managerial (not farm)	125	13.0	52	5.9
Professional and technical specialty	90	9.4	120	13.7
Sales	97	10.1	54	6.2
Clerical and administrative support	95	9.9	105	12.0
Private household services	9	0.9	NA	0.0
Services (not private household)	103	10.8	114	13.0
Farming, fishing, and forestry	41	4.3	18	2.1
Precision production, craft, and repair	107	11.2	103	11.7
Equipment operation, assembly, inspection	165	17.2	152	17.3
Transportation equipment operation	90	9.4	88	10.0
Labor (not farm)	36	3.8	NA	0.0

Source: U. S. Bureau of Census, 1990 and 2000.



**TABLE 2-23  
GENERAL ECONOMIC INDICATORS**

Unit	Master Economic Rank <sup>1</sup>	Taxable Sales (Millions)	Rank <sup>2</sup>	Adj. Gross Income Reported (Millions)	Rank <sup>2</sup>	Per Capita Income % of State/U.S.
<b>1979</b>		<b>1978</b>				
Lanier	148	12.0	142	13.0	147	68.2/NA
Berrien	83	45.0	85	41.0	87	80.1/NA
Brooks	99	33.0	104	30.0	111	82.1/NA
Cook	90	44.0	89	38.0	92	79.0/NA
Echols	158	1.0	159	4.0	159	61.5/NA
Irwin	118	22.0	119	24.0	120	80.2/NA
Lowndes	17	374.0	16	231.0	18	85.1/NA
Tift	32	163.0	26	115.0	38	86.8/NA
1979 GA Per Capita Income \$7,627						
<b>1982</b>		<b>1981</b>				
Lanier	141	16.0	137	15.0	148	62.0/52
Berrien	89	50.0	90	52.0	86	87.6/66
Brooks	94	38.0	106	38.0	111	63.3/53
Cook	97	50.0	91	44.0	97	63.8/54
Echols	157	1.0	159	6.0	158	58.2/49
Irwin	121	25.0	120	28	125	76.7/65
Lowndes	17	453.0	18	286	19	84.0/61.5
Tift	34	190.0	26	144	40	87.2/74
1981 GA Per Capita Income \$ 8,968			1981 U.S. Per Capita Income \$10,544			
<b>1986</b>		<b>1985</b>				
Lanier	147	21.988	133	23.357	137	67.6/62.1
Berrien	95	62.601	93	73.518	94	73.3/67.3
Brooks	101	43.011	111	53.697	109	60.0/55.1
Cook	102	65.600	92	68.725	98	68.2/62.6
Echols	156	1.800	159	7.727	157	64.8/59.6
Irwin	124	31.484	121	42.378	124	75.8/69.6
Lowndes	17	651.125	16	432.314	17	78.3/72.0
Tift	35	255.314	29	215.314	41	84.0/77.2
1986 GA. Per Capital Income \$13,451		1986 Southeast Per Capita Income \$12,698		1986 U.S. Per Capital Income \$14,638		
<b>1990</b>		<b>1989</b>				
Lanier	147	23.427	134	30.979	148	71.4/65.1
Berrien	93	73.505	93	100.490	92	72.3/66.8
Brooks	106	50.146	113	71.967	11	61.3/55.9
Cook	101	80.221	90	92.305	97	69.6/63.5
Echols	155	2.239	159	9.763	158	68.4/62.4
Irwin	131	32.510	126	50.318	132	66.0/60.2
Lowndes	20	784.264	26	599.972	24	86.9/79.3
Tift	38	321.557	27	292.082	40	89.3/81.5
1989 GA Per Capita Income \$16,050		1989 Southeast Per Capita Income \$15,409		1989 U.S. Per Capita Income \$17,592		



Unit	Master Economic Rank <sup>1</sup>	1998 Millage Rate	Rank <sup>2</sup>	Adj. Gross Income (Millions)	Woods & Poole Wealth Index	Per Capita Income as % of State/U.S.
1998			2000			
Turner	133	29.13	66	151.6	61.780	62.7/59.1
Lanier	147	26.14	67	122.7		67.2/63.4
Berrien	110	24.50	89	223.4	69.740	72.3/68.1
Brooks	103	24.70	85	202.6	66.190	66.2/62.6
Colquitt	48	22.48	113	584.9	68.840	71/66.9
Cook	115	22.73	105	182.4	63.100	65.8/62.3
Irwin	125	28.79	36	179.4	69.170	80.9/76.3
Lowndes	26	19.47	141	1,904.7	78.960	85.1/74.2
Tift	43	20.77	127	829.2	81.610	84.8/79.9
1999 GA Per Capita Income \$27,346						
1999 U.S. Per Capita Income \$29,018						

Source: The Georgia County Guide and South Georgia Regional Development Center, 2004 and Woods & Poole Economics, Inc., 2002. <sup>1</sup> Master economic rank is determined by using the information of personal income, sales tax receipts, motor vehicle tags and assessed property value. <sup>2</sup> Rank 1 = Highest (range 1-159)



## **CHAPTER THREE: NATURAL AND CULTURAL RESOURCES**

### **NATURAL RESOURCES**

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

Lanier County is located in south-central Georgia and has a total area of approximately 127,700 acres, or about 200 square miles. It is within the Alapaha Soil and Water Conservation District as well as the Atlantic Coast Flatwoods Major Land Resource Area. Most of the land is well-drained and most of the county is well-suited for agriculture and commercial timber production. The physical landscape is fairly homogenous with no outstanding physical features. Much of the land is used for agricultural purposes, including commercial timber production. The following natural resource areas have been examined and surveyed as they pertain to Lanier County.

### **PHYSICAL ENVIRONMENT**

Lanier County is located within the physiographic Tifton Upland District of the Atlantic Plain Major Division (Coastal Plain Province). The county's land surface is mostly level to gently sloping in some areas. It is dissected by numerous shallow rivers and streams which generally flow from north to south. The largest of these by far is the Alapaha River which flows north to south through the center of the county. The county also contains several large depressional areas which include Banks Lake, Ray's Millpond, and Steve Bay.

Approximately one-half of Lanier County's land area is more than 200 feet above sea level. The county's lowest elevation is about 110 feet at the extreme southern part of the county where the Alapaha River enters neighboring Echols County. The highest elevations are a little greater than 250 feet along a few hilltops in the northwestern part of the county between County Roads 83 and 93. Other elevations worthy of note include: Stockton at 190 feet, Banks Lake 191 feet, Ray's Millpond 204 feet, and Steve Bay 188 feet.

Most of the City of Lakeland is above 190 feet. The downtown United States Geological Survey (USGS) benchmark depicts 199 feet with much of the downtown area averaging close to 200 feet. The city's lowest elevation is about 155 feet where Big Creek exits the far southeastern portion of the city. The highest elevation is near 210 feet in the northwestern part of the city. Other elevations of note include Lake Irma which is about 175 feet.

The county's topography and forest cover is such that notable views and vistas are not present. The most pronounced topography is where the floodplain of the Alapaha River cuts through the center of the county. Here, total elevation changes can range 30-50 feet over a fairly short distance. The flat floodplain ranges from approximately 4,000 to 8,000 feet wide and is typically bounded by short, steep banks. Like other major rivers in South Georgia, the Alapaha River is a designated protected river corridor that consists of a dense tree canopy and broad floodplain, but is navigable by canoe only part of the year.

Lanier County's bedrock is composed of Pliocene-Miocene-Oligocene sedimentary rocks which were formed mostly during the Cenozoic Era (up to 70 million years ago). Below this, the rocks are Eocene and Paleocene sedimentary



rocks. The sediments which formed these rocks originated in the "ancient" Appalachian Mountains which have been eroded to form the present day Piedmont and remnant mountains.

Lanier County's climate is classified as humid-mesothermal (Cfa) according to the Köppen climate classification system. Winters are short and mildly cool with periodic cold spells moderating in 1-2 days. Summers are hot and humid. Annual precipitation typically ranges from 45 to 50 inches and is spread evenly throughout the year (2-5 inches each month). Measurable snowfalls are very rare with a less than 5% probability each year. When they occur, snowfall amounts are most always less than one inch and melt quickly. In winter, the average minimum daily temperature is 39 degrees. In summer, the average maximum daily temperature is 90 degrees. Lanier County's growing season ranges from 8-9 months with an average of 260 days that have daily minimum temperatures greater than 32 degrees. The first winter freeze typically occurs in early November and the last freeze typically occurs in mid-March.

## **WATER RESOURCES**

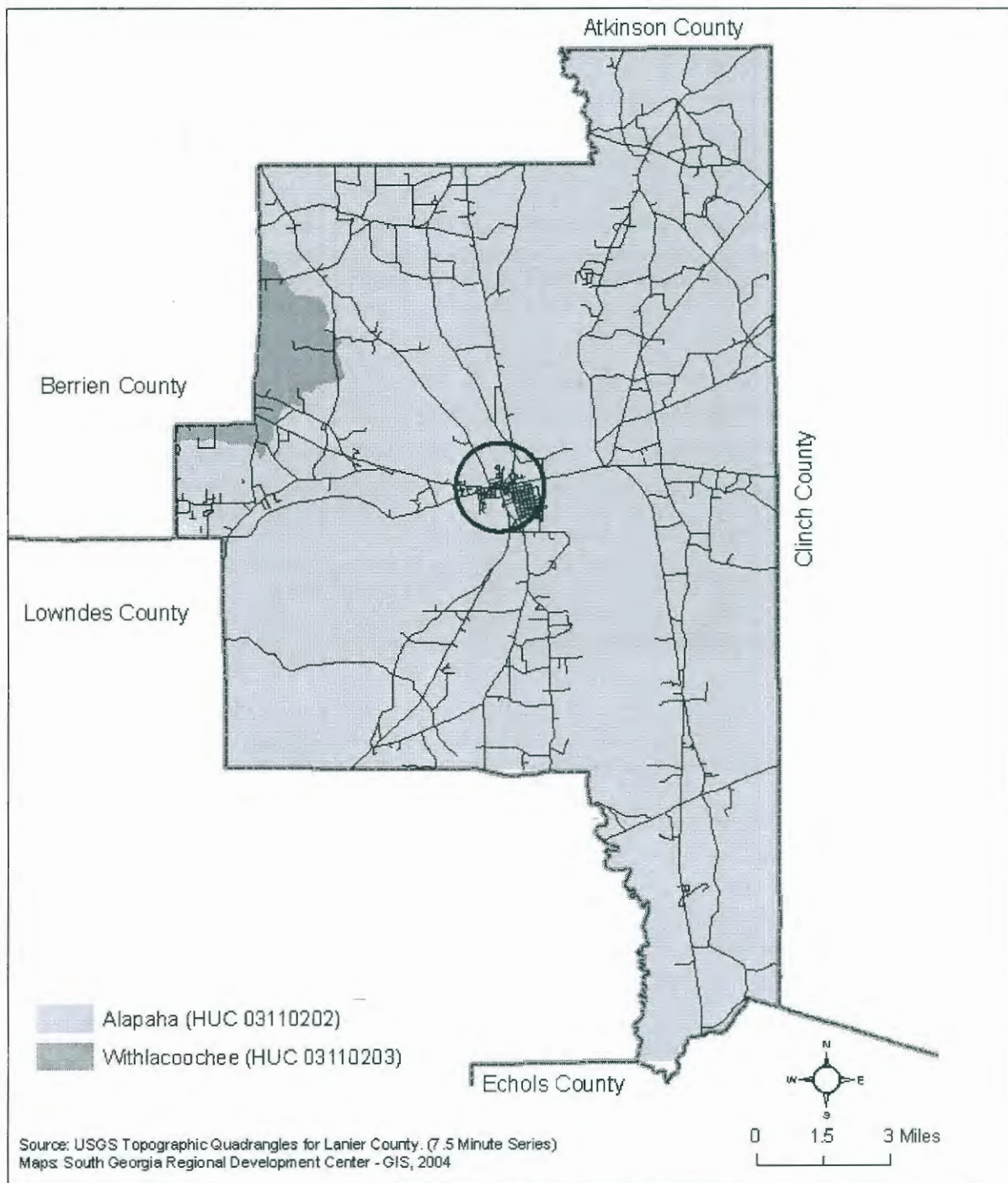
Annual precipitation runoff for Lanier County is about 10 inches, which equals approximately 4.64 billion cubic feet (33.36 billion gallons) of water. This represents the volume of water directly entering the county's ponds, rivers and streams. The remaining water either evaporates or is absorbed by the ground. Surface drainage within Lanier County is directed by a dendritic (branching tree-like) pattern which flows generally southward. The entire county is located within the Suwannee River Basin, which is one of the last large (9,950 square miles), intact river drainage basins remaining in the U.S. and eventually drains into the Gulf of Mexico. In Lanier County, the Suwannee River Basin can be subdivided into two (2) sub-watersheds (smaller drainage basins, the Alapaha (HUC 03110202) and the Willacoochee (HUC 03110203). Map 3-1 depicts these drainage basins within Lanier County. The Withlacoochee subwatershed (drainage basin) encompasses only a small area (about 5% of the total land area) in the extreme western part of the county. This is generally the area to the west and northwest of Banks Lake and includes Ray's Millpond. It is drained by tributaries of Cat Creek which is a major tributary of the Withlacoochee River. The remaining portion (95%) is in the Alapaha subwatershed (drainage basin). This includes Banks Lake and the entire City of Lakeland. Major tributaries here include: Grand Bay Creek which flows southward through Lowndes County to the Alapaha River, Big Creek and Mill Creek which flow through the City of Lakeland, Cross Creek, Moore Branch, Dixon Mill Creek, and Cow Creek. Both the Alapaha and Withlacoochee Rivers flow southward to the Suwannee River (in Florida) which empties into the Gulf of Mexico.

## **PUBLIC WATER SUPPLY SOURCES**

Typical of coastal plain areas, most of Lanier County's consumer water comes from underground aquifers which are porous underground rock layers containing water. The main aquifer beneath Lanier County is the Floridian aquifer which consists of confined limestone, dolostone, and calcareous sand. This aquifer serves as the water supply watershed for Lakeland's municipal water systems as well as many agricultural irrigation systems. Beneath the Floridian aquifer are the Claiborne and Clayton aquifers. The Floridian aquifer is principally recharged immediately south of the Fall Line which stretches across central Georgia from Columbus to Macon to Augusta. This is the point at which streams from harder rock formations of the Piedmont cross into softer rock formations of the Coastal Plain. Most sedimentary rock formations of the Coastal Plain begin at the ground surface just south of the Fall Line; therefore this is where most aquifer water originates.

Total water consumption in Lanier County averages approximately 2,760,000 gallons per day. Approximately 2.3 million gallons (84%) of this comes from groundwater and the remaining 440,000 gallons (16%) is from surface water. Irrigated acres have decreased by 78.6% between 1982 and 1997. Table 3-1 (next page) depicts the breakdown of water consumption in Lanier County.





**MAP 3-1 LANIER COUNTY  
DRAINAGE BASINS**



**TABLE 3-1  
GREATER LANIER AVERAGE DAILY WATER CONSUMPTION  
(Number of gallons)**

User Category	Groundwater		Surface Water		Total Consumption	
	number	%	number	%	number	%
crop irrigation	1,400,000	60.4%	420,000	95.5%	<b>1,820,000</b>	65.9%
livestock	10,000	0.4%	20,000	4.5%	<b>30,000</b>	1.1%
public water supply --- domestic	560,000	24.1%	----	---	<b>560,000</b>	20.3
public water supply --- other	20,000	0.9%	----	---	<b>20,000</b>	0.7%
self-supplied --- domestic/commercial	330,000	14.2%	----	---	<b>330,000</b>	12.0%
self-supplied --- industrial	----	---	----	---	----	---
<b>TOTAL CONSUMPTION</b>	<b>2,320,000</b>	<b>100%</b>	<b>440,000</b>	<b>100%</b>	<b>2,760,000</b>	<b>100%</b>

Source: Georgia Water Use by County, 2000. (Numbers are translated from "millions of gallons per day (mgd)" calculations).

The vertical distance from the ground surface to the top of the first major subterranean reservoir is approximately 250 feet. Most wells in the county range from 200-500 feet deep. Groundwater throughout the county is typically hard. Surface water in Lanier County is only used for irrigation and livestock, and this practice is becoming increasingly popular. Many farm fields contain small ponds which result from dammed up local streams.

#### **WATER SUPPLY WATERSHEDS**

Not applicable.

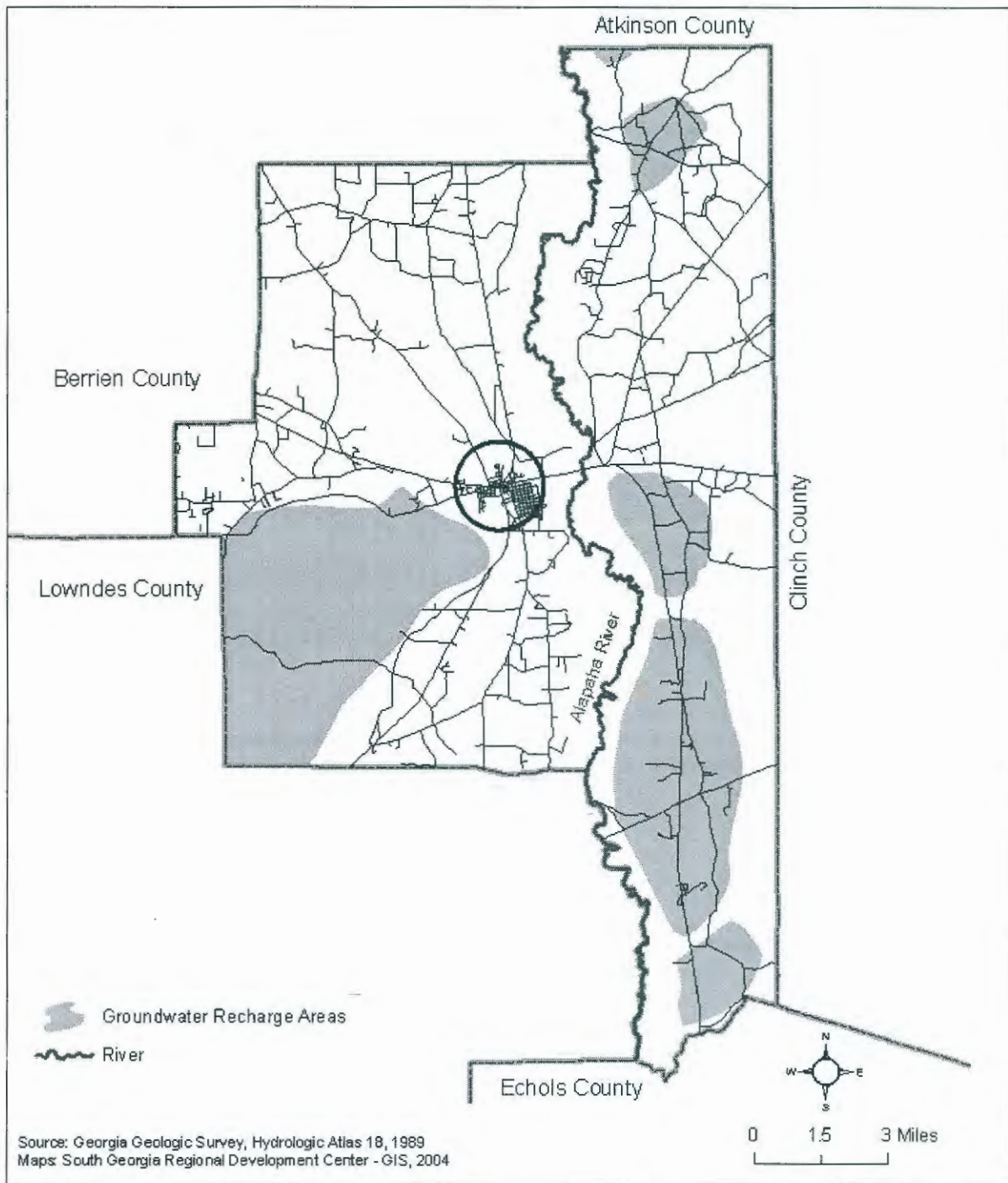
#### **ENVIRONMENTAL SENSITIVE AREAS**

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

#### **GROUNDWATER RECHARGE AREAS**

A groundwater recharge area is any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer. Groundwater recharge areas can occur at any point where the aquifer updips to become closer to the surface allowing water from streams, sink holes, and ponds to permeate through more shallow ground into the aquifer. According to state geologic data, groundwater recharge areas in Lanier County are mostly limited to Banks Lake and Grand Bay, as well as a few mile-wide strips running parallel to the east side of the Alapaha River floodplain. Map 3-2 depicts the groundwater recharge areas within Lanier County. All aquifer recharge areas are vulnerable to both urban and agricultural development. Pollutants from stormwater runoff in urban areas and excess





**MAP 3-2 LANIER COUNTY  
 GROUNDWATER RECHARGE AREAS**



pesticides and fertilizers in agricultural areas can access a groundwater aquifer more easily through these recharge areas. Once in the aquifer, pollutants can spread uncontrollably to other parts of the aquifer thereby decreasing or endangering water quality for an entire region. Therefore, development of any kind in these areas, including installation of septic tanks, should be restricted.

Lanier County and the City of Lakeland adopted the Groundwater Recharge Area Ordinance in 2002. The Groundwater Recharge Area polygons were provided by the Hydrologic Atlas 18, 1989 Edition "Most Significant Groundwater Recharge Areas of Georgia". Groundwater pollution susceptibility rating for Lanier County is predominately "High" based on the "Groundwater Pollution Susceptibility Map of Georgia", Hydrologic Atlas 20, 1992 Edition.

## **WETLANDS**

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

Wetlands play an important role in mankind's environment and should be preserved for this purpose. A National Wetland Inventory (NWI) database for the geographic extent of Lanier County has been constructed by the U.S. Department of the Interior, Fish and Wildlife Service and integrated into the county's Geographic Information System (GIS). Map 3-3 depicts the location of generalized wetland areas for all of Lanier County. Map 3-4 depicts the location of generalized wetland areas for the City of Lakeland. Developing parcels that are within depicted wetlands areas, or suspected of having wetlands, should have a detailed wetlands survey and follow all applicable requirements under Section 404 of the Federal Clean Water Act.

Over the past several decades, expansion of both agricultural and urban development has caused a steady reduction of wetlands acreage. This has resulted in the destruction of valuable plant and animal habitats, increased magnitude of flood waters, and the removal of natural filters for surface water drainage thereby endangering water quality throughout the county. To ensure the protection of the wetlands in Lanier County and the City of Lakeland, both governments adopted the Local Wetlands Policy Ordinance in 2002.

## **PROTECTED MOUNTAINS**

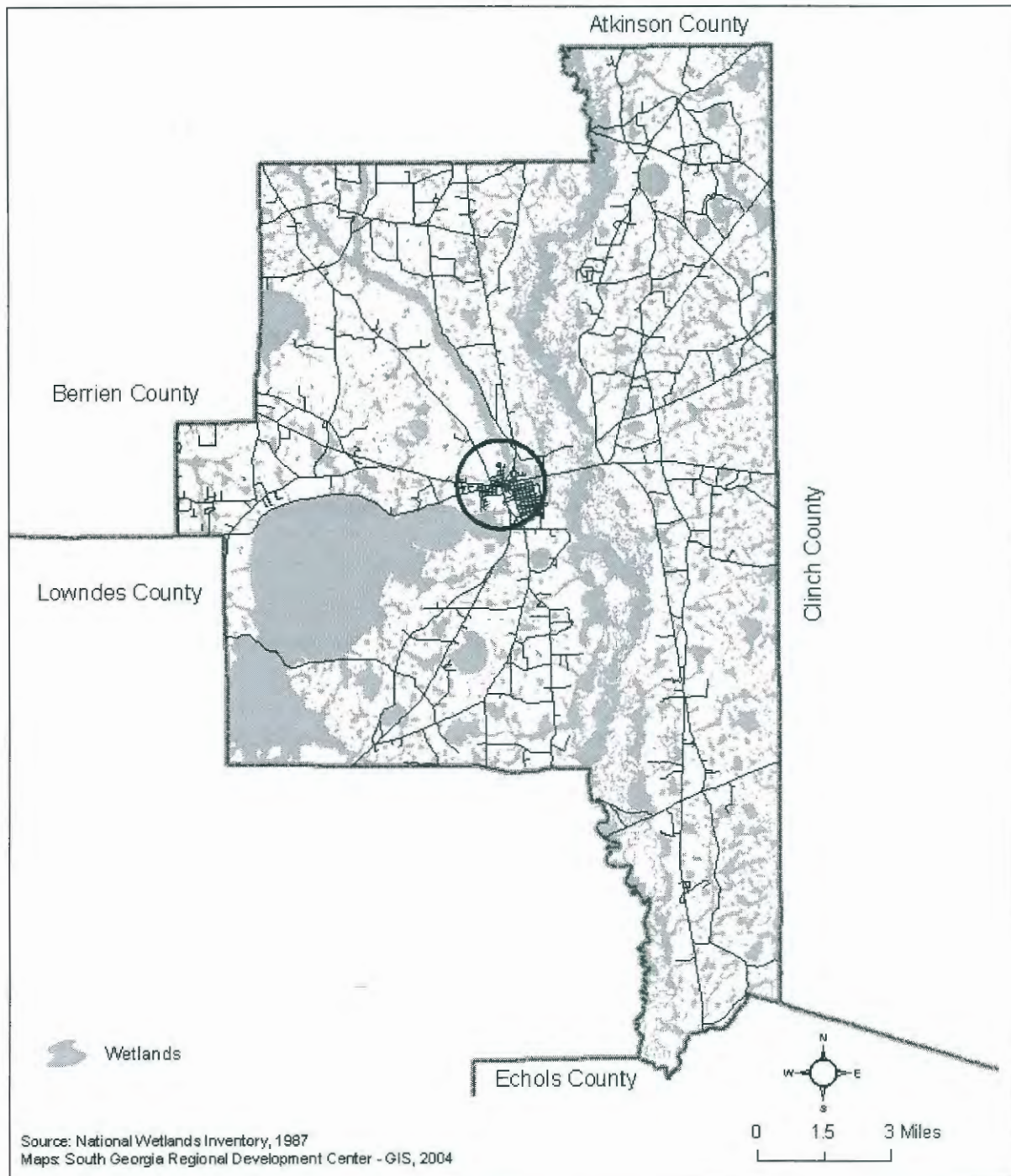
Not applicable.

## **PROTECTED RIVERS**

The Georgia General Assembly passed the "Mountain and River Corridor Protection Act" in 1991 which requires local governments to adopt corridor protection plans for certain designated rivers affecting or bordering their jurisdiction. In Lanier County, the only river affected by this Act is the Alapaha River. Map 3-5 depicts this protected river corridor within Lanier County. When following the generally winding stream channel, the total length of the corridor is approximately 37 miles.

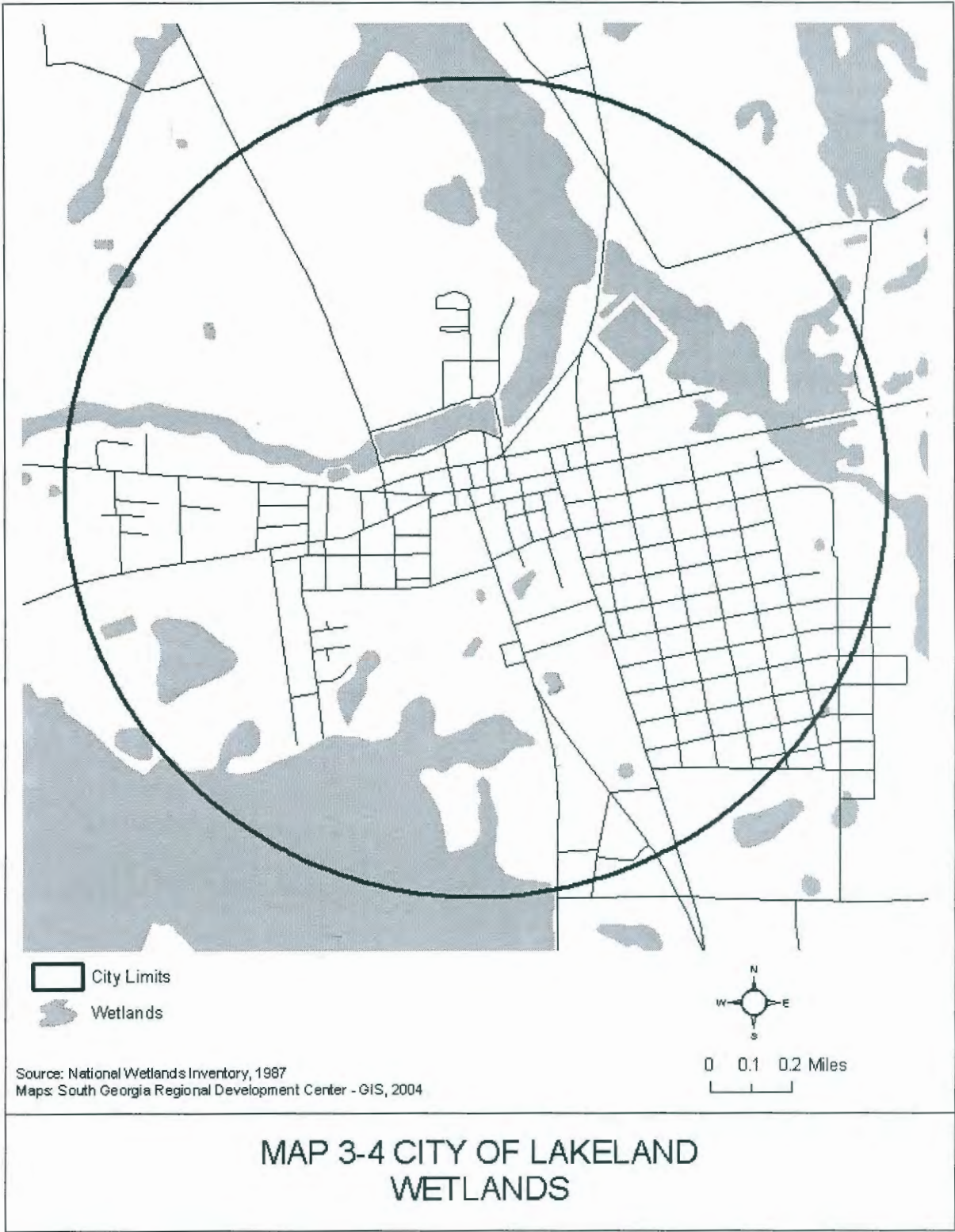
Under the Act, Lanier County is required to adopt a "Corridor Protection Plan" for the Alapaha River in accordance with the minimum criteria contained in the Act and as adopted by the Georgia Department of Natural Resources. With only a very few exceptions, field surveys in Lanier County indicate only natural (mostly riverine wetlands) vegetation associated with river floodplains to be located within 100 feet of the river banks which is the state's minimum corridor width. The exceptions to this include three road bridges, one railroad bridge, part of Camp Patten



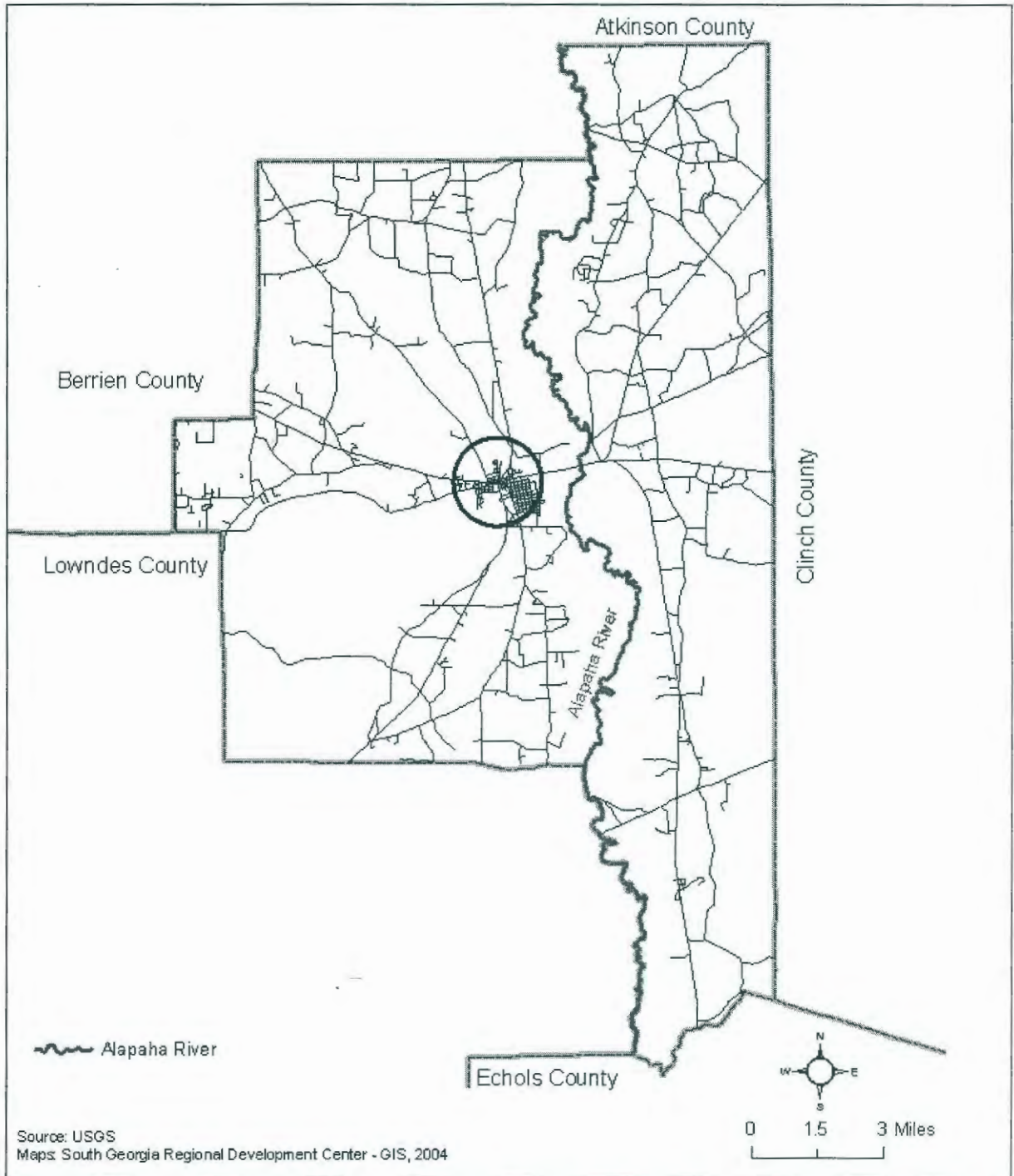


MAP 3-3 LANIER COUNTY  
 WETLANDS









### MAP 3-5 LANIER COUNTY PROTECTED RIVER CORRIDOR



(Boy Scouts), and an isolated homesite (possibly recreational) well to the south of Lakeland. There are no other land uses currently within this area along the Alapaha River. Lanier County reviewed the provisions of the Act and proposes implementation of its provisions by adoption of building codes, erosion and sedimentation control ordinances, subdivision regulations, a zoning ordinance and a septic tank permitting program, as appropriate. In 2002, Lanier County and the City of Lakeland adopted the Protected River Corridor Ordinance to further protect the Alapaha River corridor.

## TOTAL MAXIMUM DAILY LOAD (TMDL) IMPLEMENTATION PLANS

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

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

In August 2002, the SGRDC received and accepted a contract with the Georgia Department of Natural Resources – Environmental Protection Division (EPD) in the amount of \$87,500 to prepare 35 local Total Maximum Daily Load (TMDL) Implementation Plans for stream segments that had been identified as impaired water bodies due to high fecal coliform (FC) and/or low dissolved oxygen (DO). The SGRDC also had to identify and advise local governments, stakeholders and any other interested parties of the water bodies within their jurisdictions, which have or will require the preparation and implementation of TMDLs and provide outreach and education to local/county governments, school systems, and citizens within the SGRDC region. Of the 35 TMDL Implementation Plans, only three (3) stream segments were located within Lanier County, which were the Alapaha River, Five Mile Creek and Ten Mile Creek<sup>1</sup>. Map 3-6 depicts the location of the impaired stream segments. Table 3-2 list the impaired waterbodies, impairment(s), and number of miles impacted:

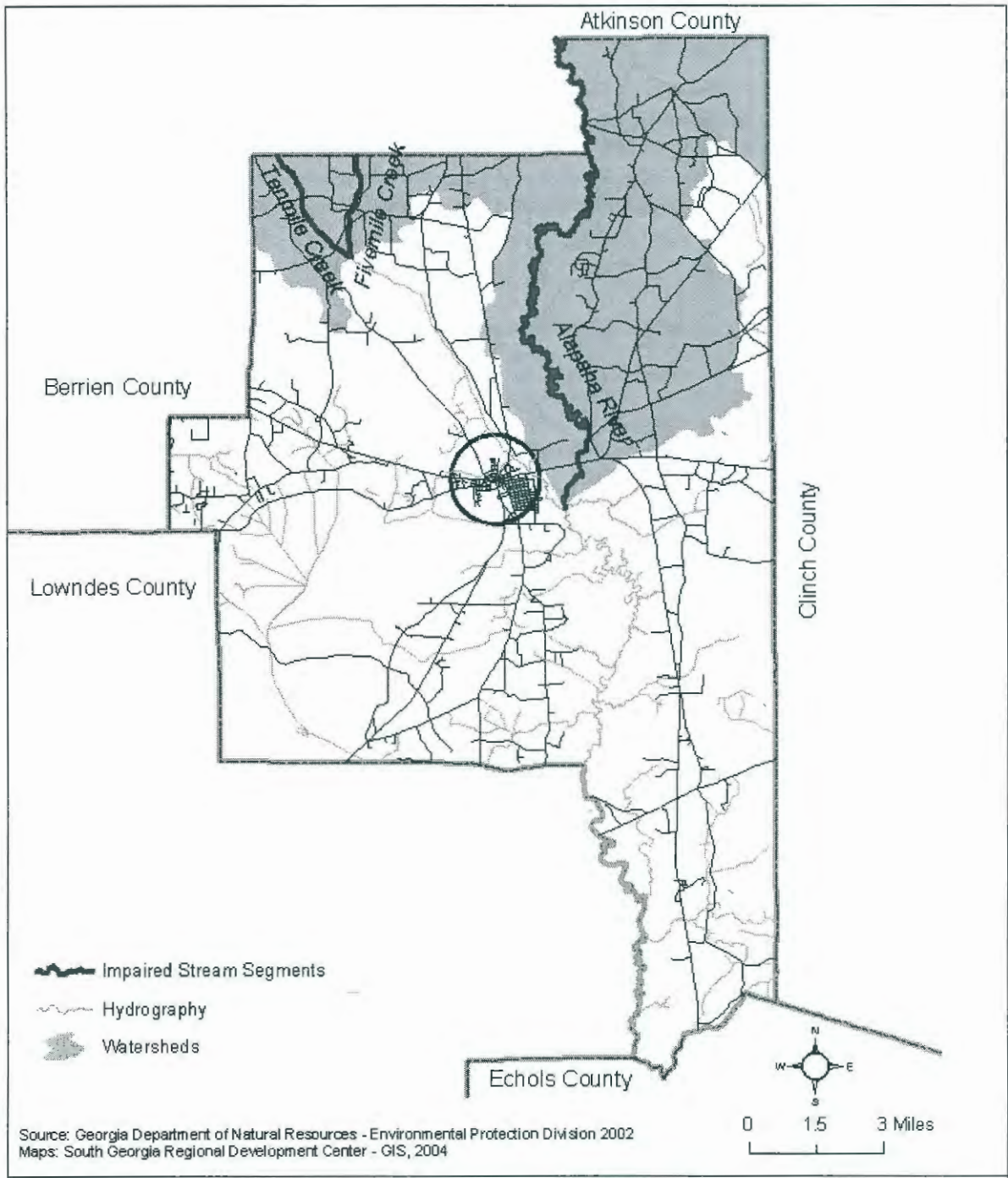
**TABLE 3-2  
STREAM SEGMENTS WITH TMDL IMPLEMENTATION PLANS FOR 2002**

<b>Waterbody Name</b>	<b>Location</b>	<b>County</b>	<b>Impairment</b>	<b>Miles Impacted</b>
Alapaha River	Sand Creek to U.S. Hwy 129 and GA Hwy 11	Atkinson, Berrien, and Lanier	Dissolved Oxygen (DO)	16
Five Mile Creek	Downstream Gaskins Pond to Big Creek near Nashville	Berrien and Lanier	Dissolved Oxygen (DO)	10
Ten Mile Creek	Avery’s Millpond to Big Creek near Nashville	Berrien and Lanier	Dissolved Oxygen (DO)	9

Source: GA DNR EPD, 2002 Rivers/Streams Not Supporting Designated Uses.

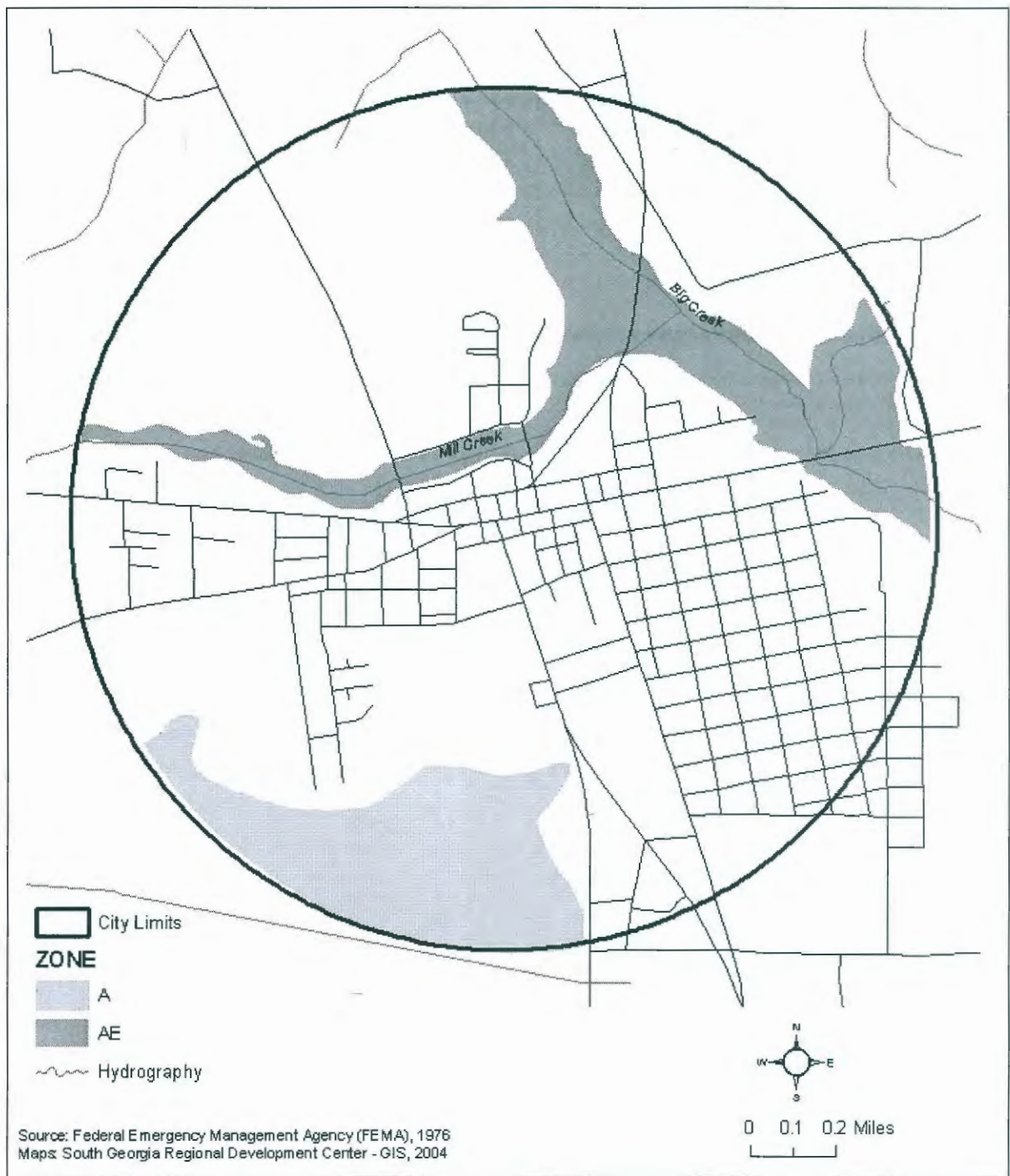
<sup>1</sup> The Alapaha River, from U.S. Highway 129 and GA Highway 11 to Stateline, and Banks Lake were also listed for high mercury (Hg) levels by the Georgia Department of Natural Resources.





**MAP 3-6 LANIER COUNTY  
 2002 IMPAIRED STREAM SEGMENTS**





**MAP 3-7 CITY OF LAKELAND  
 FLOOD INSURANCE RATE MAP (FIRM)**



## FLOODPLAINS

Flood hazards along the major rivers and streams typically occur in late winter and early spring. Within Lanier County, only the City of Lakeland has official flood hazard area maps, known as a Flood Insurance Rate Maps (FIRM), which are prepared by the Federal Insurance Administration, Department of Housing and Urban Development. Map 3-7 depicts these flood hazard areas in the City of Lakeland based off of the Federal Emergency Management Agency (FEMA) FIRM maps. Flood maps have not yet been prepared for the unincorporated areas of Lanier County. The flood maps for Lakeland were prepared in 1976. Due to annexations, development in the past 30 years, and improved standards for flood mapping, these maps are in definite need of an update. Based on the county's topography and abundance of rivers and streams, flood hazards do exist in all parts of the county and these should be considered when making development decisions.

## SOILS TYPES

Soils in Lanier County have been identified and grouped into 26 different soil names (group types) with varying degrees of occurrence throughout the county. Individual soil types are typically found in smaller pockets and usually located near other specific soil types. For ease of description and analysis, the various soil types have been grouped into the following ten (10) major soil associations. The location of these soil associations is shown on Map 3-8.

### 1. **Johnston-Osier-Bibb Association**

*These are very poorly drained and poorly drained soils found in floodplains of the larger rivers and streams. Due to wetness and flooding, the major soils of this association are not suited for cultivation. This association is best suited for woodland production, particularly hardwoods, and has severe limitations for non-farm uses.*

### 2. **Angie-Chipley-Rains Association**

*These are moderately well drained and poorly drained soils found on low stream terraces adjacent to the Alapaha River. If protected from flooding, the soils in this association are well suited for cultivation but they are more typically used for woodland production. Due to wetness and potential flooding, this association has severe limitations for non-farm uses.*

### 3. **Swamp-Itokpoga Association**

*These are large areas of ponded soils found in the Banks Lake - Grand Bay area. None of these soils are in cultivation or pasture and are not well-suited for such unless they are extensively drained. Due to profound wetness, they are also not well-suited for most non-farm uses.*

### 4. **Mascotte-Rutledge-Pelham Association**

*These are poorly drained and very poorly drained soils found in the extreme northeastern corner of the county. This association is poorly suited for cultivation and requires some drainage for woodland production. It is also poorly suited for all non-farm uses.*

### 5. **Lakeland-Pelham-Alapaha Association**

*These are excessively drained, sandy soils found on broad upland ridges as well as poorly drained soils found in depressions along drainageways parallel to the east side of the Alapaha River floodplain in the northeastern and southeastern parts of the county, as well as the eastern part of Lakeland. This association*



is generally poorly suited for cultivation and pasture. Drier areas of the association consist of scrub oaks with a sparse understory of wiregrass and shrubs, and wetter areas consist of water-tolerant hardwoods such as cypress and tupelo.

**6. Tifton-Fuquay-Pelham Association**

*These are well drained soils on broad interstream divides as well as poorly drained soils of intermittently ponded flats and drainageways. This association is generally found in the higher areas in the western half of the county, and includes the western part of Lakeland. It is well-suited for row crops and pasture, and responds well to good management. Outside of drainageways, it is also well-suited for non-farm uses.*

**7. Leefield-Pelham-Alapaha Association**

*These are somewhat poorly drained and poorly drained soils found on broad flats, immediately east and north of Banks Lake. Much of this association is used for woodland production. However, if adequate drainage and good management practices are used, the less wet parts of this association could be used for cultivation and pasture. Due to internal wetness and flooding, this association has moderate to severe limitations for non-farm uses.*

**8. Fuquay-Cowarts-Pelham Association**

*These are well-drained soils on narrow upland ridges and knolls as well as poorly drained soils along drainageways, and found only in a small area parallel to the east side of the Alapaha River floodplain in the northeastern part of the county. Due to slopes and erosion hazards, most of this association is not well-suited to cultivation. Only the flatter areas are effectively used for cultivation and here the acreages are limited. This association has mainly slight to moderate limitations for non-farm uses.*

**9. Fuquay-Leefield-Pelham Association**

*These are well drained to poorly drained soils on broad interstream divides and along drainageways in the far northern part of the county. Most of this association (the drier parts) is well-suited for cultivation and pasture with only slight to moderate limitations for non-farm uses.*

**10. Irvington-Leefield-Pelham Association**

*These are moderately well drained to poorly drained soils found on broad flats, in low areas, and along drainageways. The association is found in the vicinity of Ray's Millpond and to the east of the Alapaha River floodplain, northeast of Lakeland. The better drained parts of this association are well-suited for cultivation and all of the association is well-suited for woodland production. Due to seasonal high water table, the association has moderate to severe limitations for non-farm uses.*

**STEEP SLOPES**

Not applicable.

**PRIME AGRICULTURAL AND FOREST LAND**

For purposes of this Comprehensive Plan, the ten general soil associations have been arbitrarily classified in terms of land development capability for both agricultural and urban uses. Table 3-3 (next page) depicts these classifications. The terms "good", "fair", and "poor" have been used to describe their relative capabilities. Agricultural yields per acre for major crops were used in determining agricultural capability. Limitations on building site development,



roadways, and septic tank drainage fields were all used in determining urban capability. Map 3-9 depicts the county's land capability for agriculture, and Map 3-10 depicts the county's land capability for general urban development.

**TABLE 3-3  
SUMMARIZED LAND CAPABILITY FOR GREATER LANIER COUNTY**

Soil Type Association	Agricultural Uses			Urban Uses		
	Good	Fair	Poor	Good	Fair	Poor
Johnston - Osier - Bibb			X			X
Angie - Chipley - Rains			X			X
Swamp - Itokpoga			X			X
Mascotte - Rutledge - Pelham			X			X
Lakeland - Pelham - Alapaha		X			X	
Tifton - Fuquay - Pelham	X			X		
Leefield - Pelham - Alapaha			X			X
Fuquay - Cowarts - Pelham		X		X		
Fuquay - Leefield - Pelham		X			X	
Irvington - Leefield - Pelham	X				X	

Source: Soil Survey of Berrien and Lanier Counties, Georgia, 1973; U.S. Department of Agriculture (USDA) Soil Conservation Service.

As can be seen by these maps, the only good areas for both agricultural and urban uses are generally located in a narrow band in the western part of the county circumscribing the Banks Lake area. Poor soils for these uses are generally limited to the floodplains of the Alapaha River and Big Creek, the Banks Lake Area, and along the county's entire eastern boundary.

It should be noted that each soil association consists of individual soil types with varying degrees of capability for agricultural or urban uses. For example, a soil association containing soil types with a particularly high agricultural production may also contain soil types with a particularly low production. Therefore, the land capability ratings are generalized based on the total composition of the soil association.

Consideration of septic tank drainage/percolation fields was included in the determination of land capability for urban uses. However, when considering only septic tanks, none of the county's associations are considered "good". Only two (2) of the associations are considered "fair" and it should be noted that these really have a borderline fair/poor rating. Therefore generally speaking, all of Lanier County is fairly poor for septic tank usage. Table 3-4 (next page) depicts these soil association ratings and Map 3-11 depicts the land capability for septic tank usage.



**TABLE 3-4  
LAND CAPABILITY FOR SEPTIC TANK DRAINAGE FIELDS**

Soil Type Association	Septic Tank Absorption Fields		
	Good	Fair	Poor
Johnston - Osier - Bibb			X
Angie - Chipley - Rains			X
Swamp - Itokpoga			X
Mascotte - Rutledge - Pelham			X
Lakeland - Pelham - Alapaha		X	
Tifton - Fuquay - Pelham		X	
Leefield - Pelham - Alapaha			X
Fuquay - Cowarts - Pelham			X
Fuquay - Leefield - Pelham			X
Irvington - Leefield - Pelham			X

Source: Soil Survey of Berrien and Lanier Counties, Georgia 1973; U. S. Department of Agriculture (USDA) Soil Conservation Service.

When evaluating by individual soil types, **none** have a "good" rating (slight limitations) for septic tank drain fields. Only Barth, Lakeland, Stilson, and Tifton soils have a "fair" rating (moderate limitations) and these comprise only 18% of the county. All other soils (82%) have a "poor" rating (severe limitations). The use of septic tanks in "fair" soils requires expensive modifications to the drain field. The use of septic tanks in "poor" soils is cost prohibitive. Therefore, the effective use of septic tanks in Lanier County is not compatible with natural soil conditions and the use of municipal sewers should be required in developing areas.

Table 3-5 (next page) depicts the various individual soil types and their proportionate share of the county (Table 3-5 does not include areas of water in the total acreage). It also depicts those soils identified by the USDA as being "prime farmland" or "farmland having statewide importance" which are based on underlying soil types. Prime farmland is defined as land that is best suited to producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high crop yields if acceptable farming methods are used. Prime farmland produces the highest yields with minimal inputs of energy and money. The use of prime farmland for agricultural purposes results in the least damage to the environment. The supply of high quality farmland is limited and should be used with wisdom and foresight. Farmland of "statewide importance" consists of soils that are nearly "prime farmland" in quality and are still important to agriculture in the county. They will economically produce high crop yields when treated and managed according to acceptable farming methods. Many of these soils are well-suited to commercial timber production and are often used as such.



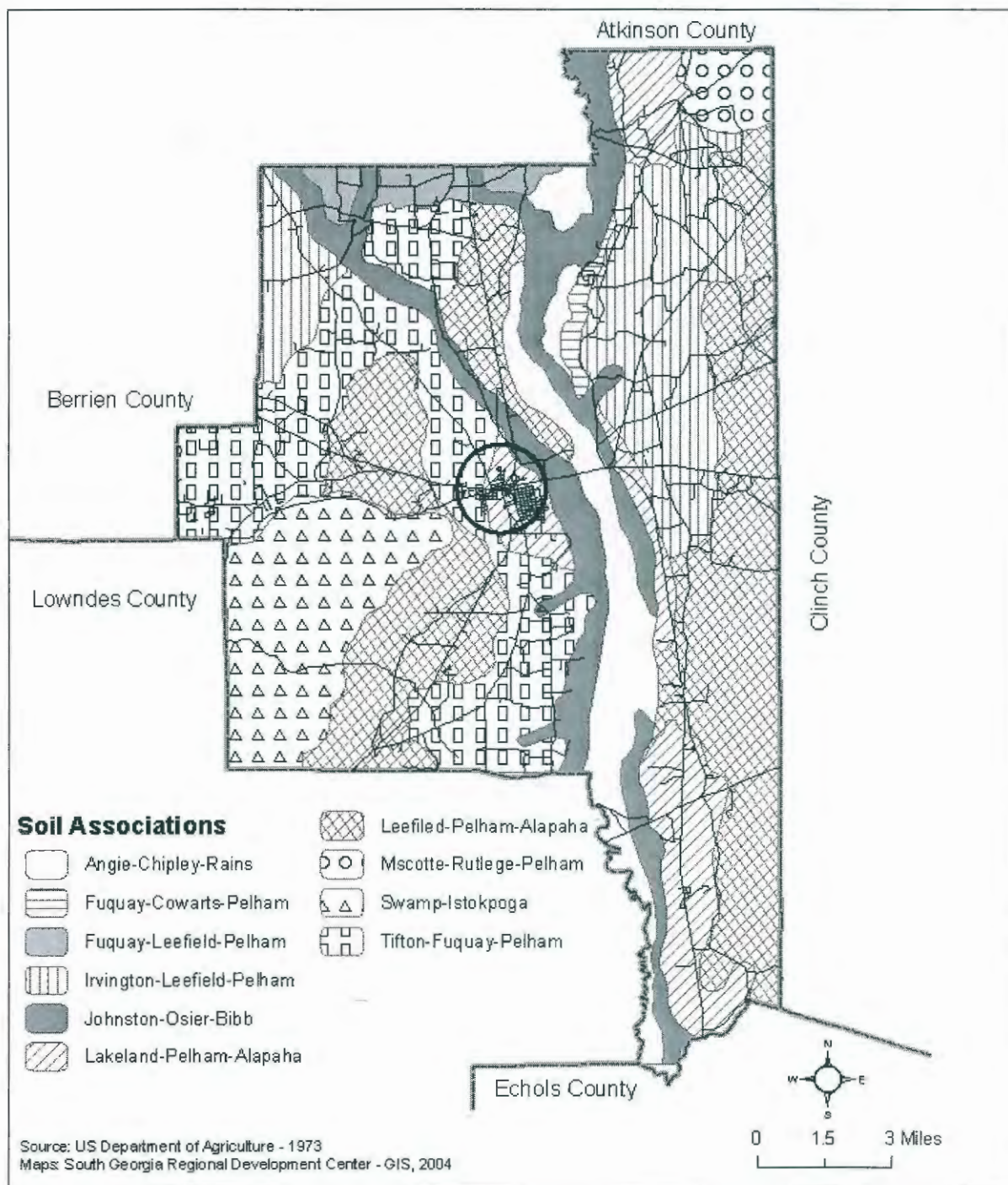
**TABLE 3-5  
GREATER LANIER'S USDA FARMLAND CLASSIFICATION AND SOIL EXTENT**

Soil Name (mapping symbols)	Farmland Classification		# Acres	% County
	Prime	Important		
Alapaha (At)			10,571	9.2
Angie (Au)		X	7,183	6.3
Ardilla (AqA)		X	330	.3
Barth (Ba, Bb)		X	2,787	2.4
Carnegie (CoB)	X		80	.1
Carnegie (CoC2)		X	103	.1
Chipley (Cm)			1,261	1.1
Cowarts (CqB)	X		146	.1
Cowarts (CtC2)		X	200	.2
Dothan (DaB)	X		258	.2
Fuquay (FaC, FsB)		X	5,272	4.6
Grady (Grd)		X	464	.4
Irvington (IjA)	X		3,742	3.3
Itokpoga complex (Ist)			1,650	1.5
Johnston-Osier-Bibb Association (Job)			7,048	6.2
Lakeland (LwC)			8,605	7.5
Leefield (LsA)		X	16,551	14.5
Mascotte (Mn)		X	4,030	3.5
Olustee (Oa)		X	6,032	5.3
Osier-Johnston-Bibb Association (OjB)			763	.7
Pelham (Pl, Pls)		X	16,146	14.1
Portsmouth (Por)		X	1,086	.9
Rains (Ros)		X	795	.7
Robertsdale (R1A)		X	364	.3
Rutledge (Ro)			2,545	2.2
Stilson (SeB)		X	3,303	2.9
Swamp (Swa)			7,004	6.1
Tifton (TqA, TqB)	X		6,089	5.3
<b>TOTAL ACREAGE</b>	<b>10,315</b>	<b>64,646</b>	<b>114,408</b>	
<b>TOTAL PERCENTAGE</b>	<b>9.0</b>	<b>56.5</b>	<b>100.0</b>	<b>100.0</b>

Source: Soil Survey of Berrien and Lanier Counties, Georgia, 1973; U.S. Department of Agriculture (USDA) Soil Conservation Service – Prime Farmland Soils of Georgia, 1987, USDA Soil Conservation Service – Additional Lands of Statewide Importance, 1992, USDA Soil Conservation Service.

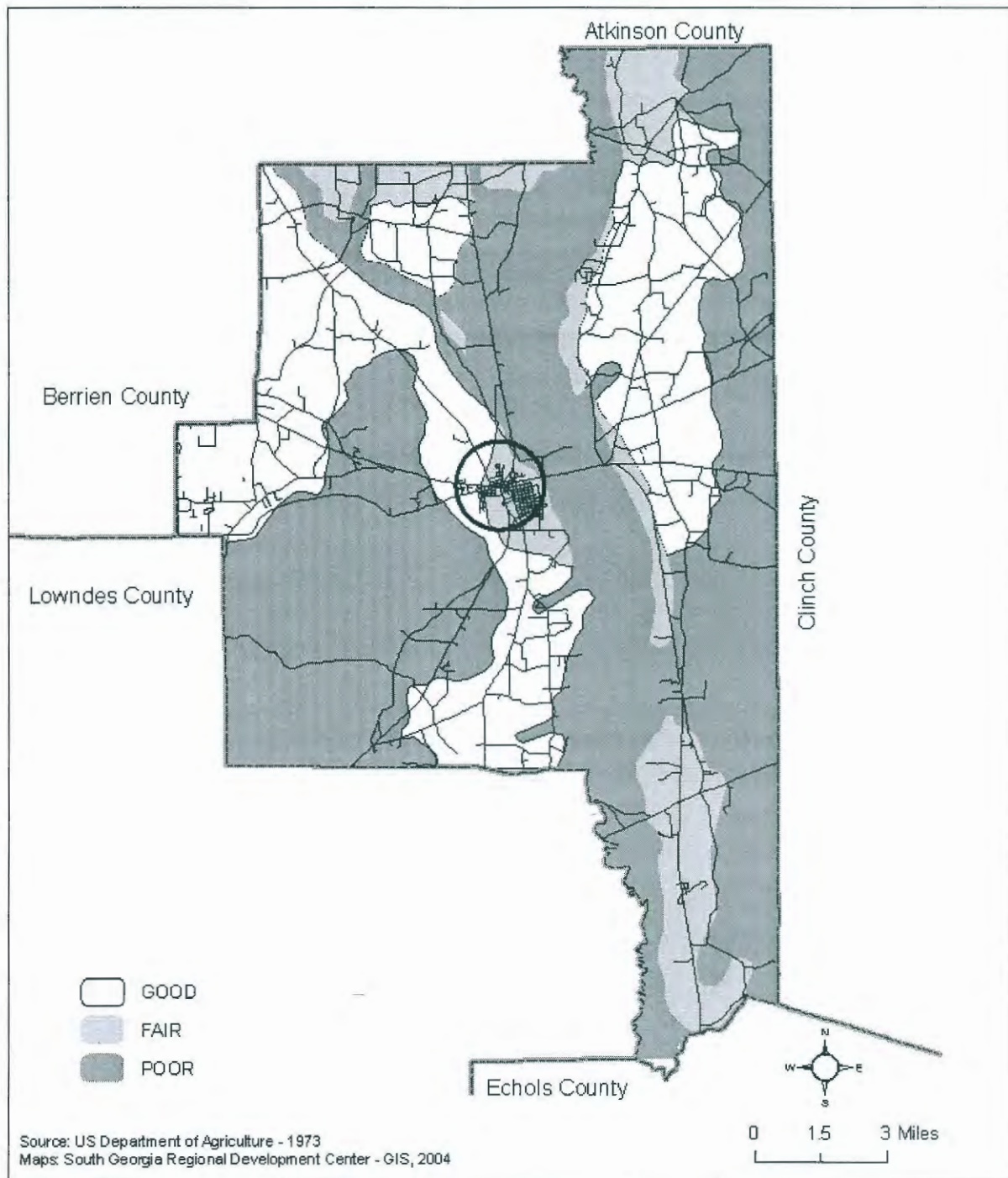
Note: This table does not include areas of water in the total acreage.





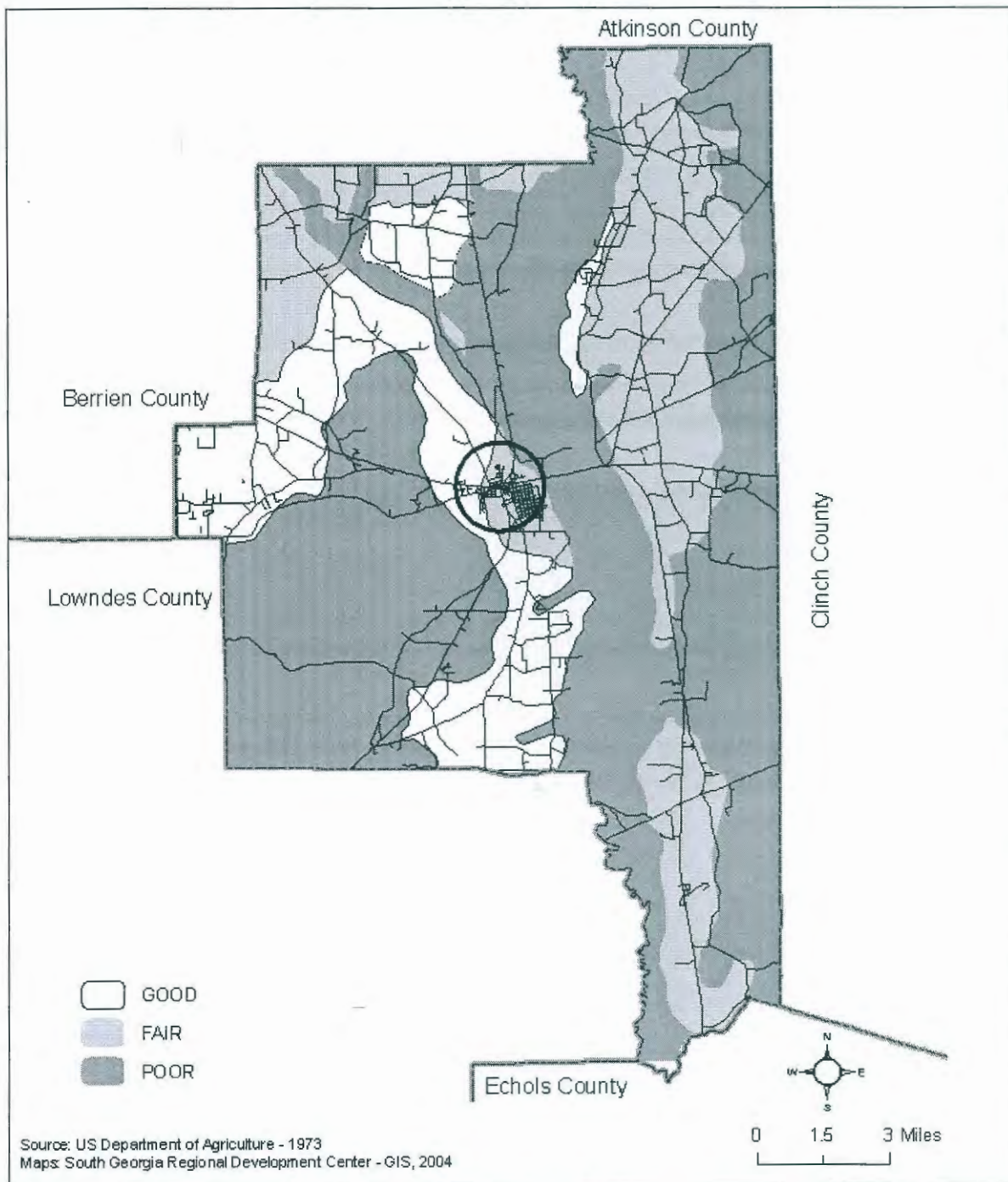
**MAP 3-8 LANIER COUNTY  
 GENERALIZED SOIL ASSOCIATIONS**





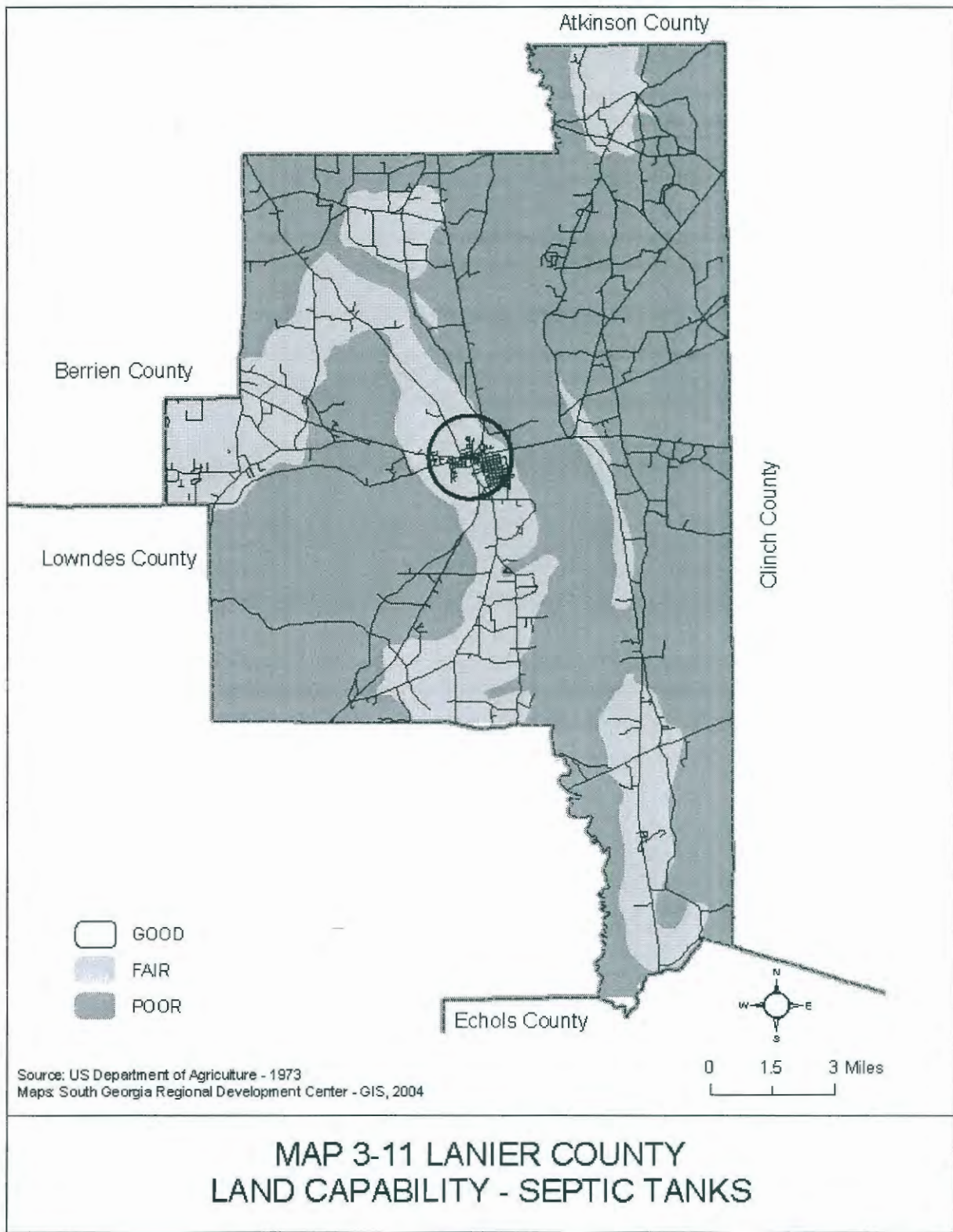
**MAP 3-9 LANIER COUNTY  
 LAND CAPABILITY - AGRICULTURE**





**MAP 3-10 LANIER COUNTY  
 LAND CAPABILITY - URBAN**





**MAP 3-11 LANIER COUNTY  
 LAND CAPABILITY - SEPTIC TANKS**



As shown in Table 3-5 only 9.0% of Lanier County is classified as "prime farmland" but another 56.5% is classified as having "statewide importance." Therefore, about 65% of Lanier County is recognized as being able to best support agricultural uses. Most of the county's 9% prime farmland soils can be found in these areas. A map showing "prime farmland" areas is unavailable as the detailed soil survey is currently unavailable in digital format. This map should be available by 2007.

### **PLANT AND ANIMAL HABITATS**

Both the Georgia and U.S. Department of Natural Resources have inventoried plant and animal species in the State of Georgia. Table 3-6 (next page) depicts plants and animals that are on the "possible endangered" or "threatened" species lists for the State and Federal governments. Current local regulations should adequately protect habitats for these plant and animal species.



**TABLE 3-6  
ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES**

SPECIES Common Name – ( <i>Species Name</i> )	GEORGIA Threatened Endangered		FEDERAL Endangered
<b>PLANTS</b>			
Netleaf Pawpaw – ( <i>Asimina reticulata</i> )	X		
Leconte Wild Indigo – ( <i>Baptisia lecontei</i> )	X		
Green-fly Orchid – ( <i>Epidendrum conopseum</i> )		X	
Yellow Flytrap – ( <i>Sarracenia flava</i> )		X	
Hooded Pitcherplant – ( <i>Sarracenia minor</i> )		X	
Parrot Pitcherplant – ( <i>Sarracenia psittacina</i> )		X	
Harper Yellow-eyed Grass – ( <i>Xyris scabrifolia</i> )	X		
SPECIES Common Name – ( <i>Species Name</i> )	GEORGIA Threatened Endangered		FEDERAL Endangered
<b>ANIMALS</b>			
Mud Sunfish – ( <i>Acantharchus pomotis</i> )	X		
Bachman's Sparrow – ( <i>Aimophila aestivalis</i> )		X	
Flatwoods Salamander – ( <i>Ambystoma cingulatum</i> )		X	X
Spotted Turtle – ( <i>Clemmys guttata</i> )		X	
Shiner – ( <i>Cyprinella callisema</i> Ocmulgee)	X		
Gopher Tortoise – ( <i>Gopherus polyphemus</i> )		X	X
Florida Sandhill Crane – ( <i>Grus canadensis pratensis</i> )		X	
Greater Sandhill Crane – ( <i>Grus canadensis tabida</i> )		X	
Bald Eagle – ( <i>Haliaeetus leucocephalus</i> )		X	X
Alligator Snapping Turtle – ( <i>Macrochelys temminckii</i> )		X	
Striped Newt – ( <i>Notophthalmus perstriatus</i> )		X	
Yellow-crowned Night-heron – ( <i>Nyctanassa violacea</i> )	X		
Suwannee River Cooter – ( <i>Pseudemys concinna suwanniensis</i> )	X		
Dwarf Siren – ( <i>Pseudobranchius striatus</i> )	X		
Sailfin Shiner – ( <i>Pteronotropis hypselopterus</i> )	X		
Florida Worm Lizard – ( <i>Rhineura floridana</i> )	X		
Eastern Mudminnow – ( <i>Umbra pygmaea</i> )	X		

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



## **MAJOR PARK, RECREATION AND CONSERVATION AREAS**

The Banks Lake National Wildlife Refuge and the Grand Bay Public Hunting Area are the only officially designated conservation areas in Lanier County. They are located in the southwestern part of the county, total 16,000 acres, and are actively used by the public for recreational purposes. Moody Air Force Base is primarily located in neighboring Lowndes County and does extend part way into Lanier County with a total of approximately 2,020 acres. This is generally considered part of the Banks Lake - Grand Bay area.

## **SCENIC VIEWS AND SITES**

See Cultural Resources Section.

## **NATURAL RESOURCES GOAL AND POLICIES**

### **GOAL:**

Identify, conserve and protect the broad range of natural resources in Greater Lanier County that could potentially be effected by growth and development (i.e. Floodplains, wetlands, groundwater recharge areas, etc).

### **POLICY:**

All natural resources such as water resources, groundwater recharge areas, wetlands, and soil types that contribute to the current and future development of Greater Lanier County should be recognized and protected by appropriate county authorities. Examples include but are not limited to:

- Soil resources should be managed in a manner that is consistent with maintaining and enhancing water quality.
- An adequate minimum flow and water quality should be maintained in all rivers and streams to ensure a productive fish habitat and protection of aquatic life and scenic qualities.

### **POLICY:**

State and/or Federal agency rules and regulations mandating local enforcement programs should be accompanied with adequate staff and financial assistance to help local units in their implementation programs. Examples include but are not limited to:

- These include rules and regulations on local floodplain management, erosion and sedimentation control, wetlands protection, river corridors, and similar laws designed to prevent degradation of the natural environment.
- Ongoing public awareness and education activities should also be developed to encourage participation in natural resource preservation and other related activities. Agencies that currently offer education material on the conservation and protection of natural resources are the U.S. Environmental Protection Agency (EPA), Georgia Department of Natural Resources Environmental Protection Division (EPD), Georgia Department of Natural Resources Pollution Prevention Assistance Division (P2AD), Georgia Department of Community Affairs (DCA), etc.



**POLICY:**

Appropriate funding source should be identified and utilized to encourage the continual use and protection of significant natural resources. Examples include but are not limited to:

- State and Federal natural resource programs such as the Georgia Department of Natural Resources Environmental Protection Division (GA DNR EPD), the U.S. Environmental Protection Agency (US EPA), United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS), and the Georgia Forestry Commission (GFC) are examples of funding sources that should be utilized to maintain and preserve all of the county's natural resources.

**POLICY:**

Special planning activities should be conducted to encourage sensible development that will enhance and protect all of the county's natural resources. Examples include but are not limited to:

- Development should not pollute, exhaust or interfere with the natural replenishment cycles of groundwater.
- Development should not grossly impair the function of vital natural systems.
- Land use should be primarily determined by natural characteristics, suitability of the land, and the availability of urban services.
- Lands that are not suitable for on-site absorption systems should not be subdivided/developed unless public sewers are available or other provisions are made for the handling of sewage.
- Treatment facilities should be available for the discharge of septic tank, holding tank, and recreational vehicle pumpage.
- Land management practices that minimize siltation and pollution should be utilized. These practices include, but are not limited to:
  - (a) Approval of grading, filling, and excavation plans by the cities and county to ensure that erosion and siltation are minimized. (I.e. sodding, seeding, re-vegetation schedules, etc).
  - (b) Provide and maintain strategically located settling basins to remove silt and debris from surface water runoff.



## **CULTURAL RESOURCES**

The conservation of cultural, historic, and archaeological resources can have positive impacts on Lanier County's, visual appeal, tourism potential, downtown revitalization, and overall economic development potential. In addition, the preservation of historic properties and landscapes is an important aspect of maintaining a community's sense of place and pride. Continued interest in local heritage is essential in retaining a community vision with an understanding of its past.

## **HISTORY OF LANIER COUNTY**

Originally inhabited by the Creek Indians, the land now known as Lanier County encompassed vast acres of virgin timber and many huntable animals. After the cession of land from the Creek Indians in 1814, South Georgia was surveyed and the counties of Early, Irwin, and Appling were laid out. Lanier County, created in 1920, was from parts of Berrien, Clinch, and Lowndes Counties, all originally part of Irwin County.

In response to the growing number of farms and industries, the area known today as Lanier prospered in the latter half of the nineteenth century. Some of the mostly forested land was cleared for farming and some were kept in pines and used for gum gathering to make turpentine. The raising of crops and cattle were the mainstay of farming. Corn was a major crop and later cotton became lucrative. With an influx of population, the town of Alapaha developed. Later renamed Milltown for the many cotton and gristmills, it had a Methodist Church, Baptist Church and a school. However, it did not have electricity, telephone, or even a newspaper. During this time, Milltown had the largest population in the area with approximately 795 people. In 1901, after seventy years into its existence, the town of Milltown was incorporated.

With the advent of the railroad shortly after the turn of the nineteenth century, Milltown flourished. The railroad ran from Milltown to Naylor where it connected with the Atlantic Coast Line. The train ran twice daily and carried people as well as products produced in the town and the county. The train increased the activity in this center and soon a group of local citizens formed a development company. This group, among other things, dammed up the Alapacoochee Creek, which formed a small lake. This lake was named Irma after Mr. Bostick's daughter. The group named the lake to honor Mr. Bostick because they felt that he had done a lot for Milltown.

By 1910, the Gress sawmill had grown to large proportions and the towns' population had grown to 1,835 people. Sometime between 1910 and 1914, the Gress Mill was sold to the Barney Smith Car Company, which developed the mill into the Milltown Manufacturing Company. This mill was operated by electricity that was produced by several huge boilers. In 1914, the city was granted a \$25,000 bond to develop running water and electricity for the city. The city contracted with the Milltown Manufacturing Company to share its electricity from one of its boilers to run the water pump and for electricity for the town.

With its new water, lights, and bustling mills, Milltown was growing and prospering. By 1917, the possibility of the area becoming its own county became very real. At this time, the state offered to pay half of the cost to build highways in Berrien County if a bond election could raise the other half. Milltown was unanimously in favor of the idea. However, in 1918, the state failed to pass the bill, which would enable Lanier County to be formed. In addition to this disappointment, the huge lumber mill burned to the ground. Many people were left without jobs and the source of electricity for lights and water were destroyed. Some weeks after the fire, the company announced that they would not be able to rebuild the mill. However, Milltown was resilient and was able to purchase the huge boiler from the destroyed mill and continue its own water and electricity until late in the 1920's.

On July 18, 1919, the Senate voted to make Lanier a county. In August of that same year, the House passed the bill and the people of the state finalized the process in the election of 1920. During the 1920's, the strength of the county remained outside of the town in its agriculture. In 1925, the Farm Census report showed 575 farms in the county.



There 18,841 acres in crops and 30,000 acres in pastures. Woodlands covered 28,880 acres. There were approximately 5,000 head of cattle and 5,000 head of swine. The year 1929 brought with it the introduction of tobacco to Lanier County. This crop proved to be successful and lucrative. In 1929, Lanier farmers shipped 2,200,000 pounds of tobacco.

Despite some failures, the county and Milltown continued to grow and produce in the 1920's. In 1925, Eurith Rivers, a very prominent figure in Georgia and Lanier County, was instrumental in getting Milltown renamed Lakeland due to the fact that the town was no longer a mill village.

Although the importance of agriculture and timbering in Lanier County has diminished, the county consistently grows each year. With an increase in development throughout the county, attention to historic resources should be made in order to see that they are adaptively re-used and preserved. Without these resources, the physical ties to the events and people that shaped the county will be lost.

## **IDENTIFICATION OF RESOURCES**

An initial inventory of historic resources was conducted. This inventory is a basis for a comprehensive survey and should assist in planning for new development, as well as determining areas for inclusion on the National Register of Historic Places or the development of local historic districts.

## **INVENTORY OF RESOURCE TYPES**

### Residential

Lanier County is scattered with historic residential resources. Of the residential structures, many are vernacular in nature with no particular style, but do have characteristics such as unusual decorative detailing. Some of the stylized houses found bore characteristics of the Craftsman style of houses building, which was a popular style from around 1900 to 1940. While many of these historic resources are important within the community, the Lovejoy house is a notable resource in the county. Built between 1870 and 1880, it is one of the largest two-story farmhouses that has had little exterior or interior changes to it within the county. However, the Lovejoy house is in severely deteriorated and is in dire need of rehabilitation. Map 3-12 provides the locations of these resources.

Unique to the region, Lanier County contains historic c. 1850 log structures. Although the numbers of log structures are diminishing, they can still be seen throughout the county.

### *Lakeland*

Residential neighborhoods in Lakeland contain a variety of house types that were built between 1890 and 1930. These neighborhoods contain many examples of vernacular architecture, as well as defined types such as Folk Victorian, and Craftsman styles. Two areas of are of particular interest in the City of Lakeland. This first location is located west of the downtown along GA 122, US 129 and the area between out to Bank Street and the second area is roughly to the south of U.S. 129 and to the east of GA 135 east to Tenth Street and south to Jackson Avenue. Map 3-4 provides the locations of the historic residential resources in Lakeland.

### *Stockton*

Although historic resources are scarce in Stockton, there is a small grouping of residential properties long U.S. 84, which contain examples of Folk Victorian, and Craftsman style architecture. Map 3-14 provides the locations these historic resources.



## Commercial/Industrial

Remnants of Lanier County's historic commercial and industrial resources are still evident within the county. An example is the Johnson's Turpentine Camp. Located on Johnson Road, south of Lakeland, this historic large naval camp still includes many buildings that were of importance with the operation of this industry. Refer to Map 3-12 for the location of this historic resource.

### *Lakeland*

The City of Lakeland has a rich history and continues to remain active. The downtown area contains mostly masonry buildings built in the 1900s. In general, they have the traditional storefront display areas typical of this time period. In addition to these buildings, there are a few warehouses and smaller buildings that are wood framed with tin sheeting for wall coverings. Map 3-13 shows the locations of all historic resources in the City of Lakeland. In 1998, an extensive community enhancement program began and continues today by creating life-size images of local citizens as they appeared in 1925; the year Lakeland changed its name from Milltown.

### *Stockton*

In the 1920s, Stockton was flourishing with businesses. There were at least two naval stores, three general stores, two grocery stores, two auto repair shops, and a variety of other business, however, today there are relatively few commercial or industrial resources remaining in Stockton. The resources that are still evident are along U.S. Highway 84 and are either vacant or are substantially deteriorated. Map 3-14 provides the locations of these historic resources.

## Institutional

The Regional Historic Rural Schools Initiative has identified five existing historic school buildings in Lanier County as depicted on Map 3-12, 3-13, 3-14. Although many historic church buildings have been lost, a handful still exists in the city of Lakeland and unincorporated areas. See Maps 3-12, 3-13 and 3-14 for locations of historic churches.

The Lanier County Auditorium and Grammar School in the city of Lakeland is the only individually listed property on the National Register of Historic Places. Map 3-13 depicts the location of this historic resource.

## Transportation-Related

The Atlantic Coast Line was the major railroad that ran through Lanier County. Similar to other areas in South Georgia, the railroad was important the development of Lanier County. The creation of the highway and later Interstate eventually decreased the need for the extensive railroad system and thus Lanier County's small towns fell into oblivion. Traces of these noteworthy transportation webs remain evident in Stockton, and are revealed by clusters of historic buildings.

## Agricultural

Agricultural sites are patterns in the land and the related structures created by human activity. Although no landscapes appear exactly as they did in the past, they often retain significant characteristics. Agricultural sites in Lanier County typically have the following aspects: individual buildings for separate functions (dwelling, smokehouse, livestock barns, equipment buildings, etc.); paths for access, frequently shaded by trees; and fields that are irregularly arranged and follow natural topography. Lanier County's agricultural



resources are extensive and include numerous types of buildings and landscapes.

### Archaeological Sites

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

To date, there have been only eight archaeological sites recorded in Lanier County; however, this likely reflects a lack of archaeological research, not a lack of sites. Archaeological sites in Lanier County range from locations where hunters manufactured stone tools 10,000 years ago to small late nineteenth/early twentieth century farmsteads.

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

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

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

Key points to remember when considering archaeology in development and compliance:

- Humans have been in the area now known as Lanier County for at least 10,000 years, so the potential for finding evidence of past human activity (i.e., archaeological sites) is generally



high.

- Unlike historic buildings, archaeological sites often have no above ground components that would indicate their presence.
- While factors such as distance to water and/or old roads, slope, soil drainage, and previous disturbance can help prioritize areas of archaeological concern, the only sure way to know whether an area contains archaeological sites is to conduct an archaeological survey.
- Most archaeology is done in compliance with Section 106 of the National Historic Preservation Act (NHPA) and regulations implementing that act (36 CFR Part 800). These laws insure that projects receiving federal funds (CDBG/EIP grants, FDIC loans, etc) or requiring federal permits (e.g., Section 404 of Clean Water Act) take affects to archaeological resources into account.
- In addition to federal laws, there are state laws to consider as well. Official Code of Georgia Annotated (OCGA) 12-3-621 requires written landowner permission and DNR notification of intent to conduct non-Section 106 archaeology on private property. OCGA 31-21-6 requires notification of local law enforcement upon discovery or disturbance of human remains.

### Other

Cemeteries are irreplaceable resources and are in need of preservation within Lanier County. Map 3-12 depicts approximately all the locations of historic cemeteries in Lanier County. These cemeteries range from small family plots and slightly larger church graveyards, to sizable city cemeteries

### **ASSESSMENT OF CURRENT AND FUTURE NEEDS**

Today, Lanier County remains rich with natural resources in addition to abundant cultural, historic, and archaeological resources. While many of these resources are found within the cities, several resources exist in the unincorporated areas of the county. Map 3-12 depicts an initial inventory of resources in the unincorporated areas but it should be noted that a comprehensive survey of all cultural, historic, and archaeological resources is necessary.

Conservation of cultural, historic, and archaeological resources should begin with a comprehensive countywide survey. At this point, a partial inventory has been done, but it is incomplete. Funding is available through the Historic Preservation Division of the Georgia Department of Natural Resources to assist with the completion of a Historic Resources Survey.

Although the City of Lakeland is the only city to list a property on the National Register of Historic Places, there are additional buildings and districts that can be designated. Map 3-13 and 3-14 illustrates potential historic resources that can be nominated in the future. The National Register of Historic Places not only identifies significant properties and districts for general planning purposes, but it qualifies certain properties eligible to receive specific federal and state tax incentives for private property owners to rehabilitate historic buildings. The National Register also makes available historic preservation grants to assist local governments in accomplishing preservation projects.



## GOALS AND POLICIES

### GOAL:

Identify, conserve and protect the broad range of cultural resources in greater Lanier County.

### POLICY:

Individual cultural resources, historic districts, and historic communities that contributed to the evolution and development of Lanier County should be formally identified and designated by appropriate city and county authorities. Encourage new programs that promote designated properties and support the creation of historic property owners associations.

### POLICY:

An ongoing public awareness and education program, such as the Georgia Trust's Heritage Education Program, should be developed to encourage participation in historic preservation and cultural activities.

### POLICY:

Appropriate funding sources should be identified and utilized to encourage the continual use and rehabilitation of significant cultural and historic resources. State and Federal historic preservation programs include Georgia Historic Resource Survey Funding, Georgia Heritage Grants, Historic Preservation Fund Grant, OneGeorgia Authority Grants, Rehabilitation Investment Tax Credit Program, Historic Landscape and Garden Grant Program, Transportation Equity Act for the 21<sup>st</sup> Century Program, Community Development Block Grant, and the Quality Growth Grant Program.

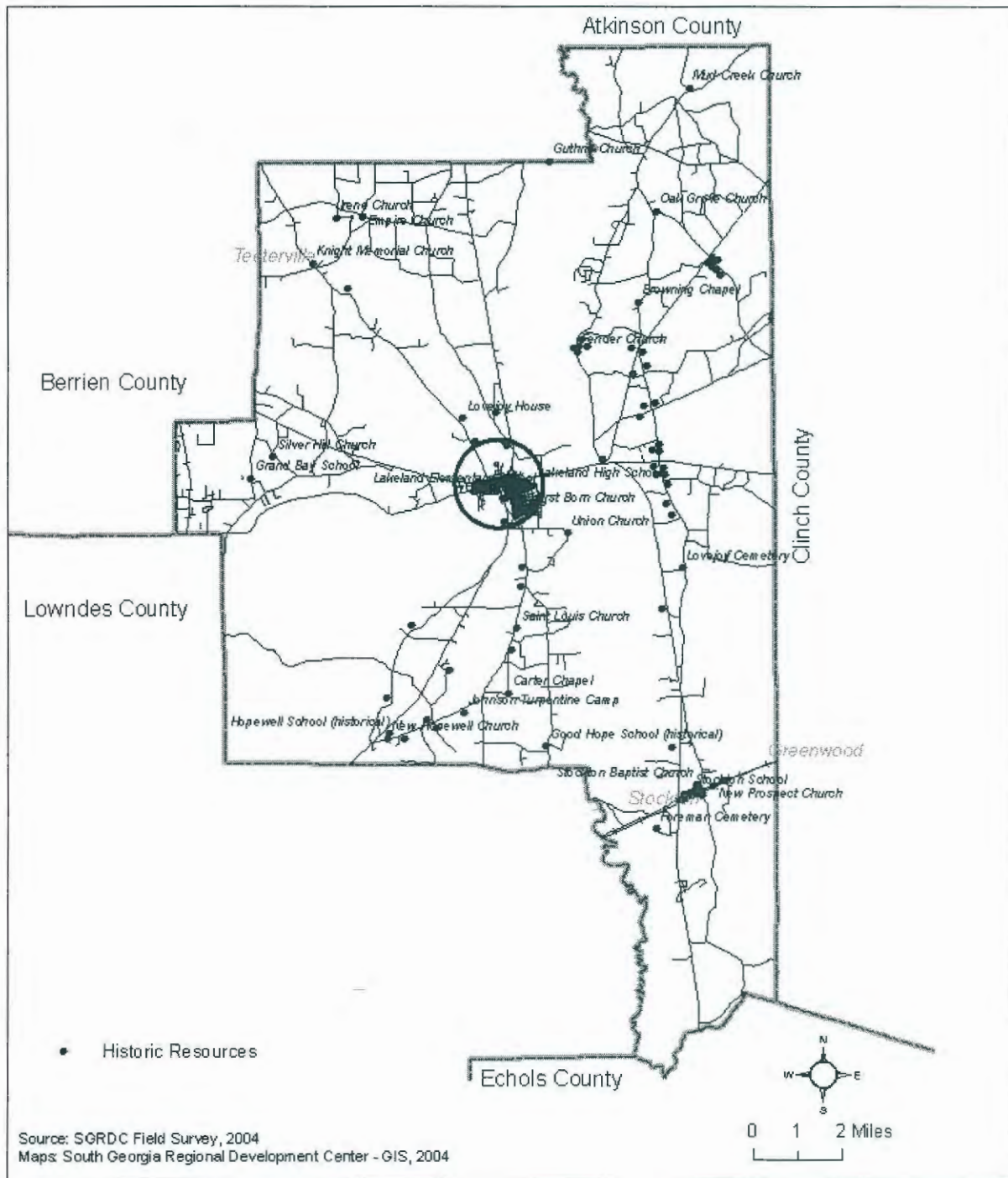
### POLICY:

Special planning activities should be conducted to encourage sensible development that will enhance and protect the county's cultural, historic, and archeological resources.

### POLICY:

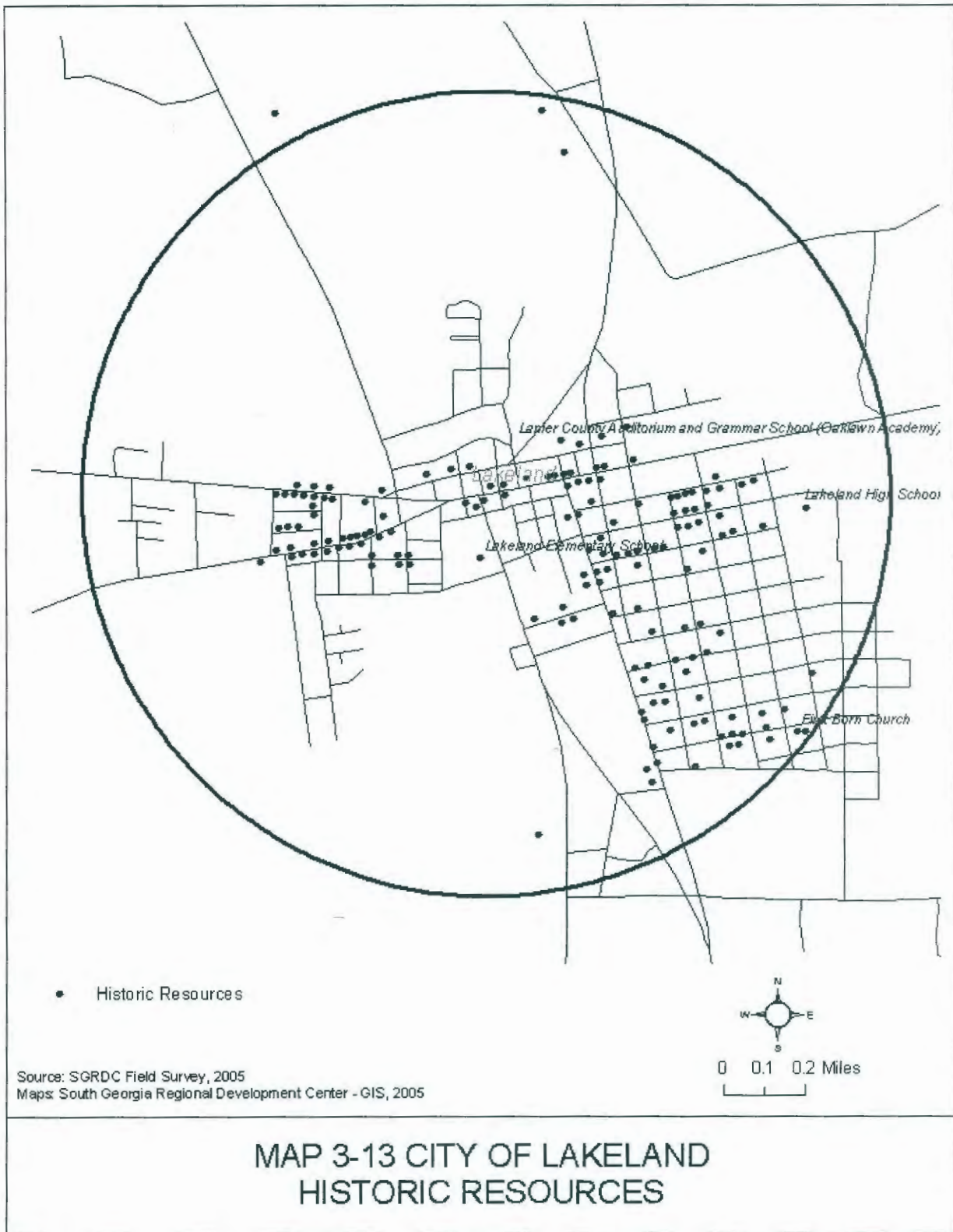
Encourage elected and appointed officials to be supportive of preservation in their decision-making. Develop and implement educational materials for new officials and routinely seek outside professional advice regarding preservation.



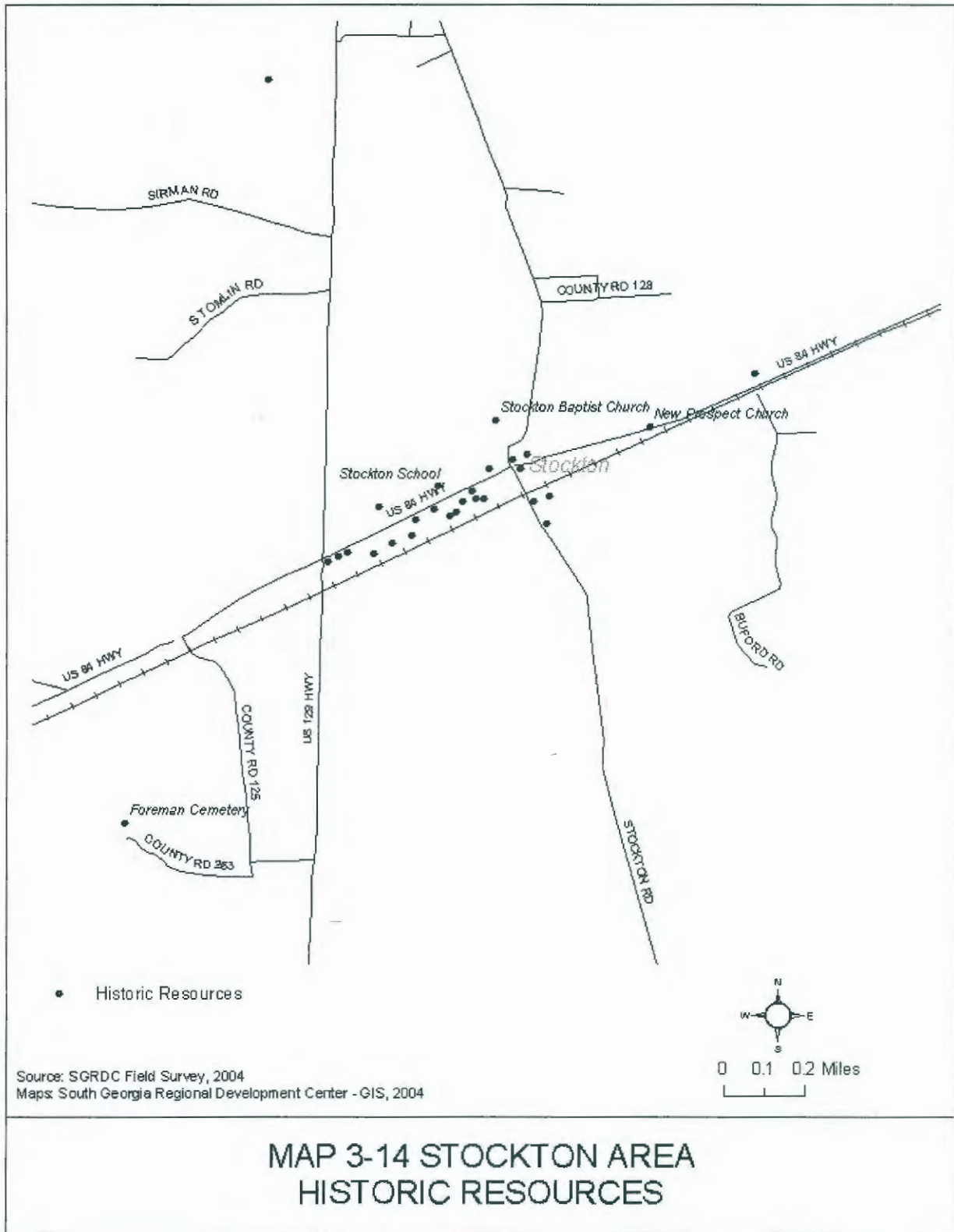


## MAP 3-12 LANIER COUNTY HISTORIC RESOURCES









## **CHAPTER FOUR: COUNTY AND COMMUNITY FACILITIES AND SERVICES**

### **INTRODUCTION**

The location and quality of the facilities and services provided by Lanier County and the City of Lakeland are important to the county and city as its industries, farms, commercial and residential areas. The facilities and services not only enhance the well being of the area's residents, but along with the quality of shopping facilities and housing, largely determine the "livability" of the city and the county.

County and city facilities and services as defined herein are those facilities, usually public or semi-public in nature, which primarily serve residents with such services as schools, recreation, administrative offices, library, hospital, water and sewer system, solid waste system, police and fire protection, and general government. The various facilities and services discussed in this chapter are analyzed in relation to such factors as location, condition, capacity, present demands and future needs. The individual locations of these facilities are shown on Maps 4-1 and 4-2.

### **COUNTY AND CITY GOVERNMENTAL SERVICE BUILDINGS**

#### **Lanier County Courthouse**

The Lanier County Courthouse was constructed in 1973 and is located on 1.3 acres in the center of Lakeland at 100 Main Street. This one-story 13,537 square foot structure was added to in 1986, a 2,900 square foot jury room. The Courthouse contains offices for the County Clerk, County Commission, Tax Commissioner, Probate, Magistrate, and Superior Courts, the Tax Assessor, the Extension Service, the Assistant District Attorney, and the Soil Conservation Service and Agricultural Stabilization and Conservation Service. A total of 20 full-time employees are housed in the Courthouse. The Lanier County Sheriff's Department office and the Lanier County Jail are also part of the courthouse complex and will be covered in the Public Safety section.

Since the latest renovation of 1986, and the Courthouse was originally constructed to meet the ADA handicap accessibility standards, and no major renovations are merited nor planned throughout the twenty year planning period, the Courthouse will adequately serve Lanier County.

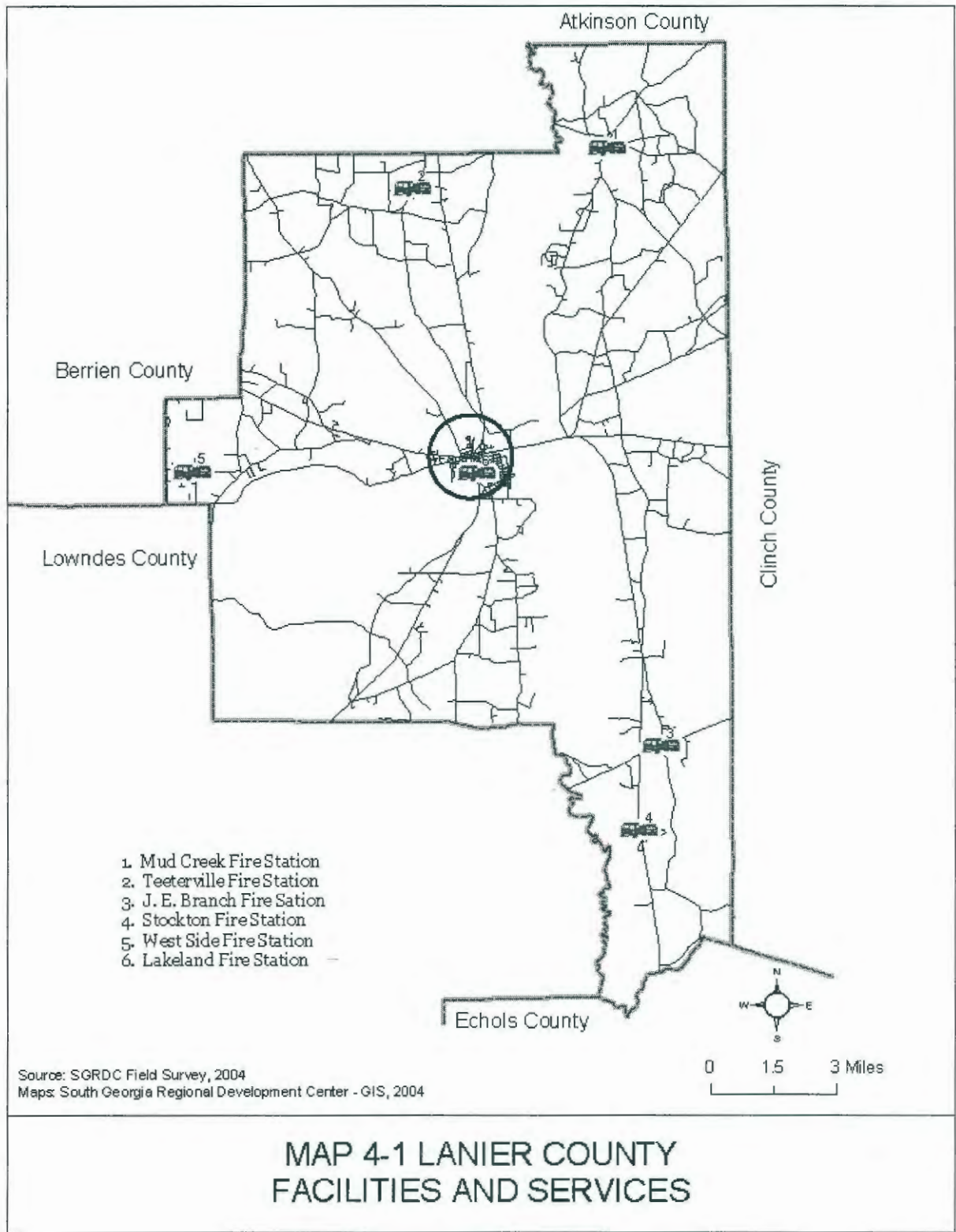
#### **Lanier County Road Department**

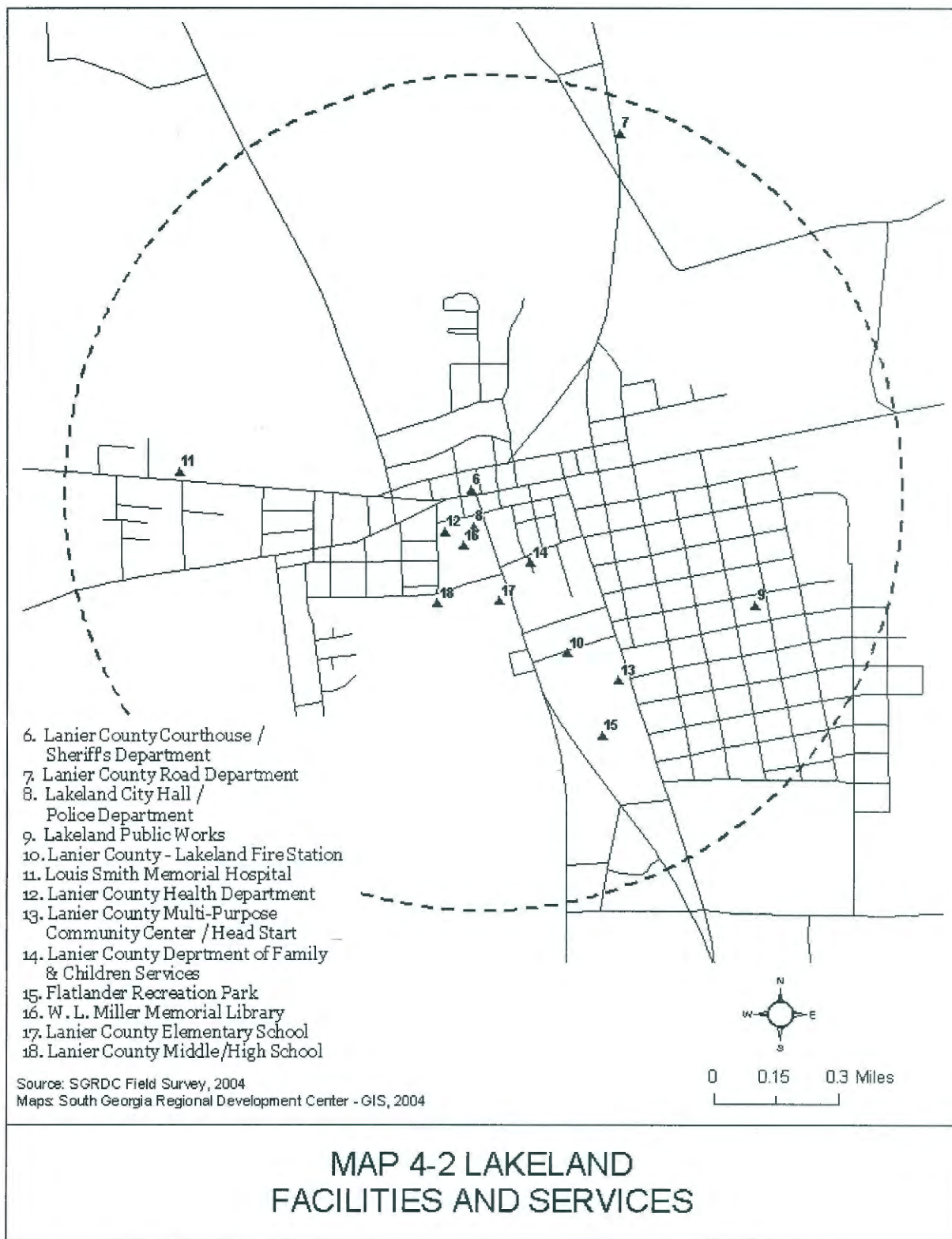
The Lanier County Road Department is located on Highway 135 north next to the fire tower on a one-acre tract of land. The County Maintenance Shop is a 5,040 square foot structure constructed to house machinery and vehicles and conduct maintenance and repairs. In 1995-1996 the structure was extensively upgraded and a new storage structure was constructed. These improvements will adequately service the Road Department for the next twenty years.

#### **Lakeland City Hall**

The Lakeland City Hall is located at 122 South Valdosta Road. The one-story structure was constructed in 1956 and originally housed the mayor's office, utility department, police department and jail, and fire department all within the 3,339 square foot structure. The jail facility was removed in 1977 and the fire department left in 1980. The present structure houses the mayor, city council chambers, the Utility Department, the finance officer, the Police Department and storage facilities. Eleven employees use the City Hall as their headquarters and there are not enough offices and meeting space for all the activities. There is probably enough space if the former garage area of the fire department was utilized. The entire building was reorganized and remodeled. This facility will adequately serve the needs of the City of Lakeland throughout the next twenty years.









### **Lakeland City Shop**

The Lakeland City Shop is a 1,000 square foot structure with other roofed vehicle storage structures for the street, water, sewer and solid waste equipment and supplies. The entire tract is enclosed by a fence and the area is also used by the Police Department for an impound yard. There are seven employees assigned to this facility. This facility will adequately serve the needs of the City throughout the twenty-year planning period

### **PUBLIC SAFETY**

#### **Lanier County Sheriff**

The Sheriff's Department is responsible for law enforcement services countywide, and will respond to municipal calls for assistance with available equipment and manpower. The Sheriff's Department consists of seven regular patrol deputies, five full-time dispatchers and one secretary. Administration and incarceration facilities are located at 100 Main Street in the Lanier County Courthouse complex. Since January 2005 the incarceration facilities have been terminated and all prisoners are transported to Lowndes County, Waycross and Thomasville. Estimated costs to reopen the existing jail range from \$300,000-\$400,000 and this would not solve the lack of a fenced-in exercise yard. This structure has adequate space and facilities for all administrative personnel and will serve the County throughout the twenty-year planning period.

The Sheriff's Department utilizes six vehicles for roadway patrol, surveillance, and investigations. The Department receives an average of 1,850 calls per month. Lanier County participates in an area-wide drug squad with Atkinson, Clinch, Berrien, Cook and Echols Counties, and coordinates services with the Georgia Bureau of Investigation and the Georgia State Patrol.

The Sheriff's Department cannot legally operate a ten-cell jail located in the Courthouse. Consequently all prisoners are transported to Valdosta, Thomasville, and Waycross. Feasibility studies will be undertaken to determine whether to build their own detention center or share facilities with other counties.

According to the U.S. Justice Department and the International City Management Association standards, there should be at least 2.7 sworn certified officers per 1,000 population. That means that the unincorporated portions of Lanier County there should be a total of 12 officers. Lanier County has seven regular patrol officers and the County Sheriff, so the Department is five officers short of the standard.

#### **Lakeland Police Department**

The Lakeland Police Department is located in the City Hall at 122 South Valdosta Road. The total floor area for Police Department offices amounts to 407 square feet and another 100 square feet for storage. The Lakeland Police Department is composed of 8 full-time patrol officers, 1 dispatcher, and 1 full-time secretary, and they have nine vehicles. The Department answers an average of 1,250 calls per month and investigates 761 cases per year. The Department operates a canine unit with two dogs and organizes a neighborhood watch program throughout the City. The Lakeland Police Department has cooperative agreements with the South Georgia Drug Task Force, Georgia Bureau of Investigations, and the Georgia State Crime Lab. The Police Department shares fire and emergency medical dispatching services with Lanier County. The City operates from 8:00 am till 5:00 p.m. Monday through Friday. Whenever they are not open Lanier County takes over the dispatching duties. In October of 2005 the new tri-county E-911 center will handle all dispatching for the cities and counties.

According to the U.S. Justice Department and the International City Management Association standards, there should be 2.7 sworn certified law enforcement officers per 1,000 population. That means that Lakeland needs 7.3 officers. Lakeland has eight officers, so it appears they meet the standards.

The Lakeland Police Department will adequately serve the law enforcement needs of Lakeland throughout the twenty-year planning period.



## FIRE PROTECTION

Greater Lanier maintains a total of five fire stations with two in the Stockton area, one at Mud Creek, one at Teeterville and one in Lakeland. Map 4-3 shows the fire station locations and the approximate service areas. There are minor gaps and overlaps within the system, but for the most part the fire protection services are available to everyone in Greater Lanier.

All volunteer fire departments within Lanier County have matched local dollars with grant dollars, which were coordinated with Lanier County to gain used, but re-conditioned Georgia Forestry Commission "fire knocker" vehicles. The Commission leases water tanks to Lanier County for fifty-year intervals. The volunteer fire department can use the fire knocker for all its fires, but they are obligated to send the fire knocker to assist in all grass and forest fire calls within a rural fire protection service area, which usually covers an area within five miles of the fire station.

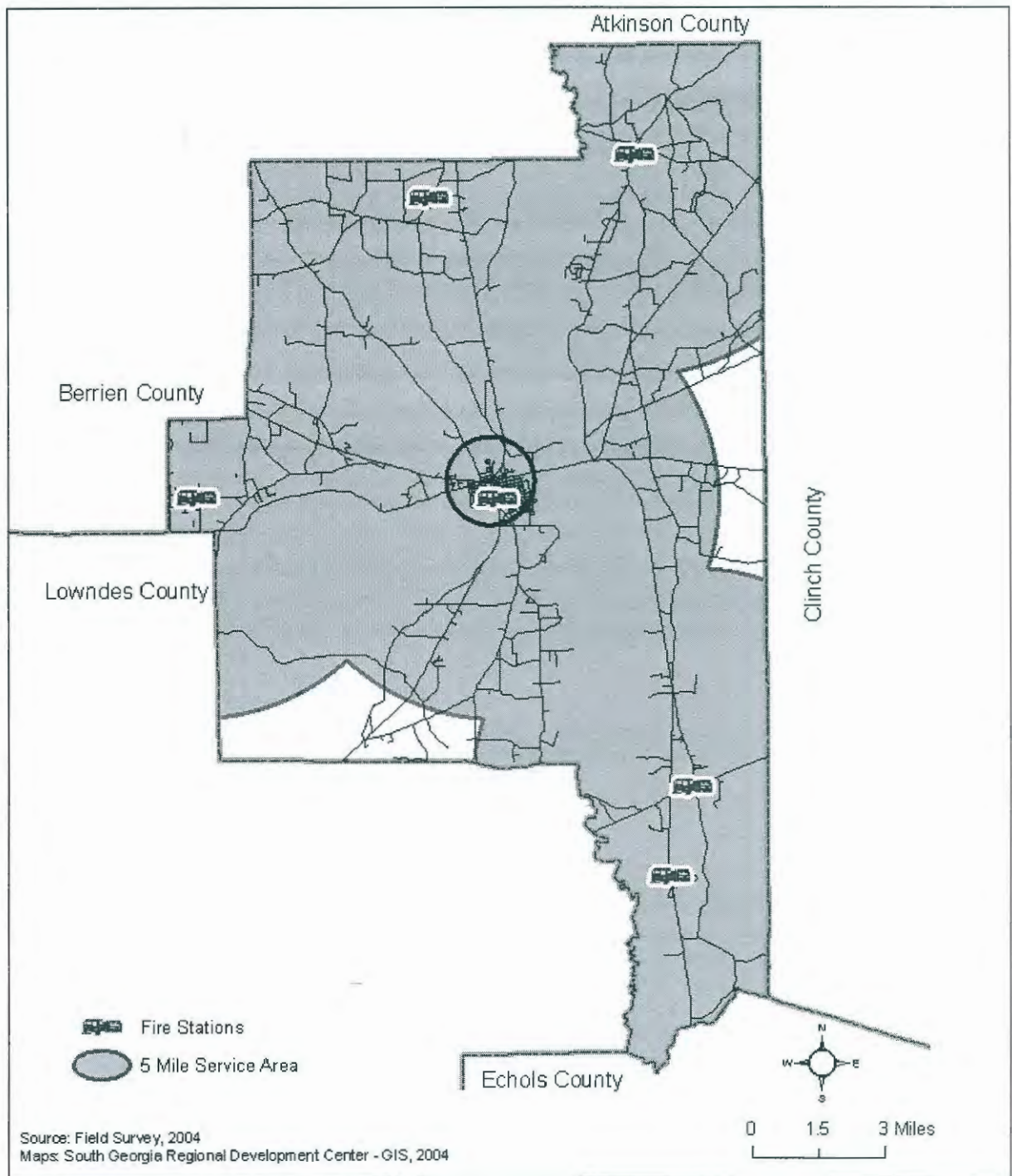
The Insurance Service Office (ISO) rates each fire department's capability to fight fires and their rating (from 1 to 10 with 1 being the best and 10 the worst) determines a public protection classification, which may be used to develop advisory property insurance premium calculations. The individual homeowner, business, industrial, and public domain property owners are well advised to understand the ISO rating for the area in which they reside. Insurance premiums can drop as much as 10 percent by an ISO rating class change of one step. The ISO rating is based on several factors: manpower, training, equipment, location of fire stations, availability of water in fire hydrants, and pumping capacity, to name a few. Table 4-1 shows the breakdown by fire department, major vehicles, manpower, ownership and ISO rating.

**TABLE 4-1  
GREATER LANIER FIRE PROTECTION DISTRICTS, EQUIPMENT,  
VOLUNTEERS, OWNERSHIP, AND ISO RATING**

District	No. of Volunteers	Year	Model	Gallon Capacity	Ownership	ISO Rating	Type
Lanier Lakeland	22	2003 1979 1984 1992 1986 2000	Ford Chevy Chevy Ford Ford	250 g. Rescue 1,750 g. 1,000 g. 1,250gpm	Co/City Co/City Co/City Co/City Co/City	7	Brush Truck Supply Rescue Firekn Pumper Pumper
Mud Creek	5	1968	Ford	1,000 g.	County	9	Firekn
Teeterville	7	1972 1971	Chev. Chev.	1,000 g. 250 g.	County County	9	Firekn Firekn
West Side	5	1976 1979	Internat. Ford	1,000 g. 500 g.	County County	9	Firekn Firekn
Stockton	6	1964 1954 1968	Ford Internat. Chev.	1,000 g. 500gpm 2,500 g.	County County County	9	Firekn Pumper Tanker

Source: South Georgia Regional Development Center, field studies, 2005. (Firekn means Fireknocker)





**MAP 4-3 LANIER COUNTY  
 FIRE PROTECTION DISTRICTS**



The Lanier County / Lakeland Volunteer Fire Department can provide fire protection services throughout the county. Their funding comes on a 50/50 split between the City and the County. Their four-bay, one and one-half story, 2,520 square foot fire station has two pumpers, one rescue vehicle with the JAWS of life equipment, one fireknocker, one brush truck and one step-van with gear and supplies. If funding becomes available the Department would like to raise the structure by one block, so they can halt the water damage suffered in heavy rainstorms. The Department has kitchen facilities and a radio room in the second floor.

The Mud Creek and Teeterville Volunteer Fire Departments both have drop tanks for quick refilling of their trucks. Both have fireknockers and Teeterville has a second fireknocker for quick response. The West Side Volunteer Fire Department was added in 2001, a two-bay facility with two fireknockers. The Stockton Volunteer Fire Department has two fire stations, a new two-bay/meeting room facility on U.S. 84 and a one-bay on U.S. 129. Stockton has one fireknocker, one pumper, and a 2,500-gallon water supply tanker.

Volunteer fire departments are being encouraged to have at least one pumper truck at each station. Lanier County intends to add a pumper to the West Side department in the next two years and program pumper truck for Mud Creek and Teeterville when funding becomes available.

## **HEALTH CARE**

### **Louis Smith Memorial Hospital**

Lanier County constructed the 40-bed Louis Smith Memorial Hospital in 1948 and it is located in Lakeland at 852 West Thigpen Street. Lanier County owns the hospital and has a management contract for all operations with the South Georgia Medical Center. The Hospital completed the construction of a medical office building to house five individual doctor's suites in 1995. Louis Smith Memorial Hospital has maintained a 48% occupancy rate and its total admissions were 1,124 in FY 04. Seventy-seven percent (861) of the total admissions were "inpatients" and twenty-three percent (263) were "outpatients". This percentage difference is common to most other South Georgia community hospitals.

Louis Smith Memorial Hospital has four full-time physicians, nineteen part-time specialty physicians who regularly visit the hospital. The Hospital and the Lakeland Villa Convalescent Center, a 62-bed facility, employ 150 persons with 19 full-time and 10 part-time registered nurses and 16 full-time and 9 part-time licensed practical nurses. The Convalescent Center maintains a 100% occupancy rate and is managed by Lanier Health Services, Incorporated.

### **Lanier County Health Department**

The Lanier County Health Department was constructed in 1989, and is located in Lakeland at 205 West Murrel Street. This one-story brick structure has 3,545 square feet and has seven offices and 3 examination rooms. An average of 175 new clients and 300 re-visiting clients per month are served in basic public health programs consisting of Tuberculosis Control, Sexually Transmitted Diseases, Immunizations, Stroke, Heart Attack Prevention Program, Health Check (care for well babies and children) and Family Planning. In addition, services are provided in perinatal case management, HIV testing, and counseling, Women, Infants, and Children's nutritional program, Vocational Rehabilitation, Mental Health, and a full range of Environmental Services. The Health Department employs 4 full-time and 10 part-time personnel. This relatively new structure will adequately serve the needs of the Department throughout the twenty-year planning period.

### **Lanier County Department of Family and Children Services**

The Department of Family and Children Services is located at 313 Rockmore Circle in Lakeland. This one-story 5000 square foot brick structure is in good condition even though the location is within a neighborhood and not



easily accessible by its clients. This social service agency has 13 full-time employees. Their programs include the Food Stamp Program, the Peach Program Child and Adult Protective Services, Medicaid for individuals, Foster Care, Day Care Services and aid to families with dependent children. This structure will adequately serve the needs of the Department throughout the twenty-year planning period.

## **EMERGENCY MEDICAL SERVICES**

Personnel at the Louis Smith Memorial Hospital manage the Lanier County Emergency Medical Services. During 2004 they answered 859 calls and normally average two to three per day. They have a fleet of three vehicles: 1993 Type 1 Ambulance, 1996 Type 1 Ambulance and a 2001 Type 1 Ambulance. They operate the emergency medical service with eighteen persons- 7 full-time and 11-partime. Sixteen are certified paramedics and two basic life support emergency medical technicians. The average response time within Lakeland is two to three minutes and in the county between nine to twelve minutes. Within the next five years they intend to purchase a replacement unit for the 1993 model.. Total cost of this replacement will be \$ 85,000.

## **PUBLIC WATER SYSTEM**

Lanier County does not now, nor will not provide public water services.

The City of Lakeland owns and operates a municipal system. The distribution system is graphically depicted on Map 4-4: Lakeland Water Distribution System. The present twenty-one mile water distribution system uses two wells, #1 at Pine Street and #2 at Darsey Avenue. The system stores water in two elevated water storage tanks. These tanks are located on Darsey Avenue (eastside) and on the extreme west side and hold a total of 450,000 gallons of water. Between 1994 and 2004 the total number of water customers rose from 1,055 to 1,224 (a 16% increase). The city has lines serving customers outside the corporate limits and these customers remained at 23. The Georgia Department of Natural Resources withdrawal permit allows Lakeland to use 375,000 gallons per day and their present average daily usage amounts to 300,000 gallons per day with a peak usage of 540,000 gallons during a dry season. With normal maintenance and upgrades the Lakeland water distribution system should adequately serve the city throughout the twenty-year planning period.

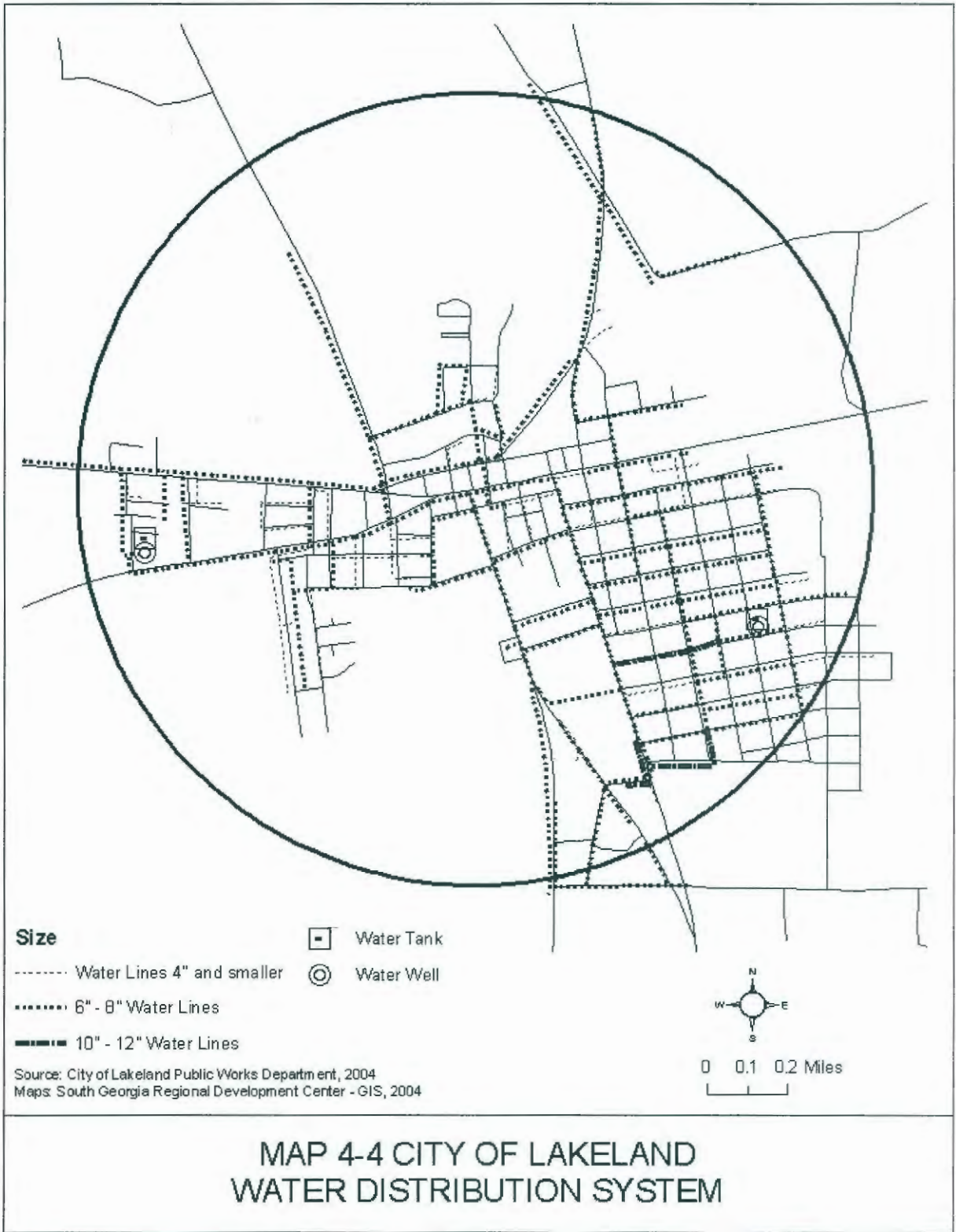
## **SANITARY SEWER SYSTEM**

Lanier County does not now, nor will not provide public sanitary sewer services.

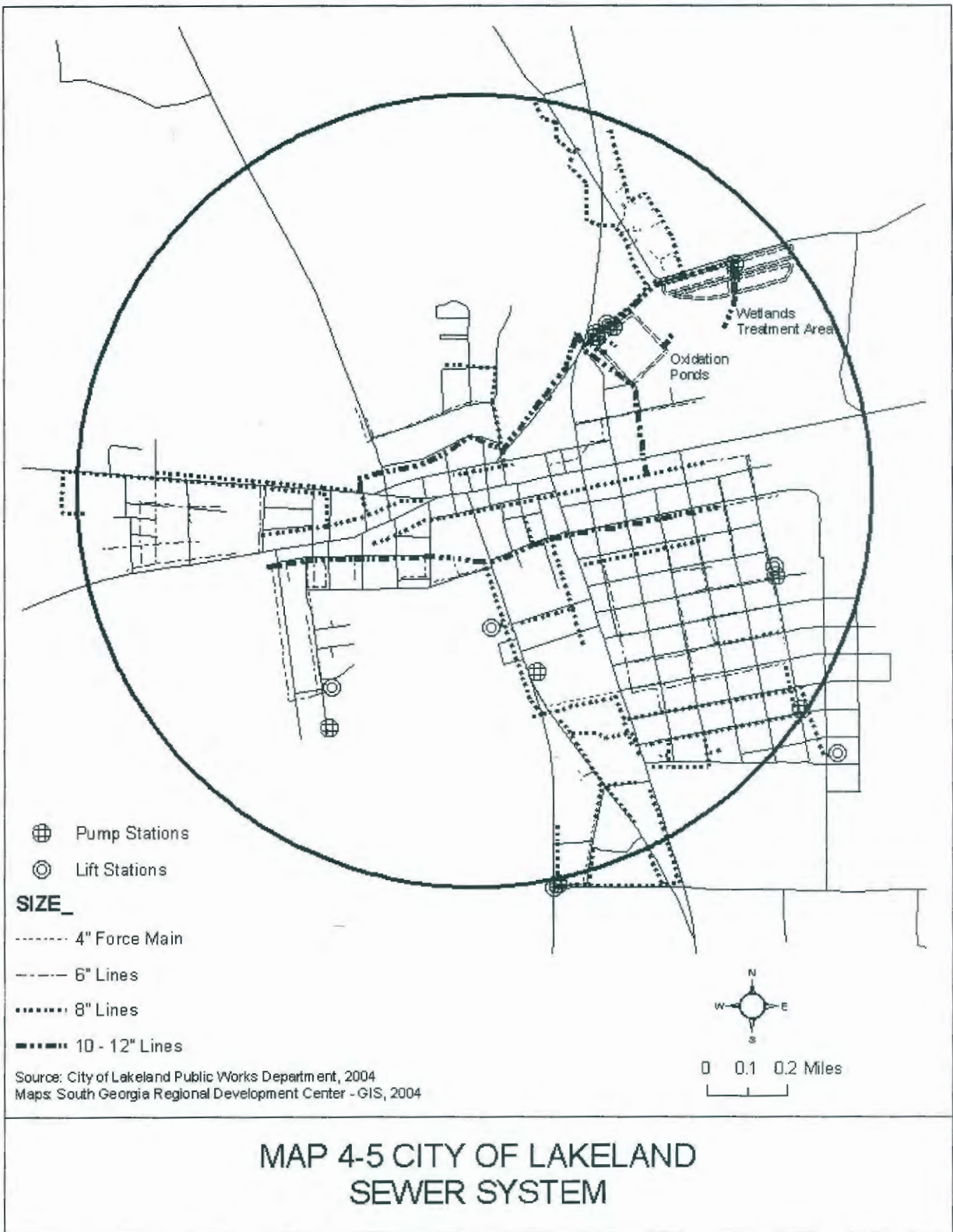
The City of Lakeland owns and operates a public sewerage collection and wastewater treatment system. The collection system layout is graphically depicted on Map 4-5: Lakeland Sewer System. The sewer system has twelve miles of lines and seven lift stations. The wastewater treatment system located on Brantley and Linda Streets utilizes oxidation ponds and manmade wetlands and aquatic plants to purify the effluent. The sewer system serves nearly 95% of the city's residents. Since 1994 207 customers have been added to the sewer system, a 20.3percent increase. The system now has 1,224 customers within the city. The city's permit allows 0.5 million gallons per day and current usage places their reserve treatment capacity at 49 percent. With normal maintenance the Lakeland sanitary sewer system should adequately serve the city throughout the twenty-year planning period.

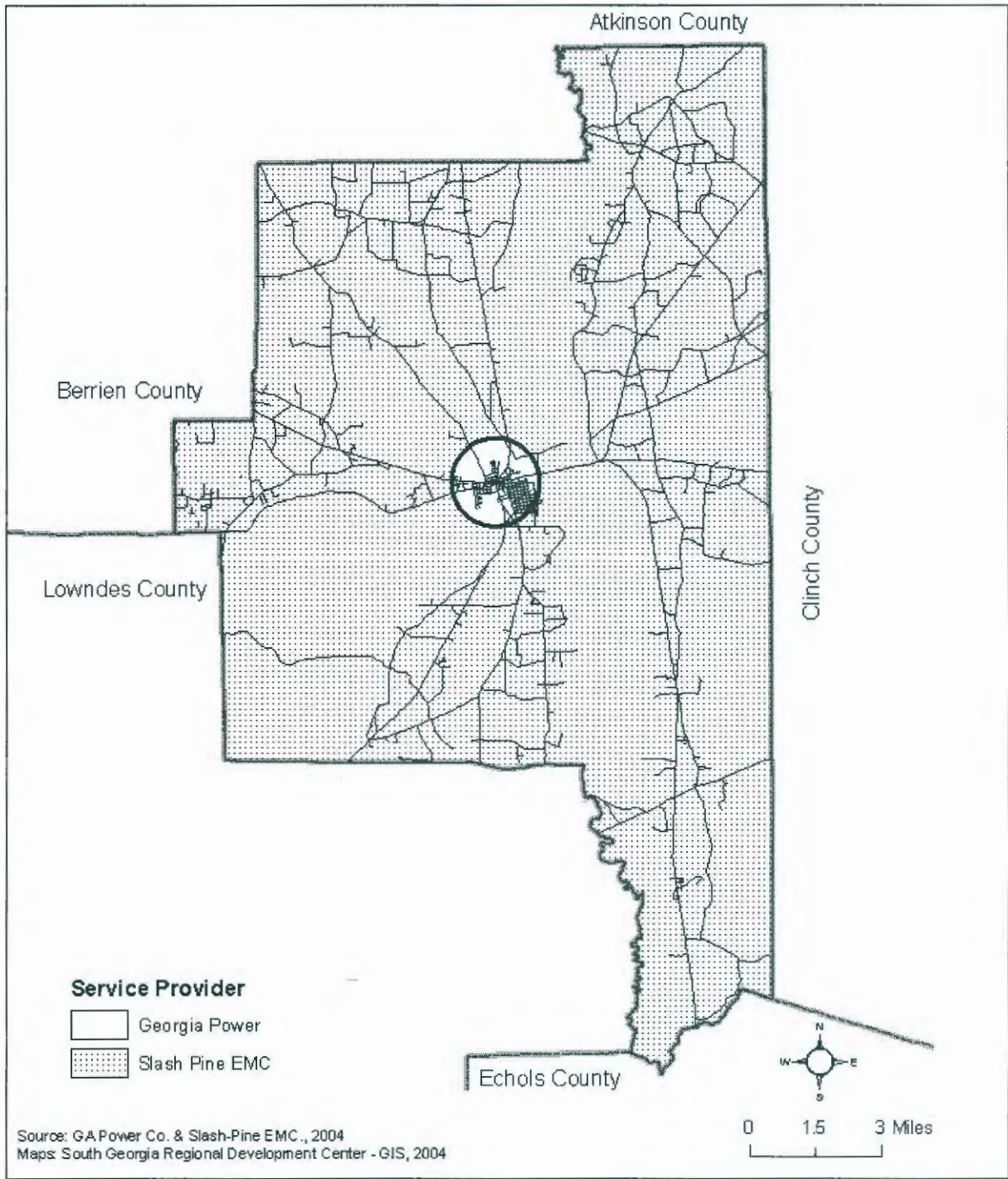
## **NATURAL GAS SERVICE**

The natural gas distribution system in Lakeland is owned and operated by Georgia Natural Gas Company. The system is expandable and will meet the natural gas needs throughout the next twenty years.









Source: GA Power Co. & Slash-Pine EMC., 2004  
 Maps: South Georgia Regional Development Center - GIS, 2004

## MAP 4-6 LANIER COUNTY ELECTRIC TRANSMISSION SYSTEM



## ELECTRIC DISTRIBUTION SERVICE

Slash Pine Electric Membership Corporation and Georgia Power Company service the electric consumer base in Greater Lanier. Map 4-6 shows the negotiated electric service areas approved by the Georgia Public Service Commission. For the most part the City of Lakeland (and a few rural locations) is served by Georgia Power Company and Slash Pine Electric Membership Corporation serves the unincorporated areas of Lanier County. Table 4-2 details the customer base of the two utility companies.

**TABLE 4-2**  
**2004 ELECTRIC SUPPLY BY COMPANY AND CLASS**

{PRIVATE }	Georgia Power Company	Slash Pine Electric Membership Co.	TOTALS
Residential	1,580	2,321	3,901
Commercial	397	20	417
Industrial	6		6
TOTAL	1,983	1,729	4,324

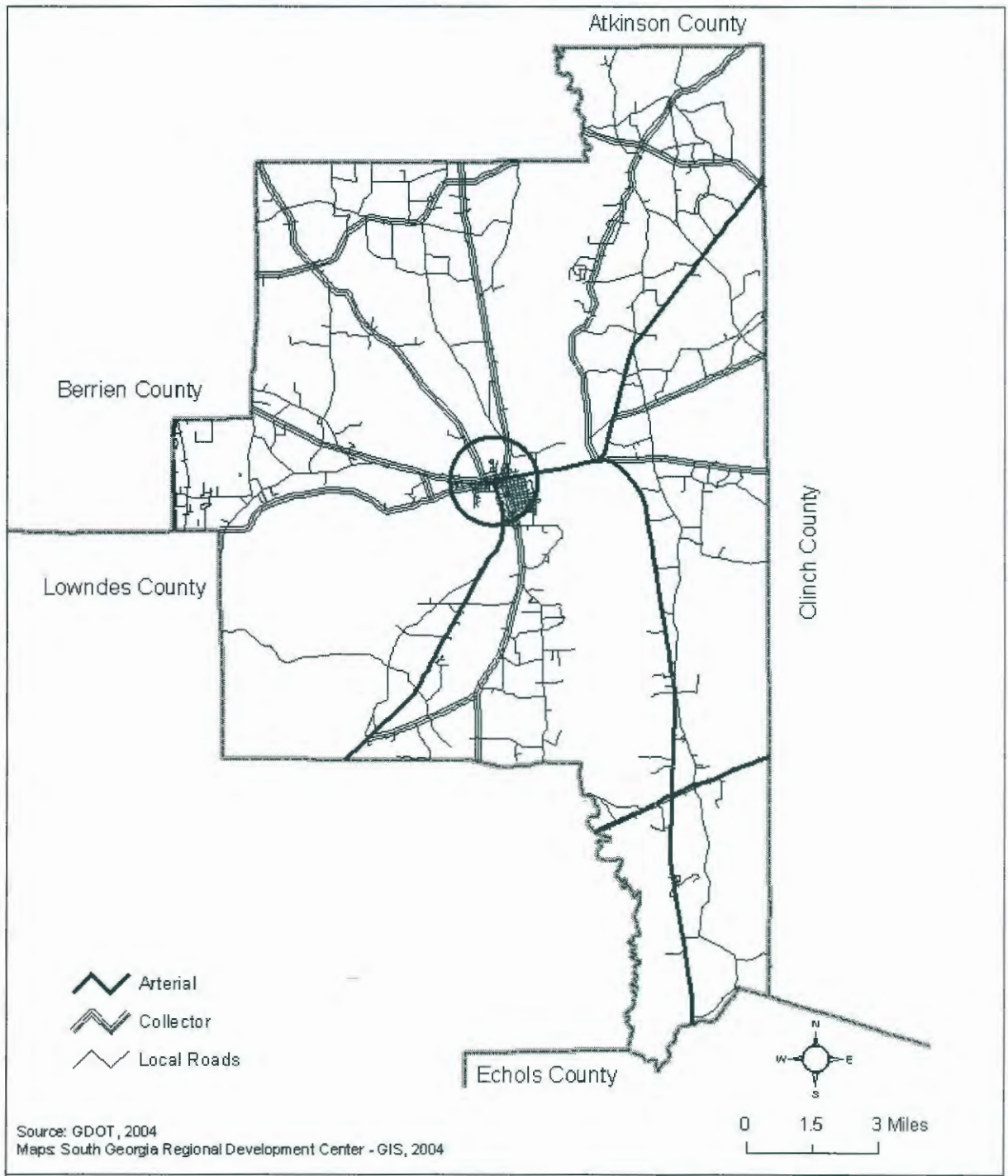
Source: Georgia Power Co. and Slash Pine Electric Membership Corporation, 2004.

Both utility companies have reserve capacity in their local electrical distribution systems and can meet the power needs of all major new customers. With normal maintenance and upgrades the electrical power distribution systems will adequately serve Greater Lanier during the twenty-year planning period.

## SOLID WASTE

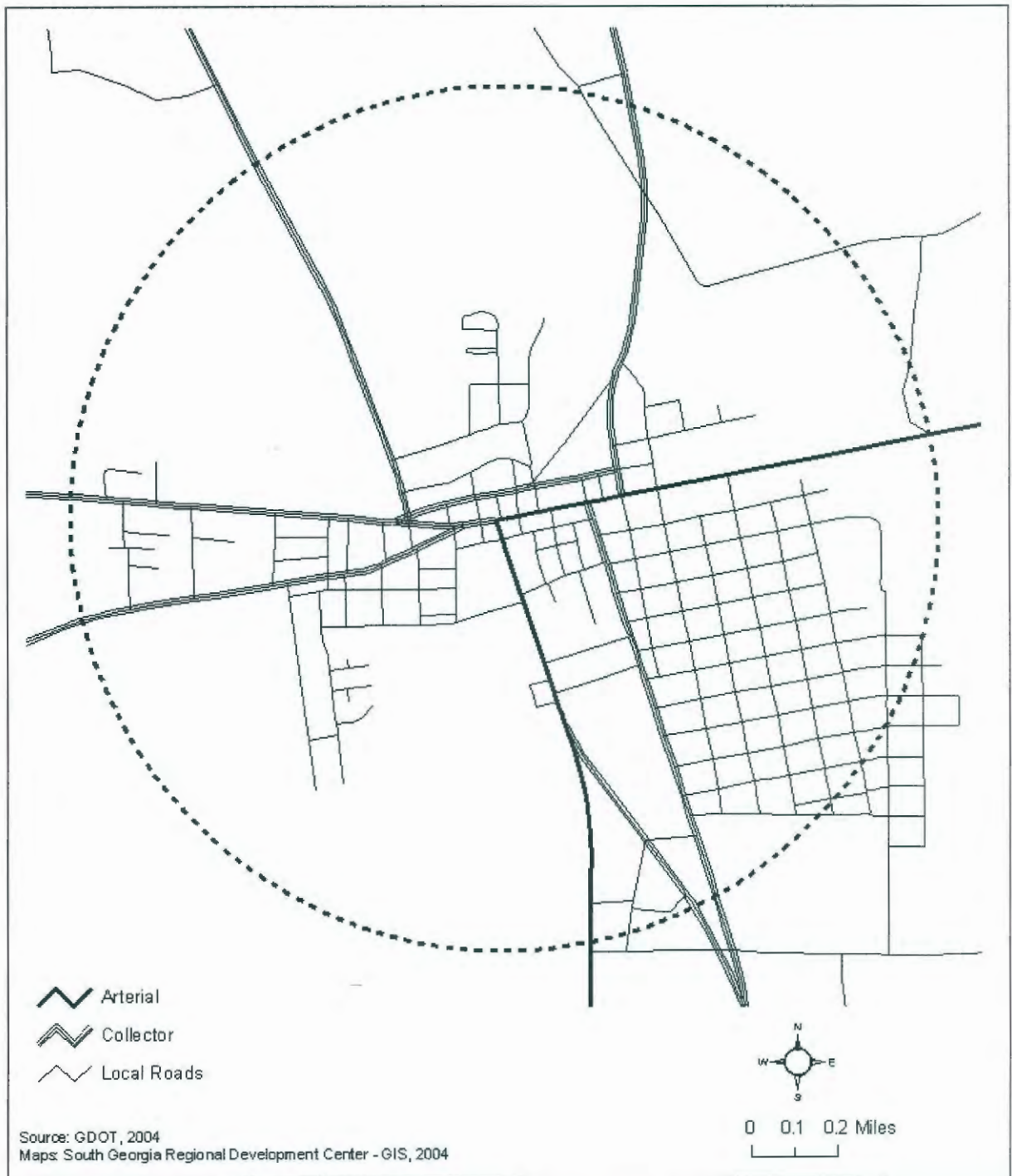
The Comprehensive Solid Waste Management Act of 1990 required all local governments in Georgia to develop a ten-year solid waste management plan. Lanier County and the City of Lakeland, along with the following counties: Ben Hill, Berrien, Brooks, Cook, Irwin, Lanier, Lowndes, and Tift have jointly prepared and gained Georgia Departments of Natural Resources and Community Affairs concurrence on the South Georgia Multi-Jurisdictional Solid Waste Management Plan on September 18, 1992. Greater Lanier adopted their individual solid waste management plans in 1992, amended the five-year work programs in 1998 and 2003. New local comprehensive planning standards and procedures and solid waste management planning standards and procedures became effective in 2004. Lanier County, and the City of Lakeland opted to prepare separate ten-year documents for the joint local comprehensive plan and the solid waste management plan.

Since 1993, Lanier County contracted for solid waste collection and disposal from a private company on a door-to-door basis; ended their study to dispose of their waste in Lanier County, and now recycle their waste through another private company. The City of Lakeland collects municipal solid waste in the city and disposes it in the Atkinson County Sub-Title D Landfill. All county solid waste is collected by a private contractor and disposed in a private Sub-Title D landfill in Lowndes County and there are assurances in writing that these solid wastes can be disposed for ten years. The proposed "2006-2015 Lanier County Solid Waste Management Plan" includes programs and strategies to more effectively reduce the amount of solid waste and intensify recycling efforts.

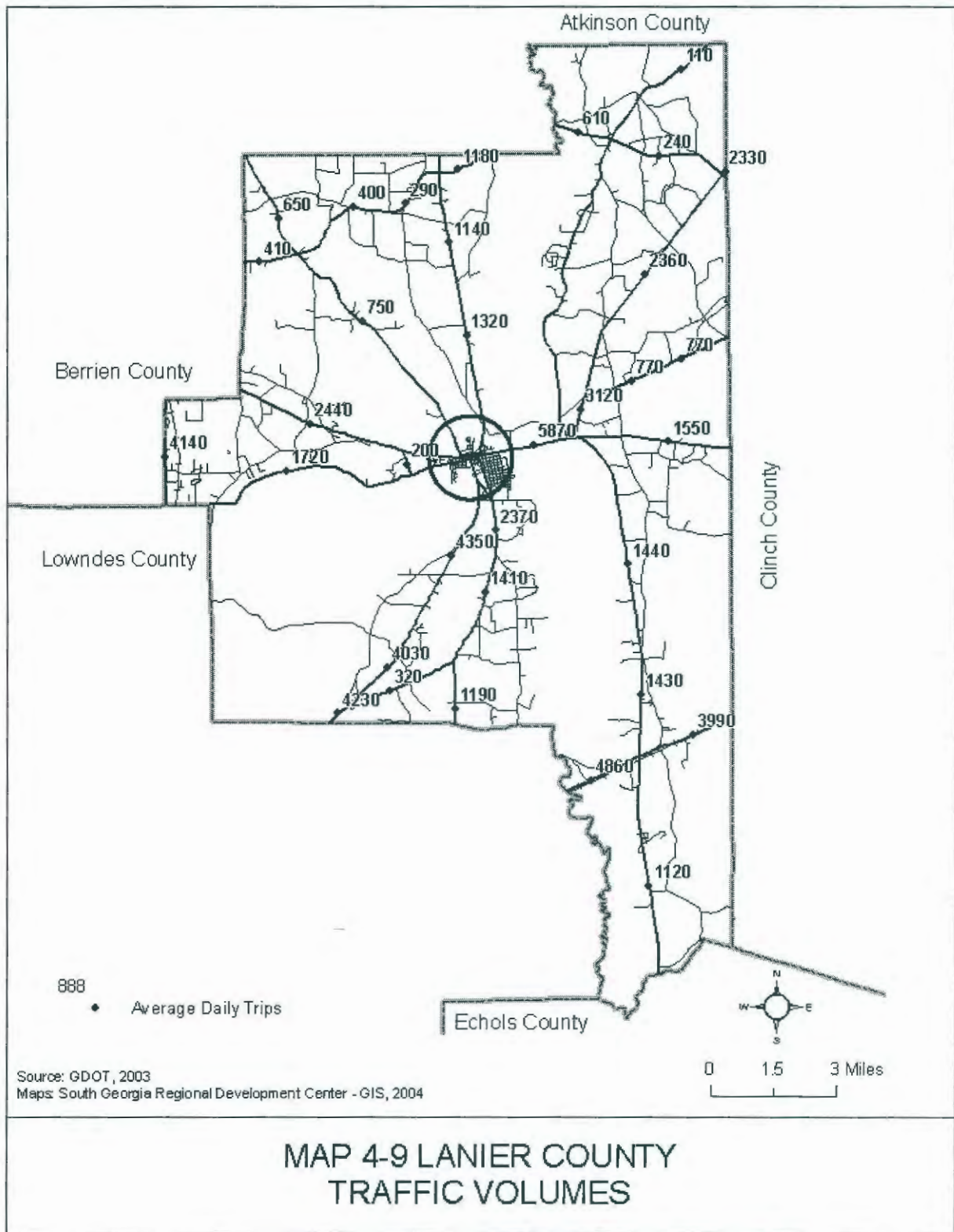


**MAP 4-7 LANIER COUNTY  
 STREET AND ROAD CLASSIFICATION**

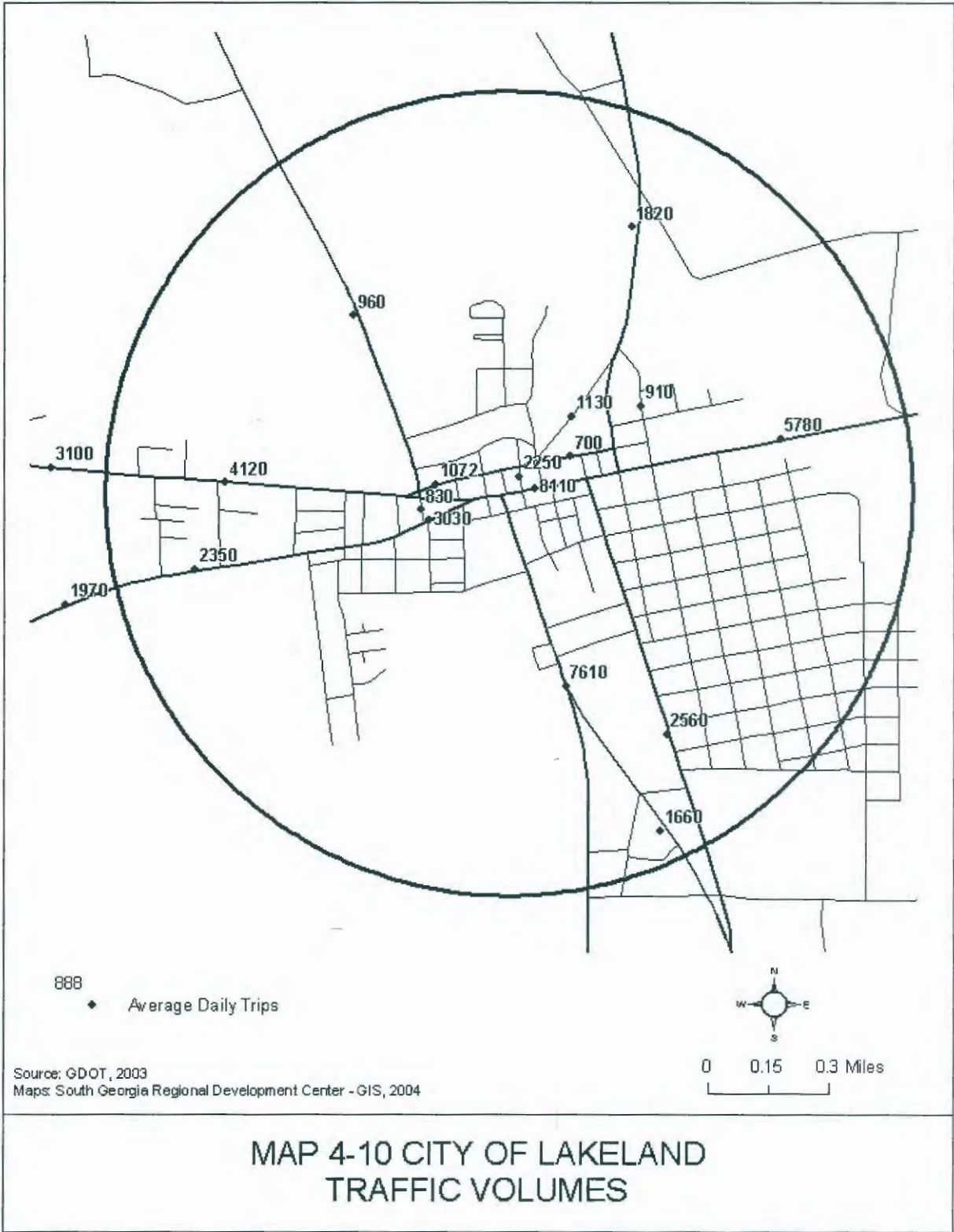




## MAP 4-8 CITY OF LAKELAND STREET AND ROAD CLASSIFICATION







## TRANSPORTATION

### Streets and Roads

The Georgia Department of Transportation has prepared a functional classification system for all roadways in Greater Lanier. This functional classification system provides a useful tool for public management because roads are classified according to the character of service they provide. Roads provide two basic functions: access to property and corridors for movement of people and goods. Map 4-7: Lanier County Street and Road Classifications depicts the county street and road classifications and Map 4-8: Lakeland Area Street and Road Classifications depicts road classifications for the city. The functional road classifications for Greater Turner are defined as follows:

- Arterial        These roadways are designed to carry relatively large traffic volumes throughout the city and county and to major trip generating destinations such as centers of employment and large shopping districts. In typically rural counties such as Lanier, these roadways are usually federally and state maintained highways which link to other communities in surrounding counties.
  
- Collector       These roadways are designed to collect traffic from the local street system and carry it to arterial roadways. While experiencing greater volumes and speeds than the local road network, these roadways also provide direct access to adjacent properties.
  
- Local            These roadways are intended to be relatively low-volume with a primary function of providing direct access to property.

There are three federal and six state highways which border or cross portions of Greater Lanier; linking to other communities in surrounding counties such as Valdosta, Nashville, Douglas, Waycross and Adel. There are linkages to the Atlantic Ocean and to metropolitan centers to the west and north.

Traffic volumes throughout Greater Lanier are comparatively low and these volumes are depicted on Maps 4-9 and 4-10, Lanier County Traffic Volumes, and Lakeland Area Traffic Volumes. The largest traffic volume is located on US 129 and Georgia 37 in the central business area of Lakeland - 7,610 vehicles per day. The second highest volume is east of Lakeland on Georgia 122, 37 and US 221 at 5,870 vehicles per day. US Route 84 on the southeastern edge handles between 3,990 and 4,860 vehicles per day and Georgia 125 on the extreme western side accounts for 4,140 vehicles per day.

The published Georgia Department of Transportation, Statewide Transportation Improvement Programs for FY 05 - FY 07 which show proposed construction projects for all counties indicate one intersection improvement east of Lakeland at on SR 31/US 221 at SR 37 and SR 11/US 129 east; and one bridge replacement on SR 64/SR 168 at the Alapaha River in Lanier County.

## TRANSPORTATION

### Railroad Service

Rail freight service is non-existent in Greater Lanier, with the Seaboard Coast Line (CSX) running along US Highway 84 on the southeastern edge and the Central of Georgia Railroad on the extreme western edge of Lanier County.

### Aviation

General aviation services are not provided in Greater Lanier. The closest major airport is located in Valdosta.



## RECREATION

The breakdown of existing public recreation facilities managed by the Lakeland/Lanier County Recreation Board in Greater Lanier is summarized as follows:

3	Baseball/Softball Fields (lighted and fenced)
3	Tennis courts
1	Pond
2	Walking trails
1	Area for picnics
1	Arboretum

These existing facilities are located in parks on a total of 75 acres. The Banks Lake and Wildlife Refuge with 16,000 acres are not included in the local recreation totals for recreation.

**TABLE 4-3  
GREATER LANIER RECREATIONAL FACILITIES AND STANDARDS**

{PRIVATE }	FACILITY	STANDARDS
	Baseball/Softball Fields	1/3,000 population
	Basketball Courts	1/5,000 population
	Tennis Courts	1/2,000 population
	Swimming Pool	1/10,000 population
	Total Park/Land Acreage	10 Acres/1,000 population

Source: National Recreation & Parks Association, 1983, Modified by the Georgia Department of Community Affairs.

The standards found in Table 4-3 were applied to Greater Lanier from a total parkland acreage basis using 2000 U. S. Bureau of Census figures, to arrive at the numbers of acre deficiencies shown in Table 4-4.

**TABLE 4-4  
GREATER LANIER RECREATION ACREAGE DEFICIENCY ANALYSIS**

{PRIVATE }	2000 Population	Compute	Minimum Acreage 1Ac/100	Existing Park Acres	Percent Standard Met	Acres Needed
Greater Lanier	7,241	7.241x10	72.41	75.00	104%	0.00
<b>TOTALS</b>	7,241	7.241x10	72.41	75.00	104%	0.00

Source: South Georgia Regional Development Center, 2005.

Greater Lanier meets and exceeds the "facility" standards for baseball/softball fields and tennis courts, but needs one basketball court and nearly three-quarters of a swimming pool. A new arboretum park was developed on a 43-acre tract of land located east of the Lake Irma dam with entrances, parking, and trails to provide valuable educational and passive recreation opportunities. Greater Lanier has a surplus of recreation acres to meet the 2000 recreational



needs. However, by 2025 as the population reaches 8,811 an additional 13 acres of recreational land will be needed.

## CULTURAL RESOURCES

### W. L. Miller Memorial Library

The W. L. Miller Memorial Library is located at 124 South Valdosta Road in Lakeland. The Library is a member of the Coastal Plain Regional Library System and is operated under the direction of the W. L. Miller Memorial Library Board. The library operates under the Georgia State Public Library Services Division of the Georgia Department of Education. The Lanier County Commission, the Lanier Board of Education and the City of Lakeland share funding for the library.

The one-story brick structure containing 4,850 square feet was constructed in 1988. The library contains approximately 18,500 books and subscribes to 25 periodicals in addition to the Inter-Library and Intra-Library Loan System, which gives the library access to materials all over the southeast. One full-time employee, one part-time employee and one volunteer staff the library. The library is open from 11:00 a.m. to 6:00 p.m. Monday through Friday. By 2004 the library had five patron and two staff computers, so they can now access information needs from other libraries participating in the Coastal Plain Regional Library System. With normal maintenance and upkeep the library will serve the needs of Greater Lanier throughout the twenty-year planning period.

## EDUCATIONAL FACILITIES

### Lanier County Board of Education

The Lanier County Board of Education boardroom and office is located on Murray Avenue on the southern edge of Lakeland. The one-story structure contains 6,000 square feet and houses offices for 6 full-time administrators and 26 system-wide employees. This structure meets the existing and future needs of the Board of Education and will serve Greater Lanier throughout the twenty-year planning period.

A breakdown by school, location, grades, and teachers shows the Lanier County Board of Education operating three schools with 110.5 teachers and 83.49 support personnel. During the last ten years fifteen classrooms have been added to accommodate the increase in enrollment.

**TABLE 4-5: TEACHERS & SUPPORT STAFF LANIER COUNTY SCHOOS**

{PRIVATE } SCHOOL	LOCATION	GRADES	TEACHERS	SUPPORT STAFF
Lanier Co. Elementary	242 Valdosta Road	PK - 5	55.5	49.83 2-Administrators
Lanier Co. Middle/High	325 West Patten	6 - 12	55	29.66 2-Administrators

Source: Lanier County Board of Education, 2005.

Total enrollment for 2000 through 2005:

<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
1343	1320	1373	1432	1476	1522



The Lanier County Board of Education will be updating their five year "Facility Plan" in 2005 and anticipate needing some additional classrooms. Until their updated plan is completed no construction timelines or projects will be announced.

#### Lanier County Head Start School

The new (1991) Lanier County Head Start School is located at the Lanier County Multi-Purpose Community Center at 810 South Oak Street. The 7,568 square foot structure is shared with the Senior Center and Nutrition Site. The Lanier County Head Start has 56 students, with three teachers, three teaching assistants, three foster grandparents, one disability aide, one bus driver, one case manager and one site manager. The present facility is near capacity and will need a new structure or addition to the present building within ten years, if enrollments continue to increase. This Head Start facility and the Senior Center/Nutrition Site will adequately service Greater Lanier throughout the twenty-year planning period.

### **COUNTY AND COMMUNITY FACILITIES & SERVICES GOALS AND POLICIES**

#### **GOAL**

**Increase an intensive mixture of employment, goods, services, and residential use in Activity Centers; link high intensity Activity Centers; provide a wide variety of residential and employment alternatives both inside and outside Activity Centers; and achieve the highest standards of quality in the urban environment.**

#### **POLICY**

- Local services, such as schools, public safety and fire protection, public roads and streets, water, sanitary sewer and drainage facilities, and parks should be planned to be adequate for the population and employment densities anticipated. Areas of the community where local services are available should be developed first. New land should be opened for urbanization in a staged contiguous manner through a coordinated program of public service extensions. Cooperative arrangements between service providers are paramount. Where practical, investment in all services, including schools, shall be consistent with city and county future land use plans.

## CHAPTER FIVE: HOUSING CHARACTERISTICS

An in depth examination of the existing housing supply in Lanier County is necessary in order to assess the quantity and types of housing needed in the next 25 years. A tabular summary of state, county, unincorporated areas, and city-housing data follows.

**TABLE 5-1**  
**1980-2000 STATE OF GEORGIA HOUSING CHARACTERISTICS**

Category	1980	1990	2000		# Change 1980 - 2000	% Change
Total Units	2,012,640	2,638,418	3,281,737		1,269,097	63.1
Single Family	1,525,070	1,801,627	2,291,837	69.8	766,767	50.3
Multi-Family	334,622	508,903	681,019	20.8	346,397	103.5
Manufactured Homes	152,948	305,055	394,938	12.0	241,990	158.2
Owner Occupied Units	1,216,459	1,536,759	2,029,293	61.8	812,834	66.8
Renter Occupied Units	655,913	829,856	977,076	29.8	321,163	49.0
Vacant Units	140,988	271,803	275,378	8.4	134,380	95.3
Owner to Renter Vacancy Rate	NA	0.32	0.51			-
Owner Vac. Rate	NA	2.36	2.24			-
Renter Vac. Rate	NA	12.36	8.46			-
Built before 1939	296,662	212,294	192,972	5.9	-103,690	-35.0
Lacking complete plumbing	35,769	28,462	29,540	0.9	-6,229	-17.4
Median Value Owner Occupied	\$23,100	\$71,278	\$111,200	-	\$88,100	381.4
Lower Quartile		\$47,300	\$77,000			
Upper Quartile		\$102,100	\$167,000			
Median Rent	\$153	\$365	\$505	-	\$352	230.0
Lower Quartile		\$202	\$320			
Upper Quartile		\$466	\$692			
All other Units	4,289	22,833	4,313	0.1	24	0.6

Source: US Bureau of Census 1980, 1990, and 2000. NA = Not Available NR = Not Reported



**TABLE 5-2  
1980 – 2000 GREATER LANIER HOUSING CHARACTERISTICS**

	Year-Round				All		1980 - 2000	
	1980	%	1990	%	2000	%	Change	%
Total Units	2,029		2,202		3,011		982	48.4
Single Family	1,532	75.5	1,332	60.5	1,663	55.2	131	8.6
Multi-Family	128	6.3	116	5.3	112	3.7	-16	-12.5
Manufactured Homes	369	18.2	754	34.2	1,220	40.5	851	230.6
Vacant Units	207	10.2	237	10.8	418	13.9	211	101.9
Owner Occupied Units	1,263	62.2	1,404	63.7	1,979	65.7	716	56.7
Owner Vacancy Rate	NA	--	--	--	1.54			--
Renter Occupied Units	559	27.6	561	25.5	614	20.4	55	9.8
Renter Vacancy Rate	NA	--	--	--	15.31			--
Built before 1939	285	14.0	233	10.6	159	5.3	-126	- 44.2
Lacking Complete Plumbing	175	8.6	65	3.0	82	2.7	-93	- 53.1
Owner Median Value	\$30,390	--	\$32,708	--	\$62,200		\$31,810	104.7
25th Percentile Value	NR	--	\$19,625	--	\$42,300			--
75th Percentile Value	NR	--	\$51,285	--	\$89,900			--
Renter Median Rent	\$123	--	\$147	--	\$275		\$152	123.6
25th Percentile Value	NR	--	\$101	--	\$200			--
75 <sup>th</sup> Percentile Value	NR		\$196		\$372			
Median Value Manufactured Homes		--		--	\$29,600		--	--

Source: U.S. Bureau of Census, 1980, 1990 and 2000.

NR = Not Reported      NR = Not Available

**TABLE 5-3**  
**UNINCORPORATED LANIER HOUSING CHARACTERISTICS**  
**1980 - 2000**

	Year-Round				All		1980 - 2000	
	1980	%	1990	%	2000	%	Change	%
Total Units	1,101		1,200		1,842		741	67.3
Single Family	788	71.6	709	59.1	919	49.9	131	16.6
Multi-Family	68	6.2	17	1.4	5	0.3	-63	-92.6
Manufactured Homes	245	22.3	474	39.5	908	49.3	663	270.6
Vacant Units	140	12.7	142	11.8	220	11.9	80	57.1
Owner Occupied Units	701	63.7	844	70.3	1,398	75.9	697	99.4
Owner Vacancy Rate	NA	--	NR	--	NR		--	--
Renter Occupied Units	260	23.6	214	17.8	224	12.2	-36	-13.8
Renter Vacancy Rate	NA	--	NR	--	NR		--	--
Built before 1939	155	14.1	125	10.4	72	3.9	-83	-53.5
Lacking Complete Plumbing	133	12.1	28	2.3	31	1.7	-102	-76.7
Owner Median Value	NA	--	NA	--	NA		--	--
25th Percentile Value	NA	--	NA	--	NA		--	--
75th Percentile Value	NA	--	NA	--	NA		--	--
Renter Median Rent	NA	--	NA	--	NA		--	--
25th Percentile Value	NA	--	NA	--	NA		--	--
75th Percentile Value	NA	--	NA	--	NA		--	--

Source: U.S. Bureau of Census, 1980, 1990 and 2000.  
 NR = Not Reported      NR = Not Available



**TABLE 5-4  
1980 - 2000 LAKELAND HOUSING CHARACTERISTICS**

	Year-Round				All		1980 - 2000	
	1980	%	1990	%	2000	%	Change	%
Total Units	928		1,002		1,169		241	30.0
Single Family	744	80.2	623	62.2	744	63.6	0	0.0
Multi-Family	60	6.5	99	9.9	107	9.2	47	78.3
Mobile Homes	124	13.4	280	27.9	312	26.7	188	151.6
Median Value Manufactured Homes					\$23,100		--	--
Vacant Units	67	7.2	95	9.5	198	16.9	131	195.5
Owner Occupied Units	562	60.6	560	55.9	581	49.7	19	3.4
Owner Vacancy Rate	NA	--		1.2		2.2	--	--
Renter Occupied Units	299	32.2	347	34.6	390	33.4	91	30.4
Renter Vacancy Rate	NA	--	7.2%	--		16.3	--	--
Built before 1939	130	14.0	108	10.8	87	7.4	-43	-33.1
Lacking Complete Plumbing	42	4.5	37	3.7	51	4.4	9	21.4
Owner Median Value	\$31,068	--	\$30,440	--	\$55,300		\$24,232	78.0
25th Percentile Value	NR	--	\$17,444	--	\$38,100		--	--
75th Percentile Value	NR	--	\$47,012	--	\$77,600		--	--
Renter Median Rent	\$121	--	\$144	--	\$258		\$137	113.2
25th Percentile Value	NR	--	\$100	--	\$173		--	--
75th Percentile Value	NR	--	\$194	--	\$330		--	--

Source: U.S. Bureau of Census, 1980, 1990 and 2000.

NR = Not Reported    NR = NOT AVAILABLE

**TABLE 5-5  
1980 - 2025 PERSONS PER HOUSING UNIT IN GREATER LANIER**

Unit	1980	1990	2000	2001	2002	2003	2004	2005	2010	2015	2020	2025
Lanier (total)	3.05	2.76	2.67	2.66	2.65	2.65	2.64	2.63	2.62	2.62	2.62	2.65
Lakeland	3.00	2.88	2.54	2.54	2.54	2.54	2.55	2.55	2.63	2.57	2.60	2.66
Lanier, unincorp.	3.04	2.83	2.78	2.74	2.73	2.72	2.72	2.71	2.66	2.71	2.73	2.78
RDC	3.00	2.78	2.97	NA	NA	NA	NA	2.73	2.72	2.73	2.75	2.81
State	2.83	2.66	2.65	2.64	2.63	2.63	2.62	2.61	2.59	2.59	2.60	2.63

Source: Woods and Poole Economics, Inc., 2002; and South Georgia Regional Development Center, 2004.

**TABLE 5-6  
1980 - 2025 GREATER LANIER NUMBER OF OCCUPIED HOUSEHOLDS**

Unit	1980	1990	2000	2005	2010	2015	2020	2025
Lanier (total)	1,836	1,977	2,593	2,735	2,854	2,964	3,052	3,118
Lakeland	868	913	971	1,012	1,056	1,096	1,129	1,154
Lanier, unincorp.	968	1,064	1,622	1,723	1,798	1,868	1,923	1,964
South Ga. RDC	61,783	66,061	76,532	81,006	85,293	89,213	92,652	95,305
State	1,886,550	2,380,830	3,022,410	3,265,030	3,501,680	3,727,580	3,929,140	4,108,410

Source: Woods & Poole Economics, Inc., 2002 and South Georgia Regional Development Center, 2004.

**Numerical and Percentage Change**

Unit	1980 - 1990		1990 - 2000		2000 - 2010		2010 - 2020		2000 - 2025	
	number	%	number	%	number	%	number	%	number	%
Lanier (total)	141	7.7	616	31.2	261	10.1	198	6.9	525	20.2
Lakeland	45	5.2	58	6.4	85	8.8	40	3.6	183	18.8
Lanier, unincorp.	96	9.9	558	52.4	176	10.9	125	7.0	342	21.1
South Ga. RDC	4,278	6.9	10,471	15.9	8,761	11.4	10,359	12.1	18,773	24.5
State	501,253	26.6	641,580	26.9	479,270	15.9	427,460	12.2	1,086,000	35.9

Source: Woods and Poole Economics, Inc., 2002 and South Georgia Regional Development Center, 2004.



**Table 5-7: Renter/Owner Housing Cost As A Percentage Of Household Income - 1980**

Unit	RENTERS			HOMEOWNERS			Total Hsgholds	Total Hsgholds Greater than 30%	%	% Mobile Homes
	Households			Households						
	Costs Greater			Cost Greater						
	than 30%	Sub-Total	%	than 30%	Sub-total	%				
Ben Hill	477	1,167	40.80%	435	1,562	27.80%	2,729	912	33.40%	11.90%
Brooks	432	935	46.20%	419	1,815	23.10%	2,750	851	30.90%	14.00%
Cook	325	836	38.90%	536	2,133	25.10%	2,969	861	29.00%	12.10%
Echols	20	67	29.90%	25	259	9.70%	326	45	13.80%	24.00%
Irwin	209	530	39.40%	242	1,127	21.50%	1,657	451	27.20%	10.60%
Lanier	118	368	32.10%	137	676	20.30%	1,044	255	24.40%	18.20%
Lowndes	3,026	7,711	39.20%	2,004	10,182	19.70%	17,893	5,030	28.10%	10.20%
Tift	1,171	2,948	39.70%	916	4,713	19.40%	7,661	2,087	27.20%	14.80%
Turner	328	721	45.50%	307	1,179	26.00%	1,900	635	33.40%	10.40%
Region	6,106	15,283	40.00%	5,021	23,646	21.20%	38,929	11,127	28.60%	12.70%

Source: U. S. Bureau of Census, Summary Tape File 3A, 2000. Analysis: South Georgia Regional Development Center, 2003.

**Table 5-8: Renter/Owner Housing Cost As A Percentage Of Household Income - 1990**

Unit	RENTERS			HOMEOWNERS			Total Hsgholds	Total Hsgholds Greater than 30%	%	% Mobile Homes
	Households			Households						
	Costs Greater			Cost Greater						
	than 30%	Sub-Total	%	than 30%	Sub-total	%				
Ben Hill	771	1,749	44.10%	513	2,704	19.00%	4,453	1,284	28.80%	20.70%
Brooks	453	1,074	42.20%	543	1,982	27.40%	3,056	996	32.60%	36.80%
Cook	348	977	35.60%	331	2,136	15.50%	3,113	679	21.80%	27.10%
Echols	36	95	37.90%	43	252	17.10%	347	79	22.80%	42.90%
Irwin	254	574	44.30%	230	1,120	20.50%	1,694	484	28.60%	23.40%
Lanier	126	428	29.40%	104	664	15.70%	1,092	230	21.10%	34.20%
Lowndes	3,706	9,691	38.20%	2,173	11,390	19.10%	21,081	5,879	27.90%	15.50%
Tift	1,425	3,588	39.70%	886	5,117	17.30%	8,705	2,311	26.50%	23.70%
Turner	370	839	44.10%	268	1,140	23.50%	1,979	638	32.20%	20.10%
Region	7,489	19,015	39.40%	5,091	26,505	19.20%	45,520	12,580	27.60%	21.70%

Source: U. S. Bureau of Census, Summary Tape File 3A, 1990. Analysis: South Georgia Regional Development Center, 1996, 2003.

**Table 5-9: Renter/Owner Housing Cost As A Percentage Of Household Income - 2000**

Unit	RENTERS			HOMEOWNERS			Total Hsgholds	Total Hsgholds Greater than 30%	%	% Mobile Homes
	Households			Households						
	Costs Greater			Cost Greater						
	than 30%	Sub-Total	%	than 30%	Sub-total	%				
Ben Hill	779	2,185	35.70%	635	3,022	21.00%	5,207	1,414	27.20%	25.20%
Brooks	418	1,346	31.10%	604	2,350	25.70%	3,696	1,022	27.70%	32.40%
Cook	471	1,417	33.20%	614	2,433	25.20%	3,850	1,085	28.20%	35.20%
Echols	74	272	27.20%	64	321	19.90%	593	138	23.30%	54.00%
Irwin	222	780	28.50%	284	1,372	20.70%	2,152	506	23.50%	32.10%
Lanier	188	578	32.50%	263	964	27.30%	1,542	451	29.20%	40.50%
Lowndes	4,791	12,672	37.80%	3,180	15,043	21.10%	27,715	7,971	28.80%	14.90%
Tift	1,462	4,530	32.30%	911	5,809	15.70%	10,339	2,373	23.00%	27.50%
Turner	319	948	33.60%	275	1,217	22.60%	2,165	594	27.40%	30.40%
Region	8,724	24,728	35.30%	6,830	32,531	21.00%	57,259	15,554	27.20%	24.20%

Source: U. S. Bureau of Census, Summary Tape File 3A, 2000. Analysis: South Georgia Regional Development Center, 2003.



## **Types of Housing in Georgia**

Interpreting housing statistics from the Census Bureau is complicated by changes in definitions and reporting standards. In 1980, housing characteristics were presented only for year-round housing units. In 1990 and 2000 housing characteristics are shown for all housing units, which includes year-round units plus seasonal, migratory and recreational units. Care should be utilized in interpreting these statistics.

## **Condition of Housing in Georgia**

Table 5-1 reviews two traditional indicators of housing quality. The "Built before 1939" statistic summarizes the inventory of older houses. Obviously, this is an incomplete indicator since some older houses may have been restored and/or remodeled. The "Lacking Complete Plumbing" value is probably more indicative of substandard housing.

## **Housing Costs in Georgia**

Table 5-1 provides insights into the cost of owning and renting housing in Georgia. Median values for owner-occupied housing and median rent for rented units reported in the 1980, 1990 and 2000 Censuses are listed. Note that these figures are estimates provided by owners and renters filling out census questionnaires.

In addition, lower quartile and upper quartile values as reported in the 2000 Census are provided. Combined with the median (e.g. the "middle" value), useful insights into the cost of housing can be obtained. Note that these dollar values are in the "actual dollars" of the year reported, not in "constant dollars" that removes the effects of inflation.

## **Types of Housing in Greater Lanier**

The increase in Greater Lanier's housing units from the year 1980 to 2000 totaled 982 (See Tables 5-2 ). Manufactured homes represented 86.7 percent of this increase while single-family homes comprised the remainder. During this same period multi-family housing decreased by 16 units. Characteristic of statewide trends, manufactured homes in Lanier County have risen as a percentage of the housing market. In 1970, manufactured homes constituted 7.4% of the housing stock and in 2000 it rose to 40.5 percent. Three out of four of the manufactured homes in Lanier County are located in the unincorporated areas.

Single-family housing has decreased as a percentage of the housing market in Greater Lanier, plummeting from 85.8 percent of the housing stock in 1970 to 55.2 percent in 2000. Of the 1,663 single-family homes in Greater Lanier 44.7 percent (744) are located in Lakeland. Multi-family homes have exhibited a similar pattern, dropping from 6.8% of the market in 1970 to 3.7 percent in 2000. Of the 112 multi-family homes in Lanier County, 95.5 percent (107) are located in Lakeland.

Owner occupancy in Greater Lanier has risen moderately (62.2 percent to 65.7 percent) between 1980 and 2000. Common to most of rural Georgia is the placement of manufactured homes as a permanent residence. Lanier is no exception. The affordability and increased



quality of manufactured homes have resulted in creating a substitute for single-family housing. This has served to elevate the owner occupancy rate for Lanier County.

Rental occupancy in the unincorporated area has dropped by 13.8 percent between 1980 and 2000. Since the preponderance of manufactured homes are located in the unincorporated area, this decrease corresponds with the increase in manufactured home purchases. Lakeland's increase in renter occupancy rates is indicative of a growing population (See Table 5-4).

### **Housing Value and Condition**

The cost of housing is reflected in the median value of owner occupied units and the median rents paid by renters. Greater Lanier and Lakeland's median housing unit values rose between 1980 and 2000 by 104.7 percent and 123.6 percent respectively. The state displayed similar growth in median housing values with a rise of 381.4 percent. Similar to the state the median rent for Greater Lanier increased by 123.6 percent while the state figure rose by 230 percent.

Housing conditions in Lanier deviate little from the state's averages (See Tables 5-1 - 5-4). The percentage of housing built before 1939 is 0.6 percent lower than the state, numbering 159 units of a total of 3,011. Of those units lacking complete plumbing, Lanier's percentage is 1.8 percent higher than that of the state. The unincorporated areas has all but eliminated units lacking complete plumbing, while substandard housing in the City of Lakeland has increased between 1990 and 2000.

### **Housing Vacancy**

Table 5-1 enumerates the rise in vacant housing units in the state between 1980 and 2000. From 1980 to 2000 the number of vacant housing units in Georgia rose from 140,988 to 275,378, an increase of 95.3 percent. As a percentage of the total number of housing units in Georgia, vacant houses rose from 7.0 percent to 8.4 percent. Furthermore, Georgia's homeowner and renter vacancy rates in 2000 were 2.2 percent and 8.5 percent respectively. Lakeland's homeowner and renter vacancy rates were equal/higher than that of the state, totaling 2.2 percent for homeowner vacancy and 16.3 percent for renter vacancy. Lanier County's percentage of vacant units between 1980 and 2000 rose by 101.9 percent, contrasted to the state increase of 95 percent. Despite this dramatic difference as a percentage of total housing units, Lanier County exceeded that of the state at 10.2 percent in 1980 and 13.9 percent in 2000. The City of Lakeland, however, exhibited significantly higher vacancy rates, totaling 9.5 percent in 1980 and 13.9 percent in 2000.

### **Renter/Owner Cost Burden**

Tables 5-7, 5-8, and 5-9 show the nine county region comparisons of the 1980-2000 renters and owner housing cost as a percentage of household income. The number and percentages are shown for all renters and owners that exceeded thirty percent of household income for rents and mortgage payments. Lanier County renters that exceed thirty percent of their household income were 32.1 percent in 1980; 29.4 percent in 1990 and 32.5 percent by 2000. Homeowners that exceed thirty percent of their household income were 20.3 percent in 1980; 15.7 percent in 1990 and 27.3 by 2000. Total households (renters and owners) that exceeded greater than thirty percent of household income for housing ranged from 255 (24.4 percent) to 451 (29.2 percent) from 1980 to 2000.

### **PUBLIC HOUSING**

Within Lakeland, 20 housing units have been developed for low/moderate income persons, the elderly, and handicapped. In accordance with U.S. Department of Housing and Urban Development's Section 8 standards, rent for such housing is determined at or below fair market price. The following list of public housing units are owned and managed by the Lakeland Housing Authority:

<u>Project Location</u>	<u>Total Units</u>	<u># of Bedrooms</u>
Corner of West Thigpen and Pine Street bedroom, 8 2-bedroom	16	8 3-
Murrell Avenue and 8th Street bedroom, 2 2-bedroom	4	2 1-

## HOUSING GOALS AND POLICIES

### GOAL

**Ensure that all people within Greater Lanier have access to adequate and affordable housing.**

### POLICY

- Housing development agenda in the City of Lakeland and Lanier County should address needs of the elderly, low and moderate-income persons and families, handicapped and developmentally disabled persons.

### GOAL

**Ensure in an equitable manner that existing residential structures and neighborhoods are preserved, improved and maintained.**

### POLICIES

- Housing development agenda should give priority to projects involved in preservation and maintenance of existing infrastructure: streets, walks, curbs, water, sewer and drainage systems, lighting and bridges.
- Neighborhood redevelopment projects should seek to conserve, rehabilitate, or relocate existing housing structures, in lieu of demolition, whenever feasible.
- The city and county are encouraged to adopt, enforce, revise and update building codes where applicable as to permit new concepts in building technology.
- Low interest loans and tax reduction activities or other alternatives should be developed to promote rehabilitation of existing housing.
- Encourage the redevelopment and renewal of blighted areas.
- Protect viable and stable neighborhoods from uses not in keeping with their established character and use.



## CHAPTER SIX: EXISTING LAND USE

Consideration of existing land use is very important to planning future growth patterns for any community. For Greater Lanier County, existing land use patterns and densities have been fully inventoried and this information will provide community leaders with information needed to develop goals and strategies for future growth patterns, as well as protect/preserve vulnerable natural and historic resources while respecting individual property rights. Existing land use patterns have a direct impact on a county or city's future growth, and the preparation and analysis of existing land use maps and data are important in understanding land use relationships within and between the respective cities and county.

### METHODOLOGY

Based on existing land use inventories conducted and digitized in previous years, rezonings, and field surveys, the land use database was updated for Lanier County. Since a comprehensive land use survey existed, the update of this data required minimal work. For the past several years, any land use changes in Lanier County and the City of Lakeland have been updated in databases maintained by the South Georgia Regional Development Center. This has been done through contracts with Lanier County and the South Georgia RDC. These are the official databases for Lanier County and the City of Lakeland.

Additionally, with upgrades in the Geographic Information Systems (GIS) of the South Georgia Regional Development Center, accurate acreage for land uses were calculated. In some cases, there were major differences from the existing data in the comprehensive plan compared to what was calculated. In these instances, it was determined the new data would be used and considered accurate.

For purposes of analysis, land use inventory data was classified into nine (9) major categories which are based on standards currently established by the Georgia Department of Community Affairs ("Minimum Standards and Procedures for Comprehensive Planning", as amended January 2004). The major land use categories are defined as follows:

**RESIDENTIAL:** Land primarily used for dwelling units, including single-family (all kinds), duplex, and multi-family. Farm houses and other singular dwelling units that are secondary to other land uses, and share the same parcel of land, are classified with the other land use.

**COMMERCIAL:** Land primarily used for non-industrial business uses; including retail sales, offices, service and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

**INDUSTRIAL:** Land primarily used for manufacturing facilities, processing plants, factories, warehousing, wholesale trade facilities, mining or mineral extraction, landfills, or other similar uses.

**PUBLIC / INSTITUTIONAL:** Land which primarily includes certain 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 uses include colleges, churches, cemeteries, hospitals, etc.. Facilities which are publicly owned, but would be more accurately classified in another land use category are not included in this category. For example, publicly owned parks and/or 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.



**TRANSPORTATION / COMMUNICATION / UTILITIES:** Land primarily used for street rights-of-way, railroads, public/private utilities, transmission towers, airports, or other similar uses.

**PARK / RECREATION / CONSERVATION:** Land primarily used for active or passive recreational uses. These may be either publicly or privately owned, and may include playgrounds, public parks, nature preserves, wildlife management areas, national or state forests, golf courses, recreation centers, or other similar uses.

**AGRICULTURE:** Land primarily used for farming purposes, including fields, lots, pastures, croplands, specialty farms, livestock production, and aquaculture.

**FORESTRY:** Land primarily used for natural tree stands, commercial timber or pulpwood production.

**UNDEVELOPED / UNUSED:** Land that is cleared or platted but not developed for a specific use, or land that was developed for a particular use but which has been abandoned for that use. This includes undeveloped portions of platted subdivisions and industrial parks, and parcels containing structures that have been vacant for some time and allowed to become deteriorated or dilapidated.

### **LANIER COUNTY (In General)**

Lanier County is a primarily rural county located in south central Georgia and is bordered by Berrien, Lowndes, Echols, Clinch, and Atkinson County. The City of Lakeland is the only active municipality and serves as the county seat and hub of urban activity. However, Lakeland is only a minor urban center when compared to the larger communities of Valdosta, Nashville, and Homerville located in adjacent counties. Most major highways in Lanier County intersect Lakeland and serve as connectors to the afore mentioned urban centers. These major highways include US 84, US 129, US 221, and State Routes 37, 122, 135, and 168. I-75 is located approximately 20 miles west of Lakeland and can be accessed via SR 122.

Lanier County was created by Legislative Act on August 7, 1920. Lanier was comprised from sections of Berrien, Clinch, and Lowndes County, and was 155th in order of counties organized in Georgia. The county was named in honor of Sidney Lanier, poet, musician, lawyer, and soldier. Development in Lanier County began with the Atlantic Coastline Railroad which fostered the growth of Stockton. Lakeland has historically been the center for the agricultural activity of Lanier County, and its rapid growth during the 1930's decade can be attributed to the establishment of a lumber mill, the advent of the automobile, and the extensive road systems providing access to larger economic communities. Presently, only Lakeland remains as a functioning city and urban center in Lanier County. The decrease in the number of farms, the destruction of the lumber mill, the removal of railroads, and the increasing growth of urban centers outside Lanier County, such as Valdosta and Nashville have since caused a decline in the population and growth rate of Lanier County.

Table 6-1 is a tabulation of land use acreage for the entire county. These figures represent totals for both the unincorporated portions of Lanier County and the City of Lakeland combined. Greater Lanier County contains over 25,000 acres of developed non-agricultural land, which includes more than 16,000 acres of parks, recreation, and conservation. This accounts for just over 20% of the county's total land area (127,700 acres) but only 8% when excluding parks, recreation, and conservation. Excluding parks, recreation, conservation, and street right-of-way, most of the urban development is spread evenly across the county with the highest single concentration of urban development (City of Lakeland) containing only 4.1% of the total. This very low percentage of urban development coupled with the fact that the majority of it (95.9%) is spread across the county, is indicative of the county's primarily rural character.



**TABLE 6-1  
GREATER LANIER EXISTING LAND USE ACREAGE**

<b>Land Use Category</b>	<b># Acres</b>	<b>% Developed, Non-Ag./Forest Land</b>	<b>% Total Land</b>
Residential	4,764.34	18.0	3.7
Commercial	87.15	.3	.1
Industrial	92.43	.3	.1
Public / Institutional	2,387.14	9.0	1.9
Parks / Recreation / Conservation	16,334.0	61.7	12.8
Transportation / Communication / Utilities	2,801.43	10.6	2.2
<b>Total Developed, Non-Ag./Forest Land</b>	<b>26,466.49</b>	<b>100.0</b>	<b>20.7</b>
Agriculture (cropland, orchard, pasture)	26,904.46		21.1
Forest (commercial, natural)	73,810.51		57.8
Undeveloped / Unused	518.54		.4
<b>GRAND TOTAL</b>	<b>127,700.0</b>		<b>100.0</b>

Source: 2004 South Georgia RDC Land Use database for Lanier County

**LANIER COUNTY (Unincorporated)**

Map 6-1 graphically depicts the existing land use patterns exhibited in the unincorporated portion of Lanier County. Table 6-2 enumerates the various acreage in each category for the unincorporated area of Lanier.

As can be seen by Map 6-1, there are vast amounts of agricultural farmland spread among forested areas in all portions of the county. There are also many small clusters of urban development as well as a scattering of individual urban uses throughout the county. These clusters and individual uses may range from less than one acre to nearly 300 acres in size.

Unincorporated Lanier County consists of approximately 125,689 acres which is about 98.4% of the county. In the unincorporated portion, approximately 100,000 acres (79%) are devoted to agriculture or forestry uses. In addition, Banks Lake and the Grand Bay Wild Life Refuge area incorporate over 16,000 acres.

Lanier County's native tree stands are mostly limited to floodplains and those areas along the perimeter of floodplains. There are also large areas of commercial forestry throughout the county. The largest concentrations of these are located in the southeastern section of the county.



**TABLE 6-2  
LANIER COUNTY (unincorporated) EXISTING LAND USE ACREAGE**

<b>Land Use Category</b>	<b># Acres</b>	<b>% Developed, Non-Ag./Forest Land</b>	<b>% Total Land</b>
Residential	4,318.71	17.1	3.4
Commercial	60.65	.2	< .1
Industrial	73.15	.3	.1
Public / Institutional	2,278.54	9.0	1.8
Parks / Recreation / Conservation	16,108.49	63.8	12.8
Transportation / Communication / Utilities	2,422.43	9.6	1.9
<b>Total Developed, Non-Ag./Forest Land</b>	<b>25,261.97</b>	<b>100.0</b>	<b>20.1</b>
Agriculture (cropland, orchard, pasture)	26,278.09		20.9
Forest (commercial, natural)	73,656.33		58.7
Undeveloped / Unused	381.81		.3
<b>GRAND TOTAL</b>	<b>125,578.20</b>		<b>100.0</b>

Source: 2004 South Georgia RDC Land Use database for Lanier County

Developed non-agricultural lands in unincorporated Lanier County consist of more than 25,200 acres which is 20.1% of the total unincorporated area. This represents approximately 98% of the total 26,446.49 acres of developed non-agricultural lands in the entire county. It should be noted that a large portion of this (16,108.49 acres, 63.8%) represents parks, recreation, and conservation. Excluding this category alone, the unincorporated area contains 9,153.48 acres of developed non-agricultural land which represents about 88% of a total 10,358.5 acres for the entire county.

Of the developed lands, residential uses comprise 4,318.71 acres (17.1%). Residential uses are predominantly in the form of single-family and manufactured home units. There is very little multi-family or established manufactured home parks in the unincorporated areas. In fact, 63% of the manufactured homes in Lanier County reside in the unincorporated area. Conventional farmhouses and single mobile homes located on individual parcels of farmland, were inventoried as agricultural land use since the primary use of the land is considered to be agricultural, not residential. Most residential land uses are clustered in the old rural communities, or in several newly developing residential subdivisions. The rest are scattered along the county's main roads, particularly those roads leading outward from Lakeland. Stockton remains the unincorporated area's largest concentration of residential, commercial, and industrial land uses. Several newly developing communities can be found throughout the county, these include: Pine Acres - approximately 55% developed; Ard Road- 50% developed; Oakridge- 40% developed; and Partridge Drive- 20% developed. All of these communities have both single-family and manufactured home units represented and range from 45 to 90 acres in size.



Commercial land uses in the unincorporated area total 60.65 acres, which is only 0.2% of the developed non-agricultural land. Approximately 23.5% of this acreage is located in Stockton along US 84. Outside of Lakeland, commercial uses are typically limited to an occasional convenience/general store. Stockton maintains approximately 12.8 acres of commercial land use such as convenience/general stores, a beauty salon, and a few assorted gift and craft stores. The remaining commercial acreage is scattered as small parcels throughout the county.

Industrial uses in the unincorporated area total 73.15 acres which is .3% of the developed non-agricultural land. The largest single industrial use is the salvage yard (29 acres) located just outside the city limits on US 221. The county's remaining major industrial uses that are not agriculturally related are: Kaiser Chemicals, located off of SR 4, and Lanier Municipal Supply, located on SR 64. In addition, a honey processing plant and body shop are both located in Stockton.

Public/Institutional uses total 2,278.54 acres which accounts for 9.0% of the developed non-agricultural land. Of this total, 2,019 acres is used by Moody Air Force Base. The remaining 259.54 acres (.1% of non-agricultural land) consists mostly of churches and cemeteries in the rural communities and scattered throughout rural parts of the county. Many of these are very old and have long been a focal point for activities in the rural area. Other uses include the Alapaha Soil Conservation district, the Westside Community Club, the class 2 Post Office and volunteer Fire Department in Stockton, and the Georgia Forestry Commission watchtower. There are no active medical or educational facilities in the unincorporated areas. Several decades ago Stockton maintained its own schooling, however this facility presently remains abandoned.

Parks/Recreation/Conservation uses total 16,108.5 acres which is 63.8% of the developed non-agricultural land. About 98% of this (16,000 acres) is comprised of Banks Lake (12,000 acres), and the Grand Bay Hunting Area (4,000 acres). Other large parks include Camp Patten (180 acres), Flatlanders Park (45.15 acres), and William's Country Club (5.2 acres). These large parks total 230.35 acres which is about 1.4% of the total acreage. The remaining acreage is devoted to smaller recreational areas serving various rural communities throughout the unincorporated area.

The second largest developed land use category is Transportation/Communication/Utilities which totals about 2,422.43 acres and represents 9.6% of the developed non-agricultural lands and 1.9% of all land in the unincorporated area. Railroad and street right-of-way make up the vast majority of this land with the single largest concentration (152 acres) located in Stockton. Community water tanks, electrical substations, and radio transmission towers account for approximately 4 acres in the unincorporated area.

The Undeveloped/Unused category totals 381.81 acres which is only .3% of the total unincorporated area. However, this accounts for 73.6% of the total 518.54 acres of undeveloped/unused land countywide, including Lakeland. Most of this acreage (91.3%) consists of vacant residential lots located in the newly developing subdivisions and within the larger rural community of Stockton. Individual vacant lots are otherwise relatively few and far between. Abandoned uses total 145 acres which is 21.8% of the land use category. Over 97% of this acreage is in the form of abandoned single-family and manufactured home units throughout the entire unincorporated area. Another 4 acres consists of abandoned commercial and public institutional buildings located in Stockton.



## CITY OF LAKELAND

Lakeland is Lanier County's only incorporated city and is located near the center of the county at the intersection of several roads. It is approximately 24 miles northeast of Valdosta and 17 miles from Interstate 75. The City of Lakeland has developed around the intersections of six state and federal highways. This development has caused a confusing traffic pattern which has had a detrimental impact on its central commercial district. In addition, Lakeland's residents rely upon the commercial districts of Valdosta to satisfy the majority of their consumer needs.

In 1967, an existing land use survey was conducted for the City of Lakeland. Since that time Lakeland's percentage of undeveloped land has dropped from 9.1% in 1994 to 6.8% in 2004. Over the past several years Lakeland has developed in every land use category, which is reflected in the dramatic difference between past and present undeveloped land use percentages.

Although annexation has been a consideration in the recent past, Lakeland presently maintains its original 1 mile radial jurisdiction. Map 6-2 graphically depicts the currently existing land use patterns found in the City of Lakeland. Table 6-3 reveals the current tabulation of acreage for the various land use categories.

**TABLE 6-3  
LAKELAND EXISTING LAND USE ACREAGE**

Land Use Category	# Acres	% Developed, Non-Ag./Forest Land	% Total Land
Residential	445.63	37.0	21.0
Commercial	26.5	2.2	1.2
Industrial	19.28	1.6	.9
Public / Institutional	108.6	9.0	5.1
Parks / Recreation / Conservation	225.51	18.7	10.6
Transportation / Communication / Utilities	379.0	31.5	17.9
<b>Total Developed, Non-Ag./Forest Land</b>	<b>1,204.52</b>	<b>100.0</b>	<b>56.8</b>
Agriculture (cropland, orchard, pasture)	626.37		29.5
Forest (commercial, natural)	154.18		7.3
Undeveloped / Unused	136.73		6.4
<b>GRAND TOTAL</b>	<b>2,121.8</b>		<b>100.0</b>

Source: 2004 South Georgia RDC Land Use database for Lanier County

Developed non-agricultural land in Lakeland consists of more than 1,200 acres, which is 56.8% of the city's total land area. This makes Lakeland the largest single mass of urban development anywhere in the county. However, Lakeland contains only 4.6% of the county's total urban development when including rights-of-way and parks,



recreation, and conservation; and only 8.1% when excluding these two categories. In addition, Lakeland contains less acreage in each land use category than that of the combined totals of each category in the unincorporated area.

Agricultural land use in Lakeland comprises 626.37 acres which is 29.5% of the total land in Lakeland. It is predominantly in the form of row crops, and is located in the Northwestern section of the city.

Forestry land use consists of about 154.18 acres which is 7.3% of the city's total land area. This is natural forest and is located in the northeastern section of Lakeland.

Residential land uses in Lakeland total 445.63 acres, or 37% of the developed land. Most of this acreage is in the form of single-family development, which accounts for 63% of the total housing units in the city. Manufactured homes total 260 occupied units and make up approximately 26% of the housing in Lakeland. The remaining 11% of the housing in Lakeland is multi-family. Residential land uses are found in all parts of the city with development spanning from east to west along Main Street, and in the southeastern quadrant. The southeastern quadrant, located east of US 221 and south of US 129, contains the majority of the older and more blighted areas of housing in the city. This section is characterized by inexpensive low quality homes, very small lots, scattered development patterns, and a considerable mixing of residential, commercial, and warehouse type uses. Abandoned residential areas consisting of both single-family and manufactured home units account for 20.9 acres in Lakeland. The most recent community development in the city occurred in the northern quadrant where 82 apartments were constructed. This area is presently 55% undeveloped and is subdivided to accommodate single-family dwellings.

Commercial land uses total 26.5 acres, which is only about 2.2% of the city's total developed land. The central business district, located in the center of Lakeland, covers approximately 8 square blocks along Main Street. This area is characterized by a mixture of commercial, residential, and industrial land uses. There are no large scale commercial uses in Lakeland and existing uses include: one grocery store, farm supply store, automobile dealership, a bank, several gas stations, a few restaurants, one funeral home, a motel, and assorted retail in the central business district. In addition, abandoned commercial locations consist of 2.1 acres and are primarily located in the central business district.

Industrial land uses total 19.28 acres, which is about 1.6% of the total developed land. Although the Lakeland/Lanier County Industrial Authority maintains two industrial districts, Lakeland's industrial development is scattered throughout the city. Lakeland's major industrial uses include: 3 cabinet companies, an apparel industry, propane gas, and an array of warehousing facilities.

Public/Institutional uses total 108.6 acres, which is 9% of the total developed land. Approximately 80% of this land is utilized by the Lanier County High School, Lanier Elementary and Middle School, and the Louis Smith Memorial Hospital. Other institutional uses include: churches, cemeteries, the Courthouse, City Hall, Post Office, Health Department, Fire Department, Department of Family and Children Services, Board of Education, and Correctional Facility.

Parks/Recreation/Conservation uses total 225.51 acres, which is 18.7% of the developed non-agricultural land. These areas include portions of Banks Lake, Lake Irma, and the roadside park located off of Mill Street.

Transportation/Communication/Utilities totals 379 acres and represents 31.5% of the developed non-agricultural land and 17.9% of the city's total land. Approximately 82% (311 acres) of this total represents street right-of-way. Local paved roads make up 63% of this, federal/state roads 29.7%, and local unpaved roads comprise the remaining 7.3%. Other land uses within this category include the city's oxidation pond located on the northeastern edge, city water tanks, sewer lift station, and electrical substation.

The Undeveloped/Unused category totals 136.73 acres which is 6.4% of the city's total land area. This is a relatively low percentage, although the city does contain over 22 acres of abandoned property. Undeveloped land is located throughout the city, with the overwhelming majority found in the southeastern quadrant east of US 221 and south of



US 129. The second largest concentration of undeveloped land can be found in the newly developing community above Lake Irma in the northern section of Lakeland.

## DEVELOPMENT REGULATIONS

The City of Lakeland, through the Lakeland/Lanier County Planning Advisory Commission, has an adopted zoning ordinance, building codes, land subdivision regulations, soil/sedimentation ordinance, and participates in FEMA's flood hazard management program. Also, the city has professional staff to administer and enforce these codes and regulations. Also, Lanier County has adopted enforcement of the state construction codes, land subdivision ordinance, and land development ordinance. The Lakeland/Lanier County Planning Advisory Commission has been empowered to implement the future land use plan ensuring quality development throughout Greater Lanier.

## LAND USE DEMANDS

Population and housing unit projections from Chapter One for Greater Lanier indicate an aggregate growth in population and housing units for the period 2000-2025. (see Tables 1-8 and 1-9) These projections translate into land use acreage demands for residential growth, which are summarized as follows:

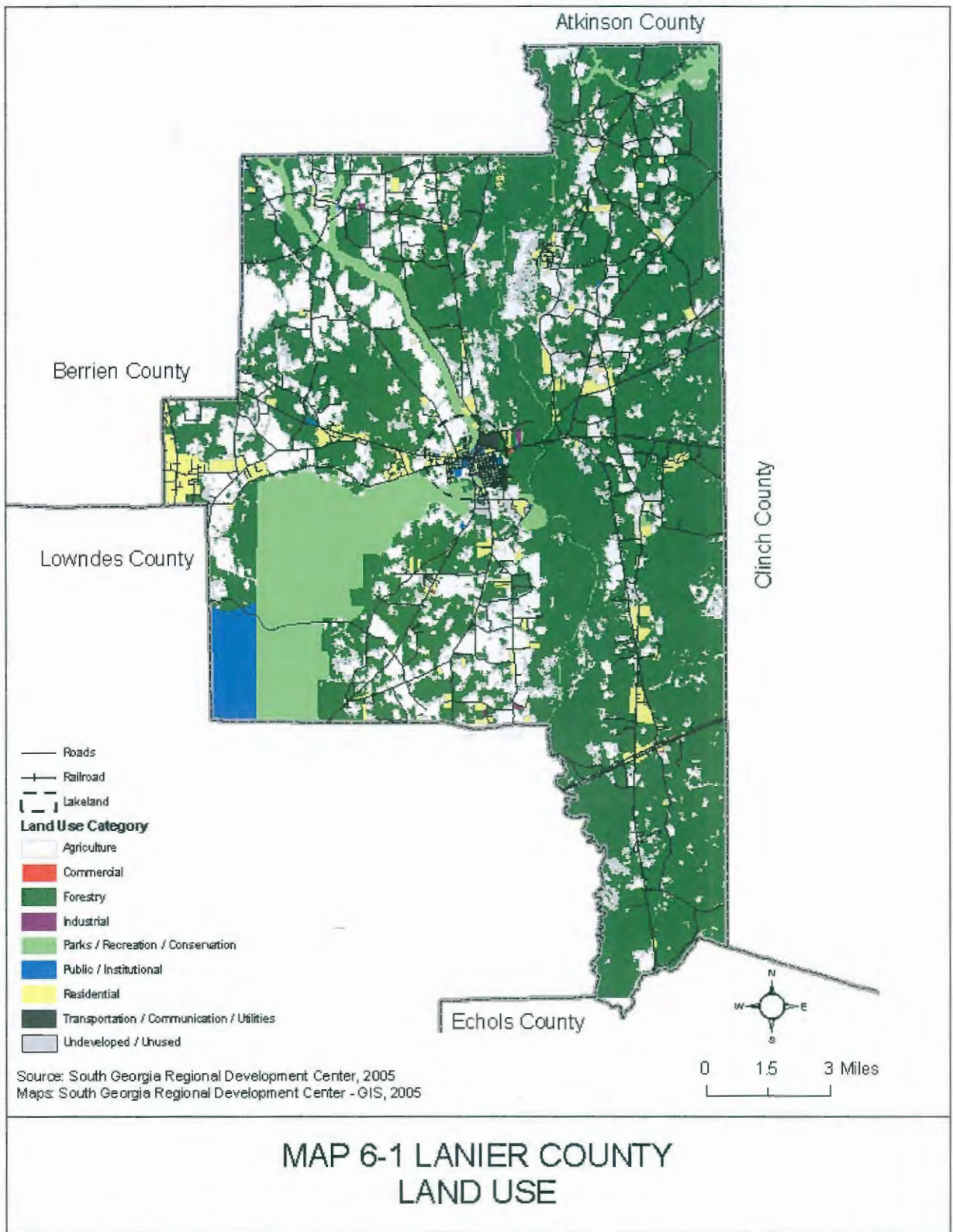
	H.U. Need 2000-2025	Average Lot Size	Res. Land Need 2000-2025
Unic. Lanier Co.	305	1 Ac/5 acres	305/1,525 acres
Lakeland	204	9,000 sq.ft.	42 acres

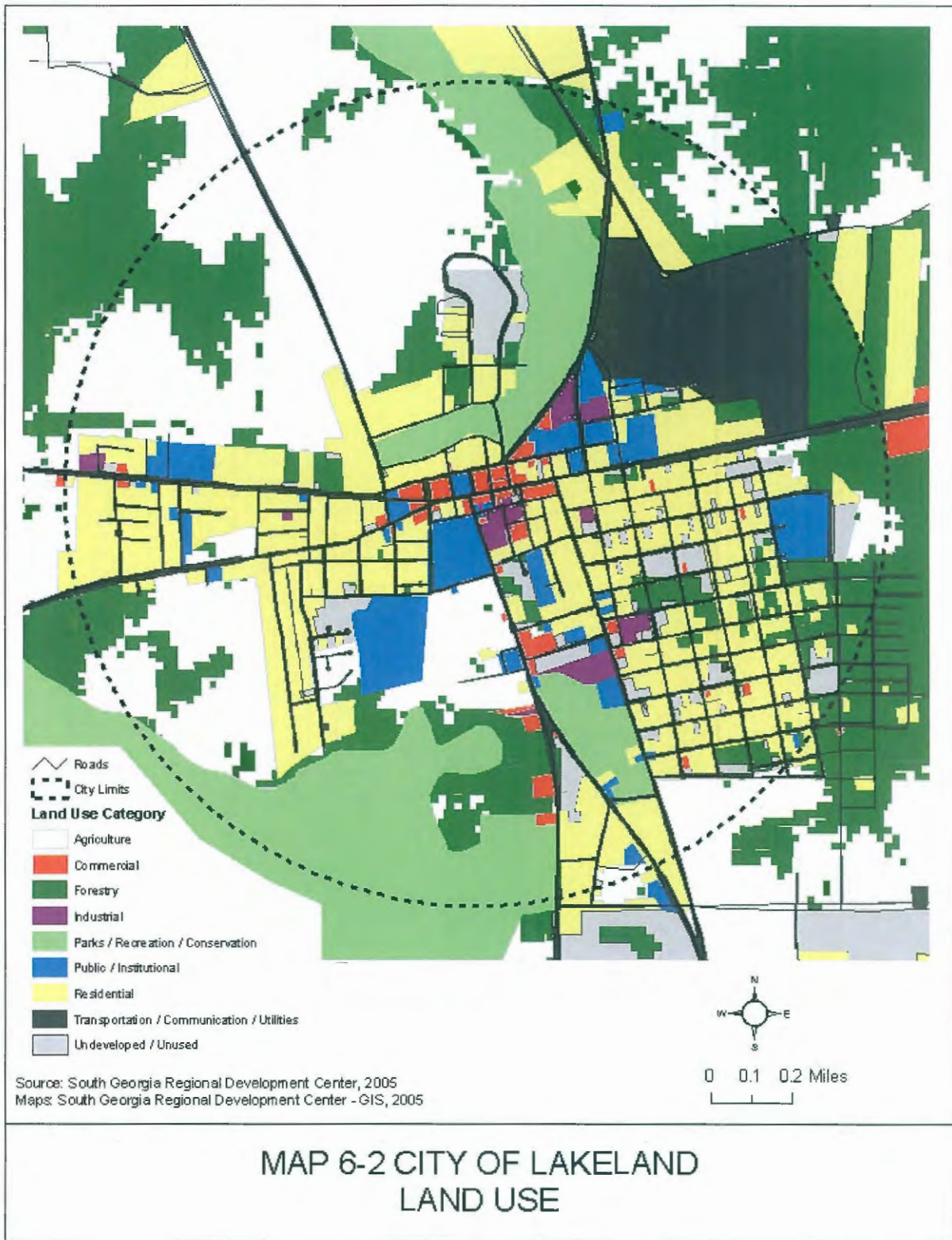
The per capita use rate method for estimating future land use acreages was utilized for all other land use categories. The net acreage needs and reductions are as follows:

	Lanier Co. Unic.	Lakeland
Commercial	4	5
Industrial	7	10
Public/Insti.	25	10
Park/Rec/Cons.	1,147	20
Agriculture	2,910	5
Forested	4,175	32
Vac/Unused	17	16

The residential and other eight land use categories net estimates of future land needs do not take into account county and city density policies, land use goals, policies, nor future land use plans and the individual choices made by each unit of local government. The Greater Lanier Planning Advisory Committee endorses these land use estimates as a point of beginning and realize that future city and county actions within the land use arena must be monitored to achieve the desired results.









## **CHAPTER 7 INTERGOVERNMENTAL COORDINATION**

As detailed in the previous six chapters, the number of function activities, issues and services that must be addressed by local government in order to effectively plan for its future is immense. Adding complexity to this situation is the fact that the actions of other local governments, other governmental entities and even local authorities can have profound impacts on the implementation of local governments' comprehensive plans. The purpose of this plan section is to inventory and address the adequacy and suitability of existing coordination mechanisms and policies to serve the current and future needs of Greater Lanier; as it seeks to implement goals and objectives that in many cases involve multiple governmental entities.

### **REGIONAL PERSPECTIVE**

Lanier County and the City of Lakeland are member governments served by the South Georgia Regional Development Center. One method of coordination of all state, federal and local governmental actions is the Georgia State Clearinghouse Intergovernmental Review Process that involves potentially affected governments/parties subject to the nature of the activity being undertaken. This review coordinating mechanism covers a large array of local, state and federal development projects and affected local jurisdictions are afforded the opportunity to comment on proposals in the planning stage.

A second strength for fostering local intergovernmental coordination is the design of the local planning function. By choice, and recognizing the need for local plan implementation and coordination, Lanier County and the City of Lakeland have a single countywide planning advisory commission. This local planning process has been "seamless" since the creation of the Joint Growth Strategies Advisory Committee in 1993. When the 2015 Greater Lanier Comprehensive Plan was adopted in 1995, the countywide planning advisory commission was formed and challenged to help the city and county reach their identified goals.

### **COORDINATION MECHANISMS WITH ADJACENT LOCAL GOVERNMENTS**

The City of Lakeland has developed and executed Memorandums of Agreement with Lanier County concerning the potential for intergovernmental conflicts for Land Use Intensity Subject to Annexation. As noted above, Greater Lanier are served by a joint planning advisory commission, and have a seamless future land use plan. All actions for annexation/rezoning are subject to the intergovernmental agreement addressed as part of the local Service Delivery Strategy agreement. Potential for other development affecting Greater Lanier would be addressed by the Developments of Regional Impact Review Process (DRI) contained within the Georgia Planning Act.

### **SCHOOL BOARD COORDINATION**

Lanier County and Lakeland are served by a single school system, the Lanier County Board of Education. All local land development ordinances call for siting approval for new facilities from the respective governmental jurisdiction, and all countywide public schools are located within the Lakeland Urban Service Area.



## SPECIAL SERVICE DISTRICTS

Greater Turner has no special service districts.

## LOCAL GOVERNMENT AUTHORITIES

Greater Lanier has three independent development authorities that are outlined in Table 7-1 below.

**Table 7-1  
Greater Lanier Authorities**

<b>Authority Name</b>	<b>Type</b>	<b>Method of Creation</b>	<b>Dependency</b>	<b>Single or Multi-Jurisdictional</b>
Lanier County Development Authority	Industrial Development	General Statute	Independent	Multi-Jurisdictional
Lanier, Lowndes, Clinch, Berrien, Echols Joint Development Authority	Multi-County Industrial Development	General Statute	Independent	Multi-Jurisdictional
Housing Authority of the City of Lakeland, Georgia	Housing	General Statute	Independent	Single

Source: South Georgia Regional Development Center, 2005.

While each authority is eligible for grant and loan programs, local control is maintained by the fact that the elected governmental bodies appoint each authority's membership and approve annual funding allocations in their budget. Coordination with these authorities is currently maintained through the chief elected official of the respective local government.

## LANIER COUNTY SERVICE DELIVERY STRATEGY

In 1995, the Georgia Legislature passed the Service Delivery Strategy Law (H.B. 489) that mandated the development of a local mechanism to encourage coordination of service delivery. Lanier County and the City of Lakeland participated in and developed such a coordinating mechanism, and have reviewed and updated the agreement.

## ASSESSMENT OF CURRENT AND FUTURE NEEDS

Upon inventory and assessment, Lanier County and Lakeland believe that current coordination mechanisms are sufficient to meet community needs through the twenty-year planning period. The respective jurisdictions are active participants in the Georgia Intergovernmental Review Process, the requirements of the Development of Regional Impact (DRI) and Intergovernmental review subject to annexation portions of the Georgia Planning Act, and routinely are represented at South Georgia Regional Development Center board meetings and functions.

Should issues arise Lanier County and Lakeland feel they cannot adequately handle, they will approach the appropriate Authority/governmental authority to institute appropriate communications and mediate the dispute.



## **PART II: WHERE DO WE WANT TO BE ?**

### **IMPACTS AND OPPORTUNITIES & GOALS AND POLICIES**

#### **IMPACTS AND OPPORTUNITIES**

##### **CULTURAL RESOURCES**

Lanier County, as the historical sketch in Chapter Three explains, has a rich heritage. Early settlements sprang up from grist and sawmill operations, which prompted settlement patterns to and through Greater Lanier. Some of these settlements formed the basis for Lakeland today and some have either disappeared or provide the link to the past and are now inhabited by farm/non-farm persons. Throughout the years, development in the county has brought with it farm and forest related structures, including several churches. Even without a comprehensive countywide inventory, many buildings, structures, sites, districts, and objects of historical importance are present in Greater Lanier. As a result, Greater Lanier is rich with historic resources but at present no governmental actions have been taken to provide protective steps for preservation of the vast majority of these resources.

To bring Lanier County and Lakeland into the fold of protecting the historic resources the Planning Advisory Commission needs to form a Greater Lanier Historic Preservation Task Force. The first goal of this task force would be the completion of a comprehensive survey of historic resources for the entire county. Once the survey is complete, the historic preservation task force will know what and where the historic resources are and they can decide how to preserve them. With this information, the task force can then begin targeting areas for potential National Register districts and local historic districts. The task force could also use this information as a basis for seminars to educate owners of historic resources about their buildings and how they relate to their surroundings. Once the survey is complete, the historic preservation task force can then begin targeting areas for potential National Register districts and local historic districts. The task force could also use this information as a basis for seminars to educate owners of historic resources about their buildings and how they relate to their surroundings.

The historic preservation task force could also promote the protection of historic resources by making historic property owners aware of state and federal programs such as tax benefits and grants. It could also designate local historic districts and write an ordinance creating a historic preservation commission that would protect these local districts through a review process that includes any changes to the exterior of buildings located in the district. The task force could also serve as a catalyst for the formation of other groups interested in historic preservation.

Preservation of Lanier County's historic resources will require an organized effort such as the one described. With the formation of a preservation task force, many accomplishments can be made, but without it, little will get done and a part of Greater Lanier's heritage will disappear forever. It is of great importance that such a group be formed. It should be noted that for the goals to be met, the city and county governments must individually endorse the concept of historic preservation by getting involved in the formation of the task force and by having representatives as members of the group.

##### **POPULATION AND ECONOMY**

Greater Lanier's population, social, economic and environmental profile has been and will continue to be influenced by three major factors: (1) Greater Lanier lies between two major growth centers, namely, Valdosta and Douglas and within the trade areas of the following minor growth centers - Adel and Nashville; (2) Rural farm population continues to decline due to mechanization and competition; and (3) Rural non-farm population has been encouraged to develop prime farm/forest lands. In the last five years Lanier County has begun to take responsibility and guide development to locations, which promote the general health, safety and welfare of residents. Greater Lanier possesses a myriad of natural resources, which are intact, and the land development and subdivision ordinances along with the enforcement of the state construction codes (i.e. building, plumbing, mechanical and electrical codes) will safeguard said resources for future generations.



The vast majority of soils are rated "fair" which means the caution flag is raised and special on-site system designs must be engineered, which can lead to higher expenditures and larger lot areas needed to overcome the soil deficiencies. Therefore, until a countywide health inspection is conducted for all on-site sewer systems rural populations could be at risk on their private water and sewer systems on lots often undersized and not capable of supporting these activities.

Current data provides continuing evidence that the economy of Greater Lanier is not keeping even with regional growth centers, and lagging behind the State of Georgia and the United States. Out migration is a serious problem as young people leave the county and seek economic opportunity elsewhere.

The moderate growth labor market has a deep personal meaning to the residents of Greater Lanier. This means that 18.4 percent of Greater Lanier's residents are below the income poverty level, which is significantly higher than Georgia's average of 13.0 percent and the United States average of 12.4 percent. It also means that Greater Lanier's per capita income has decreased slightly from 68 percent to 67.2 percent of the state per capita income since 1979 and is 63.4 percent of the United States per capita income average. Coupled with Greater Lanier's educational attainment level of only 65.0 percent of its adult population having a high school or higher education (Georgia's average is 78.6 percent and the U. S. average is 80.3 percent), these two problems demand attention and insight if Greater Lanier is to prosper and grow.

The Greater Lanier economic picture recently saw gains in the retail service sector with the start of two new retail stores and a new Dollar General store. The new countywide Chamber of Commerce has provided the focus for economic development and will take positive steps towards acquiring new industries and promoting Greater Lanier towards economic revitalization.

Education is a major consideration for a prospective industry. Throughout the nation, the critical link between education and prosperity is being realized. Gains in the level of educational attainment mean a more skilled labor force, and a drop in the number of students who do not complete their schooling. This in turn reduces the out-migration; because industries will choose Greater Lanier and economic opportunities will become available. Current programs for keeping children in school and teaching them the value of vocational education, job training before and after they graduate, must be reinforced by the general public and the institutional community. Greater Lanier needs to seek every opportunity to encourage learning and personal development to foster a skilled labor force for existing and future industries.

## **COUNTY / COMMUNITY FACILITIES AND SERVICES**

Chapter Four has inventoried, analyzed and made recommendations concerning the county/city facilities and services. The heart and soul of a community's ability to grow and develop depends upon the capability of providing public infrastructure and services. These include: county and city governmental services, public safety, fire protection, emergency medical service, health care, public water and sanitary sewer systems, natural gas systems, electric distribution systems, solid waste management, transportation (streets, roads, railroads, aviation), recreation, cultural facilities, and educational facilities. In most cases facilities and services tend to be a reflection of a community's values and priorities, and therefore, plays an important role in stimulating growth and establishing the community's form of development.

For any business to be successful in the long term and operate in a fiscally sound manner, it must prepare an annual and long-range business plan. Cities and counties are actually "public corporations" which are intended to last a long time and should therefore, plan accordingly. Greater Lanier's two governments vary in size, but when all of the infrastructure and services are inventoried, the magnitude of investment for each of these is apparent; larger than most private businesses. Since the benefactors of each of these public corporations are not a small group of private individuals, but rather all of Greater Lanier's citizens, then it is essential for these corporations to be managed responsibly.

However, Greater Lanier does not currently have the mind-set (city/county policies, framework, i.e. process) for the preparation and implementation of a long-term capital improvement program, which is one sound method of long-range business planning for local governments. For the most part, on an annual basis with whatever information is readily available, a budget is prepared and priorities are selected and funds are expended. Without preliminary



engineering and architectural feasibility studies with complete cost estimates for each and every project which also show total long-term revenue needs, operation and maintenance costs, each unit of government annually prepares a budget that addresses its most immediate and known needs and no long-range strategies are developed.

With a known scarcity of fiscal resources and a multitude of needed facilities and services it becomes necessary to institute a capital improvement program process at the county and city levels. The Georgia Planning Act of 1989 sets out the parameters that allow the units of government to commence such a capital budgeting process and Greater Lanier should use their individual five-year short-term work programs as the springboard for their capital improvement programs.

## HOUSING

The housing element of the plan is based to a large extent on the findings of the population element. Population projections indicate moderate growth over the next 25 years amounting to 63 persons and 20 housing units per year. Within the housing element, Greater Lanier needs to consider the following factors while formulating goals and strategies for their comprehensive plan:

1. Greater Lanier has continuing programmatic efforts to redevelop and rehabilitate substandard housing through the use of state and federal housing rehabilitation programs. While there appear to be many units requiring exterior rehabilitation, there are also ample units that need electrical and mechanical upgrades to meet housing and building codes.
2. The proportion of persons in the 65 and above age groups is expected to increase dramatically throughout the planning period. The 55 to 65+ age groups are slated to rise and these trends often account for a decrease in the number of persons per dwelling unit. Together these trends have tremendous implications for the provision of housing, since elderly housing has to address the special needs of elderly homeowners and renters. Besides being on a fixed income, they have physical limitations, and often need supportive services.
3. Less than 6% of the current rental housing stock in Lakeland is provided by the public sector for low/moderate and elderly renters. The Lakeland Housing Authority manages these housing units. The high level of poverty in Lakeland has prompted community leaders to provide decent, safe and sanitary housing at two locations in Lakeland. Additional units will be added to meet the needs when funding is available.
4. Greater Lanier's housing mix has been shifting toward a higher percentage of mobile homes, which have become the dominantly attractive means of affordable housing. With moderate-growth in population, and a proportionately low acreage of developed commercial and industrial lands, this has negatively impacted the residential tax base. If left unchanged, this trend could have alarming impacts on fiscal resources. However, with adequate subdivision controls, land development regulations, and strategies for infill development and rehabilitation of existing site-built housing, this trend can be changed.
5. Greater Lanier needs to address the type of housing from the tax revenue basis, but also the location of housing. The natural resources and land use elements show the vast majority of rural non-farm residences are located on soils, which are not capable of supporting on-site sanitary sewer systems. Consequently, widespread effluent contamination prevails throughout the rural subdivisions. Small community water distribution systems serve several subdivisions to alleviate contamination of individual wells by septic tank wastes. This places public health in jeopardy and begs public officials to enforce appropriate codes and ordinances governing the division of land, location of residences, and the construction of wells and on-site sewage systems.



## NATURAL RESOURCES

The inventory and analysis found in Chapter Three thoroughly explains the attributes of the soils, surface waters, wetlands, floodplains, watersheds, aquifers, groundwater recharge areas, river corridor protection, endangered species, recreational resources, prime farm and forest lands, scenic views and sites. The capability of the soils to support a myriad of land uses has been analyzed and several baseline maps have undergone review by the Planning Advisory Committee. The needs are as follows:

1. The comprehensive plan needs to reinforce the necessity to utilize the detailed soil survey by first delimiting broad soil association areas, namely Lakeland-Pelham-Alapaha and Tifton-Fuquay-Pelham shown on Maps 3-8 and 3-11, and at least focus planned subdivisions and development to these more suitable soil associations. The Land Use Plans should guide development to areas capable of supporting development while the Health Code and other development regulations need to address the current site and situation. If future development is steered away from the soil associations with severe constraints and to soil associations that are suitable for the proposed development, then a win-win situation exists for man and the environment.
2. Item number one above presupposes development decisions are conducted within the public forum. The City of Lakeland and Lanier County maintain a joint planning advisory commission to guide development per respective development regulations (subdivision, building, zoning, etc.,).
3. Greater Lanier has a strong farming economy that has adjusted to market forces by growing in size, and the impact of farming jobs and earnings will continue to be a positive impact in the Greater Lanier economy throughout the twenty year planning period. It is the responsibility of government to recognize that there are 10,315 acres of "prime" and 64,646 acres of "important" farmlands in Greater Lanier and take whatever measures necessary, including the adoption of the comprehensive plan, to protect these natural resources for future generations.
4. The groundwater recharge areas depicted on Map 3-2 are located in the southwest quadrant- the Grand Bay/Banks Lake area and south of Georgia 37 along US 129 to the county line. Development regulations have been enacted in conformance with Georgia's environmental criteria to protect these sensitive areas.
5. Development should avoid flood hazard areas because of high development costs, potential damage to private property and its associated potential public costs, and damage to the ecosystem within the floodplain. Lanier County is in the process of being mapped for flood hazards and the Lakeland flood hazard map is shown on Map 3-7. Since new flood hazard map documentation may take several years to accomplish, it is incumbent upon developers to provide engineering documentation that show their proposed developments will not adversely impact a floodplain. New development regulations can spell out necessary language to protect the public liability.
6. Wetlands fall under Section 404 of the Clean Water Act of 1977. This Act prohibits the discharge of dredge or fill materials into the water bodies or wetlands of the United States unless a permit is granted. Before a landowner starts a proposed development he is required to ascertain wetlands applicability. He should be advised to obtain a Section 404 permit from the U.S. Army Corp of Engineers. Lanier County and the City of Lakeland have adopted wetlands protection ordinances in conformance with Georgia's environmental criteria to protect these sensitive areas.
7. The Georgia Department of Natural Resources, Wildlife Resource Division-Georgia Natural Heritage Program has inventoried plant and animal species in the State of Georgia. Table 3-6: Endangered or Threatened Plant and Animal Species identifies these plants and animals.
8. The Alapaha River corridor is included in the River Corridor Protection Ordinance adopted by Lanier County in conformance with the Georgia Environmental criteria.
9. Particular attention needs to be focused on three impaired stream segments, namely Alapaha River, Tenmile Creek, and Fivemile Creek. Total maximum daily load implementation plans have been prepared dealing with dissolved oxygen (Map 3-6 depicts the location of the impaired stream segments).



## LAND USE

In theory, a local unit of government should consult its comprehensive plan when making land development decisions or reacting to state or federal mandates to ensure or test whether their decisions are in harmony with the goals and policies articulated in its Comprehensive Plan. The implementation of the Comprehensive Plan can be achieved with the help of a number of tools. The pattern, timing, and standards of development within any community can be influenced and guided in accordance with the comprehensive plan in several ways. Non-regulatory measures include the use of incentives to promote certain types of uses, educational meetings and hearings, voluntary persuasive measures, and intergovernmental coordination. Regulatory measures, such as a building permit code, building construction code, subdivision control ordinance, housing, electrical and plumbing codes and land development (zoning) ordinance are common actions taken to influence and safeguard local land use patterns.

While all these codes, ordinances, and regulations are often viewed as restrictions on private property owners, they do have positive benefits for land investment, besides protecting the public health, safety and welfare. These regulations insure that all property owners develop their land according to a common set of standards. The land investment value perceived lost when private development options are limited is returned to the property owner when the limitations prevent neighboring properties from being developed for incompatible uses.

To begin to protect the public health, safety and general welfare, Lanier County/Lakeland have taken the leadership role and maintained a joint countywide planning advisory commission (PAC). The county and the city have set up an enforcement program for building permits, the state construction code, land subdivision ordinance and land development ordinance.

## SUMMARY

The Georgia Planning Act of 1989 and subsequent guidelines within minimum planning standards, procedures, and environmental criteria has given each local unit of government in Georgia a choice: (1) Prepare and adopt an individual or joint comprehensive plan according to state guidelines and maintain "qualified local government status", or (2) take everything under advisement and do nothing. The second option places the local government in a status, which will jeopardize its chances to receive state and federal grant assistance.

Greater Lanier has: (1) continue participating in the Growth Strategies planning process and routinely update or amend the Plan; and (2) individually assess their current regulatory tools, including but not limited to building, land subdivision, floodplain management ordinances, zoning, soil erosion and sedimentation ordinances, Health Department regulations, etc., and ascertain which tools currently are supportive or divisive in implementing its comprehensive plan. Where falling short, each respective local government's ordinances should be amended to achieve stated goals and policies. These regulatory tools should also be critically analyzed in light of the State's environmental planning criteria, and appropriate measures should be adopted to insure local compliance with state standards.

It is further suggested that like the preparation of the updated Greater Lanier Comprehensive Plan was guided by a planning advisory commission, that the PAC be created, empowered, and charged with keeping the Greater Lanier Comprehensive Plan alive, and working towards the implementation of its goals, policies and short-term work programs.



## GOALS AND POLICIES

### INTRODUCTION

The Greater Lanier planning process has reached the stage where the citizens and staff have reviewed impacts and opportunities and recommended the preparation of goals and policies that will provide the general framework for the 2025 Greater Lanier Comprehensive Plan. The Impacts and Opportunities summary also recommended further studies be undertaken in all of the seven planning elements, which could insure moderate growth. The Greater Lanier Goals and Policies will address these findings and actual programs will be included in the Five Year Short-Term Work Programs, which will make investments to strengthen Greater Lanier's long-term economic base.

A "goal" should be viewed as an outcome or end towards which the eventual realization of plans, development policies and programs are targeted. An example of a land use goal could be a statement that would call for the wise use, protection, or rational development of a given county or city characteristic. The goal is carried to fruition through enforcement of the land use plan, land development and other ordinances, and by carrying out scheduled public construction projects.

A "policy" is a definite strategy or course of action, which will ensure that the goals are realized. By nature, a policy becomes a tool embodied in both the plan and ordinances derived to carry out the plan. However, policies are useful only so long as they are well formulated and carefully reflect county and city goals. A well-conceived list of policies provides a basic framework for decision makers.

Finally, it is assumed that some persons reviewing the goals and policies contained in this document will feel they are "pie in the sky" types of statements. Without specific program objectives, which are presented in the five-year short-term work programs, this would be an accurate comment. As someone once said, "When you don't know where you're going, any road will get you there". The goals and policies provide the definition of where we're trying to go in Greater Lanier.

The Goals and Policies are premised on the creation of a countywide planning commission.

- (1) Lanier County/Lakeland will continue to empower Greater Lanier Planning Advisory Commission to implement the comprehensive plan. The South Georgia RDC could provide on-going technical assistance services to help the Greater Lanier Planning Advisory Commission implement the 2025 Greater Lanier Comprehensive Plan.

### GOAL 1:

**Lanier County and Lakeland should consist of an Urban Service Area and a Rural Service Area. Urban services (public water, sanitary sewers, etc.,) will be provided within the Urban Service Area. Persons choosing a rural lifestyle should not expect to receive urban services outside of these planned Urban Service Areas.**

#### URBAN SERVICE AREA (USA)

One of the main purposes of the "2025 Greater Lanier Comprehensive Plan" is to determine general priorities for county and city investments. To provide guidelines in setting county/city priorities, the county and cities will have an Urban Service Area (USA) within which county and city systems for existing and proposed, sanitary sewers, water systems, and highways will be provided. Urban density development should be encouraged to occur in the Urban Service Area to ensure that maximum use is made of public and private investments. The alternative of a rural lifestyle, including commercial forestry and agriculture, should also be available in Lanier County. Persons who live in the Rural Service Area (RSA) should not expect to receive an urban level of services.



The City of Lakeland whose corporate limits include both urban and rural lands, have the responsibility to set the boundary between the Urban Service Area and the Rural Service Area within their community. The City should stage their growth adjacent to existing activity and service areas for as long as practical, and they should consider allowing the continuance of agricultural activities, especially those on prime agricultural lands in areas not planned for urban services.

Considerable development has already occurred in the Urban Service Areas. This development is scattered throughout the county, and there are several acres of unused tracts of land. Many of these lands are provided with a range of urban services, and as a result, constitute a large capital investment in under-utilized public facilities.

In spite of the under-utilized facilities in the urbanized areas, development of unserved land continues both there and in the Rural Service Areas. Federal, state and county roads have made employment and shopping highly accessible. Consequently, the entire county is subject to increasing pressures for urbanization.

Although the highway system has contributed to current development trends putting country living within easy commuting time for employment centers, there are other reasons for the county's pattern of scattered development. Two of the most important of these are the desire of a large portion of the population to live in a low density, semi-rural environment and the relatively low initial cost of rural housing. Housing in the rural areas is less expensive partially because of the lack of urban services and amenities such as sewer and water systems, paved streets, full-time police and fire departments, and recreation programs. Rural areas also often have fewer regulatory requirements than those in urban areas, and this means that housing can be built less expensively. Land can be less expensive in rural areas, so that larger lots can often be obtained at the same prices as smaller urban or suburban lots. However, people moving to rural areas are usually urban oriented, and they soon desire urban related services. These urban services were not necessary to support a truly rural population primarily engaged in farming and forestry.

Public investments in new facilities are wasteful to the extent that existing utilities, roads, and schools have adequate capacity to accommodate growth. In addition, development contiguous to present development, rather than scattered across the countryside, is more economical to serve with electricity, telephone, cable television, parks and roads. The extra costs of scattered development are not borne entirely by the owners of scattered housing because many of the costs are spread throughout the county and state in the form of higher sales taxes, utility fees, and gasoline taxes. Persons choosing to live in semi-rural environment do so without paying the full cost of their choice because other residents of the state subsidize many of the utilities and public improvements.

### RURAL SERVICE AREA (RSA)

In the Rural Service Area, agriculture and commercial forestry should be given first priority. This Rural Service Area can contain other secondary uses including specialized agricultural uses such as processing facilities, sod farms, truck farms, nurseries, plant farms, recreational areas, and forested tracts. The Rural Service Area promotes the concentration of neighborhood activity centers (NAC) in existing and proposed subdivisions at densities which range from lots with private wells to lots that are serviced by a community-type domestic water supply, but not a joint sanitary sewer collection and treatment system. These NAC's function for those persons who prefer larger than urban lot sizes and densities, and they never require the public provision of the full range of urban services. It becomes imperative that future NAC's in the RSA be developed on soils, which have few to no limitations for septic tanks and drain fields. Extreme caution should be exercised in Lanier County, because there are only moderate and severely limited soil associations throughout the unincorporated portions of the county.

### Commercial Agricultural Uses

A large part of the Rural Service Area contains prime farm and forestland, and these areas need to be protected. The agricultural economy remains strong; there is a large investment in farming; and farmers desire to continue the agricultural use of the land. Some of the land in the rural area, however, is of poor quality and more suited to forestry. Both the excellent and poorer quality areas should be protected from urban encroachment; a favorable social and economic climate is necessary if farm families are to make the heavy investment and take the risks necessary to keep their farm business viable.



To avoid these problems, agriculture should be considered an exclusive land use. Agricultural areas which have prime farmland and substantial agricultural investments should be identified as **Commercial Agricultural Areas (CAA)** and protected from further encroachment by non-agricultural uses. Protection from encroachment should involve actions on many fronts including exclusive-use zoning, restrictions on public works projects that are unrelated to agriculture and forestry, and relief from special assessments and environmental ordinances not related to public health and safety.

## **GOAL 2:**

**Increase an intensive mixture of employment, goods, services, and residential use in Activity Centers; link high intensity Activity Centers; provide a wide variety of residential and employment alternatives both inside and outside Activity Centers; and achieve the highest standards of quality in the urban environment.**

### **Policy 2.1:**

The City and County shall adopt/or amend appropriate Land Development Regulations to provide standards, including minimum and maximum density standards, for three classifications of Activity Centers: Downtown Activity Center, Urban Activity Center, and Neighborhood Activity Center. These shall be depicted on the respective Future Land Use Maps for the city and the county.

#### **Policy 2.1.1:**

Activity Centers shall be intended to fulfill the following purposes:

- (a) **Downtown Activity Center (DAC)** - This is the central business and service center of Lakeland. Areas should be allocated for concentrated residential, commercial, office, institutional, recreational and cultural facilities at a scale which serves the entire area, and at the highest intensities to be found anywhere in the county. Pedestrian-oriented streets containing clusters of retailing, personal services, eating and entertainment are important attributes of downtown. The policies and requirements of this Activity Center are intended to retain the character of these areas by assuring that new development provides active uses on ground floor levels, and other design features conducive to pedestrian activity.
- (b) **Urban Activity Center (UAC)** - This area provides for concentration of residential, commercial, office, industrial, recreational and cultural facilities serving major subregions of the Lanier County urban area at intensities significantly higher than in surrounding neighborhoods. Although some Urban Activity Centers may be composed of a single type of use, a mixture of land uses is specifically encouraged. These activity centers are intended for locations where the highest level of thoroughfares are available, providing access between other counties and complimenting the primary arterial transportation system.
- (c) **Neighborhood Activity Center (NAC)** - This area provides for concentration of neighborhood-serving commercial, office, residential, recreational and cultural facilities, at intensities compatible with surrounding neighborhoods. Although some Neighborhood Activity Centers may be composed of a single type of use, a mixture of land uses is specifically encouraged. These activity centers are intended for locations where lower level thoroughfares and collectors are available, providing access to adjacent activity centers and the surrounding neighborhood.



## Policy 2.2:

Community development should be responsive to the social, economic and environmental needs of the County. For this reason, the County and City should prepare and implement plans consistent with the following guidelines:

- (a) Lakeland should accommodate their share of urban growth, as indicated by the comprehensive plan, and located within the Urban Service Area.
- (b) Local services, such as schools, police and fire protection, public streets, water and drainage facilities, and parks should be planned to be adequate for the population and employment densities anticipated. Areas of the community where local services are available should be developed first. New land should be opened for urbanization in a staged, contiguous manner through a coordinated program of public service extensions. Existing facilities, including schools, should be used to full capacity. Cooperative arrangements between service districts should be made if necessary. Where practical, investment in all services, including schools, shall be consistent with City and County land use plans.
- (c) Community development should be compatible with features of the natural environment, including the soils, hydrologic system, and not intrude into prime farm and forestlands.
- (d) Community development should provide a variety of housing types for all income levels and located convenient to employment, shopping and services.
- (e) Business activities should be located in the Downtown, Urban or Neighborhood Activity Centers and planned industrial parks. Major Activity Centers should be developed through a clustering of regional shopping, service, cultural, entertainment, business office, governmental and high-density residential facilities in concentrated, highly accessible locations. The centers should be designed for good pedestrian mobility and landscaped to accommodate people and vehicles. Where major activity centers have already developed in a spread out or disconnected pattern, joint public/private programs should be developed to plan transportation systems to link the activity centers together so that the entire subarea may function as a single major activity center.
- (f) Density of development should be planned by local authorities to be consistent with the capacity of the City's utilities, state and federal environmental standards; and the continuation of agricultural activities on prime farmland not programmed for urban expansion.
- (g) Encourage the redevelopment and renewal of blighted areas.
- (h) Encourage the elimination or reduction of uses consistent with the community's character and future land use.
- (i) Ensure the protection and preservation of historic resources.
- (j) Discourage the proliferation of urban sprawl.
- (k) Ensure the availability of suitable land for utility facilities necessary to support proposed development.
- (l) Protect viable and stable neighborhoods from uses not in keeping with their established character and use.

### **GOAL 3:**

**Create and maintain long-term, meaningful employment opportunities sufficient to establish a sound and balanced economic base in which average per capita income and employment levels are consistently comparable to those of the State and Nation.**

#### **Policy 3.1:**

Private sector economic investments should be encouraged and fostered through the availability of financial and technical assistance. The County and City should continue to support the countywide chamber of commerce.

#### **Policy 3.2:**

Public sector financed economic developments should be encouraged and used as a tool to stimulate or leverage private sector economic investments.

#### **Policy 3.3:**

Products and raw materials available in the region should be given first consideration for use in manufacturing in the area.

#### **Policy 3.4:**

Diversification of the economic base should be fostered and maintained. The development of recreational, educational and health care facilities and services should be considered as legitimate economic development activities by virtue of their strong tendency to generate employment, economic, and industrial their strong tendency to generate employment, economic, and industrial development.

### **GOAL 4:**

**Encourage economic development through business/industry recruitment and/or expansions that capitalize on and are compatible with the natural attributes of the county.**

#### **Policy 4.1:**

Economic developments should be compatible with environmental standards.

#### **Policy 4.2:**

In cases where development is incompatible with the environment, such developments should be located where environmental and social costs are minimized.

### **GOAL 5:**

**Create and maintain a well-trained work force of professional, technical, and skilled workers capable of accommodating new industry and maintaining existing industry.**

#### **Policy 5.1:**

Training programs, vocational and technical, should be designed to correlate with anticipated industrial and commercial growth and needs.



**Policy 5.2:**

Training and manpower programs should be designed which are readily accessible to the unemployed and underemployed.

**Policy 5.3:**

Programs should be developed which encourage college and technical school graduates to seek employment within the county.

**Policy 5.4:**

Industries, both existing and new, should initiate on-the-job training programs for the benefit of themselves and their employees.

**GOAL 6:**

**Develop and maintain public services and facilities to accommodate existing economic development and to encourage future economic growth.**

**Policy 6.1:**

Industrial growth and expansions should be located within or adjacent to developed industrial parks and sites to readily access public utilities.

**Policy 6.2:**

The development of cultural, historic and educational services and facilities should be considered as legitimate economic development activities by virtue of their strong tendency to generate employment, economic, and industrial development.

**Policy 6.3:**

Public investments in services and facilities for economic development should be reflected in the short-term work program.

**GOAL 7:**

**Ensure that all people within Greater Lanier have access to adequate and affordable housing.**

**Policy 7.1:**

Housing development agenda in the City and Lanier County should address needs of the elderly, low and moderate income families, minorities, handicapped, and developmentally disabled persons.

**GOAL 8:**

**Ensure in a equitable manner that existing residential structures and neighborhoods are preserved, improved and maintained.**

**Policy 8.1:**

Housing development agenda should give priority to projects involved in preservation and maintenance of existing infrastructure: streets, walks, curbs, water, sewer and drainage systems, lighting and bridges.

**Policy 8.2:**

Neighborhood redevelopment projects should seek to conserve, rehabilitate, or relocate existing housing structures, in lieu of demolition, whenever it is feasible.

**Policy 8.3:**

The city and county are encouraged to adopt, enforce, revise and update building codes where applicable as to permit new concepts in building technology.

**Policy 8.4:**

Low interest loans and tax reduction activities or other alternatives should be developed to promote rehabilitation of existing housing.

**GOAL 9:**

**Design and maintain a network of thoroughfares for safe and efficient movement of people and goods which are linked to and coordinated with rail, air, and other transportation terminals.**

**Policy 9.1:**

The carrying capacity of roadways should preserve the functional purpose of the road system to assure that the transportation network functions as originally intended.

**Policy 9.2:**

Land development, access, and circulation should be closely coordinated in the design of highway and street facilities in order to preserve the traffic carrying ability/safety aspects of highways and streets.

**Policy 9.3:**

Early acquisition of needed highway rights-of-way and access controls should be sought to minimize land costs, prevent undesirable development, and preclude land speculation.

**Policy 9.4:**

Costs of roadway construction should be justified by utilization and need.

**Policy 9.5:**

Frontage roads should be constructed to avoid proliferation of entrance to high volume arterial streets and highways.

**Policy 9.6:**

Increased off-street parking should be encouraged to maximize the traffic carrying capacity of roadways, reduce congestion and ensure safe, efficient, traffic flow.

**GOAL 10:**

**Keep a well-maintained system of rail lines which facilitate safe and efficient movement of goods and**



serves the economic needs of the county.

**Policy 10.1:**

Grade separation should be provided on major arterials and collectors to eliminate traffic tie-ups, emergency vehicle delays and to enhance vehicle and pedestrian safety.

**Policy 10.2:**

Where rail abandonment is imminent, corridor maintenance and potential reuse should be evaluated to avoid unnecessary permanent loss of rights-of-way.

**GOAL 11:**

**Establish and maintain conservation of areas where natural processes would be endangered by development (i.e. in floodplains, wetlands, groundwater recharge areas, drainageways, etc.).**

**Policy 11.1:**

Areas where critical natural processes would be endangered by development should be avoided. The areas most directly impacted include drainageways, floodplains, wetlands, and groundwater recharge areas.

**Policy 11.2:**

An adequate minimum flow and water quality should be maintained in all rivers and streams to ensure a productive fish habitat and protection of aquatic life and scenic qualities.

**Policy 11.3:**

Development should not pollute, exhaust or interfere with the natural replenishment cycles of groundwater.

**Policy 11.4:**

State or federal agency rules and regulations mandating local enforcement programs should be accompanied with adequate staff and financial assistance to help local units in their implementation programs. These include local floodplain management requirements, soil and sedimentation control requirements, wetlands protection, river corridors, and similar laws designed to prevent degradation of the natural environment. Ongoing public awareness and education activities should also be developed to encourage participation in natural resource preservation and other related activities. Agencies that currently offer educational material on the conservation and protection of natural resources are the U.S. Environmental Protection Agency (EPA), Georgia Department of Natural Resources, Environmental Protection Division (EPD), Georgia Department of Natural Resources Pollution Assistance Division (P2AD), Georgia Department of Community Affairs (DCA), etc.

**Policy 11.5:**

Development should not grossly impair the functioning of vital natural systems. Land use should be primarily determined by natural characteristics, suitability of the land, and the availability of urban services.

**Policy 11.6:**

Lands that are not suitable for on-site absorption systems should not be subdivided/developed unless public sewers are available or other provisions are made for the handling of sewage.

**Policy 11.7:**

Treatment facilities should be available for the discharge of septic tank, holding tank and recreational vehicle pumpage.

**Policy 11.8:**

Soil resources should be managed in a manner that is consistent with maintaining and enhancing water quality.

**Policy 11.9:**

Best Management Practices that minimize siltation and pollution should be utilized. These practices include, but are not limited to:

- (a) Approval of grading, filling, and excavation plans by the city and county to ensure that erosion and siltation are minimized. (Examples: sodding, seeding, re-vegetation schedules, etc.).
- (b) Provide and maintain strategically located settling basins to remove silt and debris from surface water runoff.

**GOAL 12:**

**Commercial, industrial and residential developments should locate in Greater Lanier's Urban Service Areas on existing/proposed water and sewer systems.**

**Policy 12.1:**

Allocate with the Land Use Plan an adequate amount of properly service lands to meet projected land use demands.

**Policy 12.2:**

Commercial growth and redevelopment should be restricted to existing and planned commercial districts.

**Policy 12.3:**

Industrial expansion should occur in the existing industrial parks.

**Policy 12.4:**

In general, redevelopment in vacant and redevelopable areas that are already serviced with water and sewer utilities should be strongly encouraged.

**Policy 12.5:**

Local implementation devices should include the state construction code, subdivision control and land development/zoning ordinances in the county and the city.



**Policy 12.6:**

Lands shall be deemed unsuitable for any proposed development by the local unit of government if the land is largely affected by any of the following:

- wetlands
- aquifer recharge areas
- flood hazards
- inadequate drainage
- adverse soil conditions
- severe erosion potential
- unfavorable topography
- inadequate water supply or sewerage disposal capabilities
- any other feature likely to be harmful to the health or welfare of the future residents of the proposed development

**Policy 12.7:**

Lanier County should limit development in their Rural Service Areas to uses and intensities, which would not require the county to provide urban or suburban levels of utilities and services.

**GOAL 13:**

**Identify, conserve and protect the broad range of cultural resources in Greater Lanier.**

**Policy 13.1:**

Areas, structures and districts of significant architectural and historic value should be so designated and approved by appropriate city and county authorities. Preservation techniques, including local designation through local historic district ordinance, should be encouraged. Additional techniques to support these activities include various state and federal programs including historic register listings, tax incentives and credit, and the Georgia Main Street Program.

**Policy 13.2:**

Develop a public awareness/education element to encourage participation in preservation activities.

**Policy 13.3:**

Greater Lanier should preserve and protect for future generations their scenic, cultural, historic landscapes, buildings and archaeological sites. Special management practices should be applied to those areas possessing unique natural, cultural or historic features.

**GOAL 14:**

**Preserve lands suitable for all agricultural pursuits, including farming, forestry and soil conservation.**

**Policy 14.1:**

Where soil productivity is high and where conditions are better suited for agriculture than urban uses, measures should be developed to preserve such land for agricultural use.

**Policy 14.2:**

Non-agricultural-forestry uses, which generally include a broad range of urban land use types, should not intrude into rural areas best suited for agricultural/forestry uses.



## **PART III: HOW DO WE GET THERE?**

### **FUTURE LAND USE PLANS & SHORT-TERM WORK PROGRAMS**

#### **FUTURE LAND USE PLANS**

A future land use plan reflects the consensus of community and county values that are inherent in goal and policy statements. It is designed to provide a summary of recommended growth patterns which are depicted on the respective future land use maps. For Lanier County and the City of Lakeland the recommendations are designed to reflect goals and policies with strong emphasis on local government's provision of basic services; water, sewer and transportation. (The land use goals and policies are detailed in "Part II - Where Do We Want To Be ?".) These plan concepts propose land use patterns which take advantage of existing and planned infrastructure. This prevents undue hardship on local governments to provide unnecessary infrastructure improvements or additions. When growth is planned in a logical and straightforward manner and takes advantage of public investments, there will be positive benefits for all with an increase in long-term economic stability.

#### **GREATER LANIER FUTURE LAND USE (IN GENERAL)**

The concepts discussed in this section will apply to the future land use plans of Greater Lanier. The Goals and Policies define and emphasize a distinct separation between an Urban Service Area (USA) and a Rural Service Area (RSA). Greater Lanier, for future land use purposes, is divided into these two major service areas and they are graphically depicted on Maps III-1 and III-2. The USA represents the centralized growth center where there is already existing infrastructure and concentrated urban services to accommodate urban style development. All future urban development should locate in this area. The RSA comprises all of the remaining portions of the unincorporated county. This area should retain a dominantly rural character.

Within the urban service area there also exists subareas for the various Activity Centers and a special Commercial Agriculture Area; all of which are described in the Goals and Policies. In general from a countywide perspective, the Urban Service Area (USA) and its activity centers represent three levels of existing or proposed urban density. The Downtown Activity Center (DAC) will maintain the highest density, followed by the Urban Activity Center (UAC) and then the remaining portion of USA. Within the Rural Service Area (RSA) there are special Commercial Agriculture Areas (CAA) which are based on the presence of concentrated prime farmland and prime forest land soils. Exclusive agriculture, agribusiness, and commercial forestry uses will be promoted in these areas.

The RSA also contains a Neighborhood Activity Center (NAC) which represents small clusters of urbanized development, centrally located within a generally rural area. Any additional urban development in the rural area will be encouraged to locate in the NACs.

While Greater Lanier does not contain an over abundance of existing vacant uses and subdivided lands there are ample acreages for development throughout the 20-year planning period. This means a coordinated infill development policy needs to be implemented and regarded as a priority for any new development.

Many areas within Greater Lanier contain environmentally sensitive features which must be considered when making development decisions. Therefore, all new development or redevelopment shall be subject to the following development constraints: floodplains, wetlands, soil suitability, and groundwater recharge areas. These constraints shall be reviewed on a site-by-site basis and shall take precedence when making development or land use approvals/decisions. The future land use maps should be consulted when reviewing land use changes or proposed development and redevelopment. However, land use designations on the future land use map are for general purposes and will be considered secondary to these development constraints.



## **LANIER COUNTY (Unincorporated) FUTURE LAND USE**

In general, Lanier County contains a dominant pattern of active agriculture/forestry uses which will continue through the 20-year planning period. The City of Lakeland represents the county's center of urban activity and infrastructure with ample future development opportunities. There is an abundance of vacant land in all parts of the county (both urban and rural areas) and those lands located in Lakeland should be developed first since infrastructure improvements already exist to serve them. Therefore, future land use designations for unincorporated portions of Lanier County are generally the same as existing with most vacant lands being given a future land use designation appropriate to their surroundings. Map III-1 depicts future land use designations as well as USA, RSA and CAA boundaries for Lanier County.

The Urban Service Area (USA) portion of unincorporated Lanier County is located around the perimeter of water and sewer service areas. Most of unincorporated Lanier County will fall into a Rural Service Area (RSA) since there are no existing or proposed public water or sewer services outside the Lakeland urban area.

Also within the RSA there are large areas designated as Commercial Agricultural Area (CAA). These will promote exclusive development for agriculture, agribusiness and commercial forestry in an effort to protect the valuable natural resource (prime farmland and forestland soils) from intrusion and destruction. All agriculture and forestry uses should utilize best farming methods and procedures and locate where soil conditions, drainage, etc., is best suited for their use. Other development constraints such as wetlands and groundwater recharge areas should also dictate their location. Non-agriculture/forestry uses will be encouraged to locate inside a NAC or outside the CAA area. The County's one Neighborhood Activity Center (NAC) is found in the southeast portion of the County at the U. S. 84/U. S. 129 interchange. This community, formerly the incorporated City of Stockton, serves as a neighborhood activity center in the surrounding rural district.

Lanier County has adopted land subdivision regulations and a land development ordinance which will eliminate any unregulated subdivisions for residential use within the rural area, far from any designated or planned services. Further development of residential subdivisions should be secondary to development of forestry and agricultural uses in these areas. Some are not suitable for development due to poor soils, wetlands, or groundwater recharge areas, and these should revert back to their original agriculture/forest usage.

Future Commercial, Industrial and Public/Institutional uses in particular should locate in the Lakeland USA. Consequently, there are no additional uses in these categories shown on the future land use map outside the USA.

Future Parks/Recreation/Conservation uses include existing uses, plus the Banks Lake National Wildlife Refuge. Conservation corridors are designated along the Alapaha River, per the Mountain and River Corridor Protection Act of 1991, to maintain water quality, habitat for wildlife, and preserve the floodplains. Uses other than passive recreation will be prohibited within these corridors.

Future Transportation/Communication/Utilities will remain significantly the same as existing. Due to projected moderate growth and encouraged concentration of new development in designated USAs, no other significant expansions of the road systems are anticipated in the unincorporated area through the 20-year planning period. Existing public rights-of-way within the county USA should be paved in accordance with proper urban standards and all public rights-of-way will continue to be maintained.

## **LAKELAND FUTURE LAND USE**

In general, the City of Lakeland's future land use pattern will be similar to its existing pattern with all vacant lands being shown as developed generally in accordance with surrounding existing uses. Lakeland will continue to be the main urban center and focal point for all major residential, commercial, and governmental growth in Lanier County. The City of Lakeland's downtown commercial area and new city/county industrial park will influence development trends by encouraging concentration of commercial and industrial uses. Map III-2 depicts future land use designations, service areas and activity center boundaries for Lakeland and the adjacent unincorporated areas of Lanier County.



Lakeland's Urban Service Area (USA) corresponds with that of its existing water and sewer service area. Lakeland's Downtown Activity Center (DAC) corresponds with the locally designated and visually recognizable downtown district, which is located at the U. S. 221/U. S. 129 intersection. This area will continue to be the urban core of the city and county and will include the highest density of uses. Pedestrian-oriented development and redevelopment will be encouraged in this area, with the Lanier County Courthouse serving as a focal point in the redevelopment effort. The City contains one existing Urban Activity Center (UAC) and one is proposed as part of the City's development plan. The City's existing Urban Activity Center (UAC) lies southwest of the downtown activity center and includes the elementary and high school, Lanier County Health Department, Lakeland City Hall and Police Department, and the W. L. Miller Memorial Library. This UAC provides a high level of service to city and county residents and provides a unique clustering of land uses providing a range of services. This Urban Activity Center is highly supportive of the adjacent downtown area. The city's second Urban Activity Center lies south/southeast of the DAC and is bounded by U. S. 221, Georgia 135, and the Burnt Church Road. This 44 acre area is the newly developed city/county industrial park and is the site where new industrial land uses will be encouraged to cluster. The remaining portions of Lakeland's USA will generally function as a Neighborhood Activity Center (NAC) as defined in the goals and policies.

Within Lakeland's USA, there are more than sufficient acreages of vacant undeveloped land, abandoned uses and current agricultural/forested uses adjacent to the existing utility systems to accommodate projected growth during the twenty-year planning period. Vacant and undeveloped lands are found in all parts of the City and are adjacent to all land use categories. Therefore, these vacant lands will receive first priority for new development in any of the land use categories. The recommended pattern for new development, which prioritizes infill development first and moderate expansion adjacent to the existing utility system second, is depicted on Map III-2, Lakeland Area Future Land Use.

Future residential land use will generally mirror existing residential and will largely occur in the City's southeast and west quadrants. Additional residential growth is also projected in the north-central portion of the city in a newly platted subdivision north of Lake Irma. Any new multi-family development should be clustered adjacent to collector or arterial streets to minimize traffic increases along residential streets.

Future commercial development should locate in the downtown activity center (DAC) with vacant commercial properties receiving first priority for development. A secondary commercial development area is the U. S. 221 corridor between downtown and the new industrial park and care should be taken to require clustering of these uses. Additional intensive commercial development may also occur in the city/county industrial park.

Future industrial land uses are depicted as being confined to the city/county industrial Park. This 44 acre tract should be increased to meet the economic development needs for the 20-year planning period. This area will be studied for potential annexation into the city's corporate limits.

Future Public/Institutional uses are generally depicted as existing. However, should additional P/I facilities be proposed, they should locate within the urban activity center (UAC) located southwest of downtown where there is already a concentration of these facilities. Additional P/I facilities may also locate adjacent to the Louis Smith Memorial Hospital on the west side of the City.

Future Parks/Recreation/Conservation uses are depicted as existing. However, a 43 acre conservation-oriented "arboretum" park east of Lake Irma has been added. This includes a walking trail around the lake itself.

Transportation/Communication/Utilities uses are depicted as existing with no significant expansions anticipated.

Future agricultural and forested uses within the city limits are generally depicted as existing and are found in all quadrants adjacent to the city limits. Other than minor conversions as depicted adjacent to existing city utility services, these areas should be protected from urban encroachment for as long as possible in order to promote infill development.



## **FY 2005 - FY 2009 SHORT-TERM WORK PROGRAMS**

The purpose of the Short-Term Work Program is to provide a detailed listing of the various projects and programs recommended by Lanier County and the City of Lakeland for implementation during the first five years covered in the "2025 Greater Lanier Comprehensive Plan". By scheduling major county and city initiatives and capital expenditures in advance over a period of years, the five-year work programs will assist the county and city in undertaking activities to implement their individual plans and achieve their goals.

The Short-Term Work Program should be linked to and coordinated with the county and city annual operating budgets. The majority of the elements of the work program require direct county and city expenditures or indirect costs through allocation of county and city employees. Therefore, implementation of the Plan's goals, policies, and recommendations are tied to each annual budget. Attempts to implement the Plan should: (1) review recommendations in the Short-Term Work Program for the upcoming year; (2) revise the recommendations based on current information; and (3) transfer the recommended items that require local funding to the respective annual operating budget. With this approach, Greater Lanier will be able to systematically implement their comprehensive plan.

**Lanier County: Report of Accomplishments FY 1999-2004**

<b>Community Facilities</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Continue to prepare plans for a shared County/City maintenance building for the Road and City departments	Not Accomplished	Both units of governments made improvements to their own maintenance facilities
Conduct feasibility study with cost estimates for a Police, Fire Department and Sheriff Department Complex with 30 beds for incarceration	Postponed	County had a change in leadership and now the issue is dead for the foreseeable future
Continue participation in the LARP program of Ga. DOT and resurface C.R. 96 River Road; C.R. 75 Boyette Road; and C.R. 18 Empire Church Road	Underway	

<b>Economic Development</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Canvas the business/industrial community to ascertain interest/support to organize a county-wide Chamber of Commerce	Completed	
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Lanier	Completed	

<b>Housing</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Provide new housing with the Community HOME Investment Program	Underway	CDBG applications were considered but other activities had a higher priority

<b>Land Use</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Adopt ordinances pertaining to groundwater recharge areas and wetlands protection	Completed	
Prepare and adopt an ordinance to meet the provisions of the "River Corridor Protection Act of 1991", for the Alapaha River Corridor Protection Area	Completed	
Prepare and adopt a land development (zoning) ordinance which assists in implementing the Lanier County Future Land Use Plan	Completed	

<b>Natural and Historic Resources</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Form a sub-committee of the Lakeland/Lanier County PAC to concentrate on historic preservation issues	Underway	
Conduct a county-wide historic resources inventory	Postponed	Due to lack of funding this historic resources inventory will be done in 2007, 2008



<b>General Planning</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Annually re-evaluate the Lanier County Short-Term Work Program	Completed	
Participate in all updates to the 2015 Greater Lanier Comprehensive Plan	Completed	
Prepare all grant/loan applications (CDBG,EDA,RD,etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	Completed	
Continue to provide representation on the Lakeland / Lanier County Planning Advisory Commission	Completed	
Continue to implement the Lanier County Service Delivery Plan	Completed	
Continue the intergovernmental agreement with Lakeland to cost-share on code enforcement programs	Completed	

**Lakeland: Report of Accomplishments FY 1999-2004**

<b>Community Facilities</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Prepare cost estimates to re-roof the City Hall	Completed	
Continue to prepare a digital set of "as built" water and sanitary sewer system maps	Completed	
Continue to prepare plans for a shared County-City maintenance building for the Road and City Departments	Not Accomplished	The City built their own maintenance building and the County made some building improvements
Complete the development phases of the 43 acre "arboretum " park east of Lake Irma with trails for passive recreation and parking facilities	Completed	
Continue participation in the LARP program of GA DOT	Completed	
Continue to request improved traffic movements at the Valdosta Road and Main Street intersection	Completed	
Conduct feasibility study with cost estimates for a Police, Fire Department, and Sheriff Department Complex with 30 beds for incarceration	Postponed	County had a change in leadership and now this issue is dead for the foreseeable future

<b>Economic Development</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Canvas the business/industrial community to ascertain interest/support to organize a county-wide Chamber of Commerce	Completed	
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Lanier	Completed	

<b>Housing</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Provide new housing with the Community HOME Investment Program	Underway	CDBG applications were considered but other activities had a higher priority

<b>Land Use</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Adopt a zoning ordinance amendment to provide wetlands protection measures	Completed	
Update and amend the zoning ordinance to implement the Lakeland Future Land Use Plan	Underway	



<b>Natural and Historic Resources</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Form a sub-committee of the Lakeland/Lanier County PAC to concentrate on historic preservation efforts	Underway	
Conduct a county-wide historic resources inventory	Postponed	Due to lack of funding this historic resources inventory will be done in 2007, 2008

<b>General Planning</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Annually re-evaluate the Lakeland Short-Term Work Program	Completed	
Participate in all updates to the 2015 Greater Lanier Comprehensive Plan	Completed	
Prepare all grant/loan applications (CDBG,EDA,RD,etc.)after conducting a needs assessment and public hearing to ascertain which project has the highest priority	Completed	
Continue to provide resenation on the Lakeland/Lanier County Planning Advisory Commission	Completed	
Continue to implement the Lanier County Service Delivery Plan	Completed	
Continue the intergovernmental agreement to cost-share on code enforcement programs	Completed	



### Lanier County: Short Term Work Program FY 2005-2009

<b>Community Facilities</b>				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Apply to the U.S. Department of Homeland Security for fire department radio communication equipment	2005	County Commission	\$80,000	Dept of Homeland Security-Office of Emergency Preparedness
Re-locate and rehabilitate the old county school auditorium building	2005, 2006, 2007, 2008	County Commission/City Council	\$1M	Shared General Funds/State Legislature/Private Donations
Re-surface and drainage project on Carter Lane CR 326, Harnage Road CR 90, Harnage Circle, and Browning Lane CR 302	2005, 2006	County Commission	\$569,000	CDBG, DOT, General Fund
Baskins Road CR 80, paving 1.895 miles from CR 75 to Berrien County	2006, 2007	County Commission	\$190,000	DOT, General Fund
Resurfacing Popular Springs Road CR 51 1.30 miles from Empire Road to county line	2006	County Commission	N/A	DOT, General Fund
Re-surface Burnt Church Road CR 324 2.47 miles from South Oak Street to SR 135	2005	County Commission	N/A	DOT, General Fund

<b>Economic Development</b>				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to support the Lakeland/Lanier County Chamber of Commerce	2005, 2006, 2007, 2008, 2009	County Commission	\$100/y	General Fund
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Lanier	2005, 2006, 2007, 2008, 2009	County Commission	N/A	General Fund
Seek funding to acquire addition industrial park land and service with infrastructure	2005, 2006, 2007	County Commission/City Council	N/A	Shared General Funds/DCA/EDA

<b>Housing</b>				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Provide new or rehab housing with the Community Home Investment Program	2006, 2008	County Commission	\$250,000	DCA/CHIP

<b>Land Use</b>				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to amend the Land Development Ordinance to assist the implementation of the Lanier County Future Land Use Plan	2005, 2006, 2007, 2008, 2009	County Commission/Lanier County PAC	N/A	General Fund



<b>Natural and Historic Resources</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Conduct a county-wide historic resources inventory	2007, 2008	County Commission, Lanier County PAC	\$8,000 shared countywide	General Fund

<b>General Planning</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Annually re-evaluate the Lanier County Short-Term Work Program	2005, 2006, 2007, 2008, 2009	County Commission	N/A	General Fund
Participate in all updates to the 2025 Greater Lanier Comprehensive Plan	2005, 2006, 2007, 2008, 2009	County Commission/PAC	N/A	General Fund
Prepare all grant/loan applications (CDBG,EDA,RD,etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	2005, 2006, 2007, 2008, 2009	County Commission	\$100/ application	General Fund
Continue to provide representation on the Lakeland/Lanier County Planning Advisory Commission	2005, 2006, 2007, 2008, 2009	County Commission	\$1,000/y	General Fund
Continue to implement the Lanier County Service Delivery Plan	2005, 2006, 2007, 2008, 2009	County Commission	N/A	General Fund



**City of Lakeland: Short Term Work Program FY 2005-2009**

<b>Community Facilities</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Continue to update digital set of 'as built' water and sanitary sewer system maps for the city GIS system	2005, 2006, 2007, 2008, 2009	City Council	\$200/y	General Fund
Prepare engineering studies to upgrade the water distribution system	2005, 2006	City Council	\$10,000	General Fund
Reconstruct the street and drainage facilities on Washington and Darcy Streets	2005	City Council	\$500,000	CDBG, DOT, General Fund
Continue participation in the LARP program of GA DOT	2005, 2006, 2007, 2008, 2009	City Council	N/A	Ga. DOT-LARP
Re-locate and rehabilitate the old county school auditorium	2005, 2006, 2007, 2008	City Council/County Commission	\$1M	Shared General Funds/State Legislature/Private Donations

<b>Economic Development</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Continue to support the program objectives of the Lakeland/Lanier County Chamber of Commerce	2005, 2006, 2007, 2008, 2009	City Council	\$100/y	General Fund
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Lanier	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Seek funding to acquire additional industrial park land and service with infrastructure	2005, 2006, 2007	City Council/County Commission	N/A	Shared General Funds/DCA/EDA

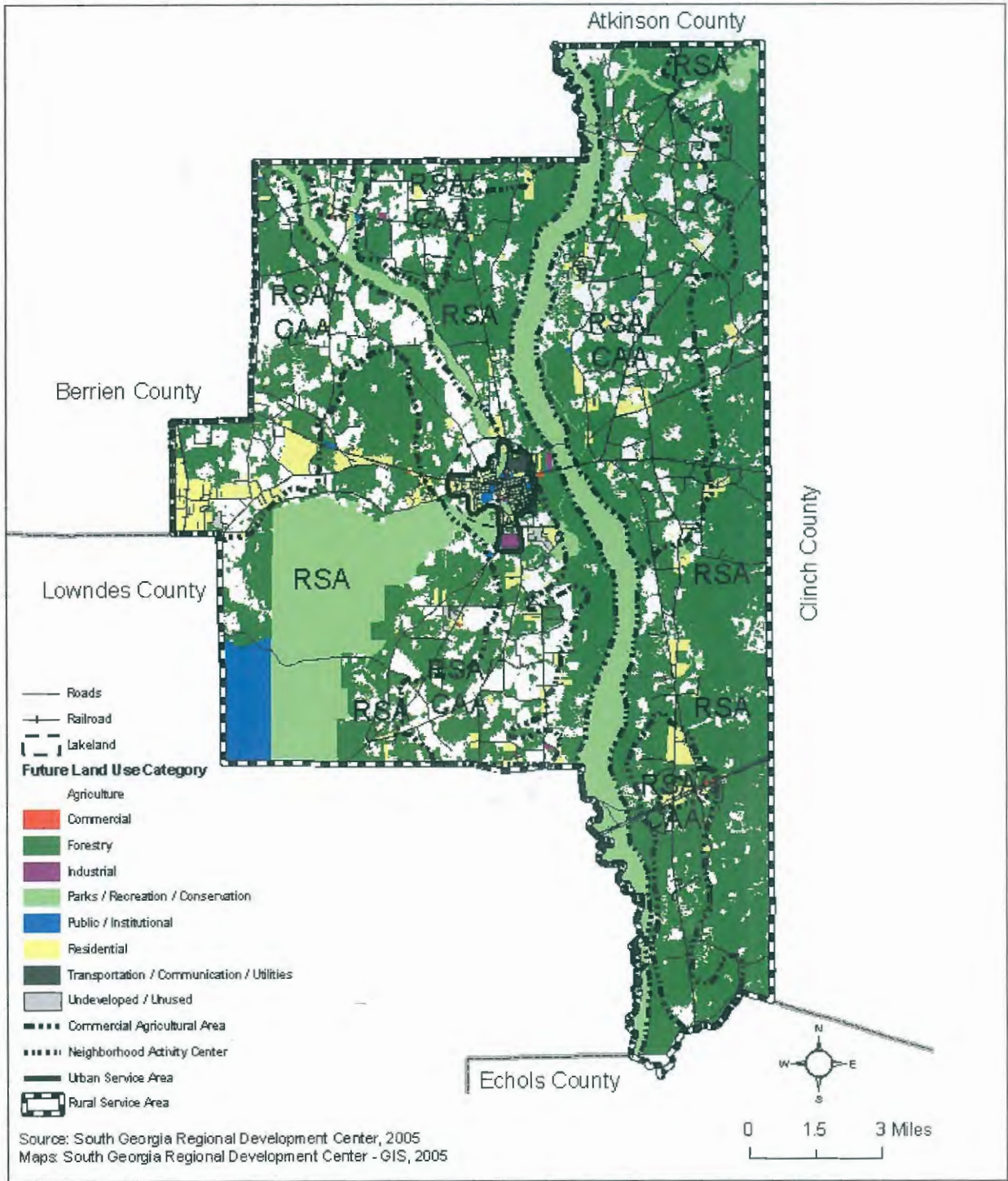
<b>Housing</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Provide new or rehab houses with the Community HOME Investment Program	2007, 2009	City Council	\$250,000	DCA/CHIP

<b>Land Use</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Update and amend the zoning ordinance to implement the Lakeland Future Land Use Plan	2005, 2006, 2007, 2008, 2009	City Council/Lakeland-Lanier County PAC	N/A	General Fund



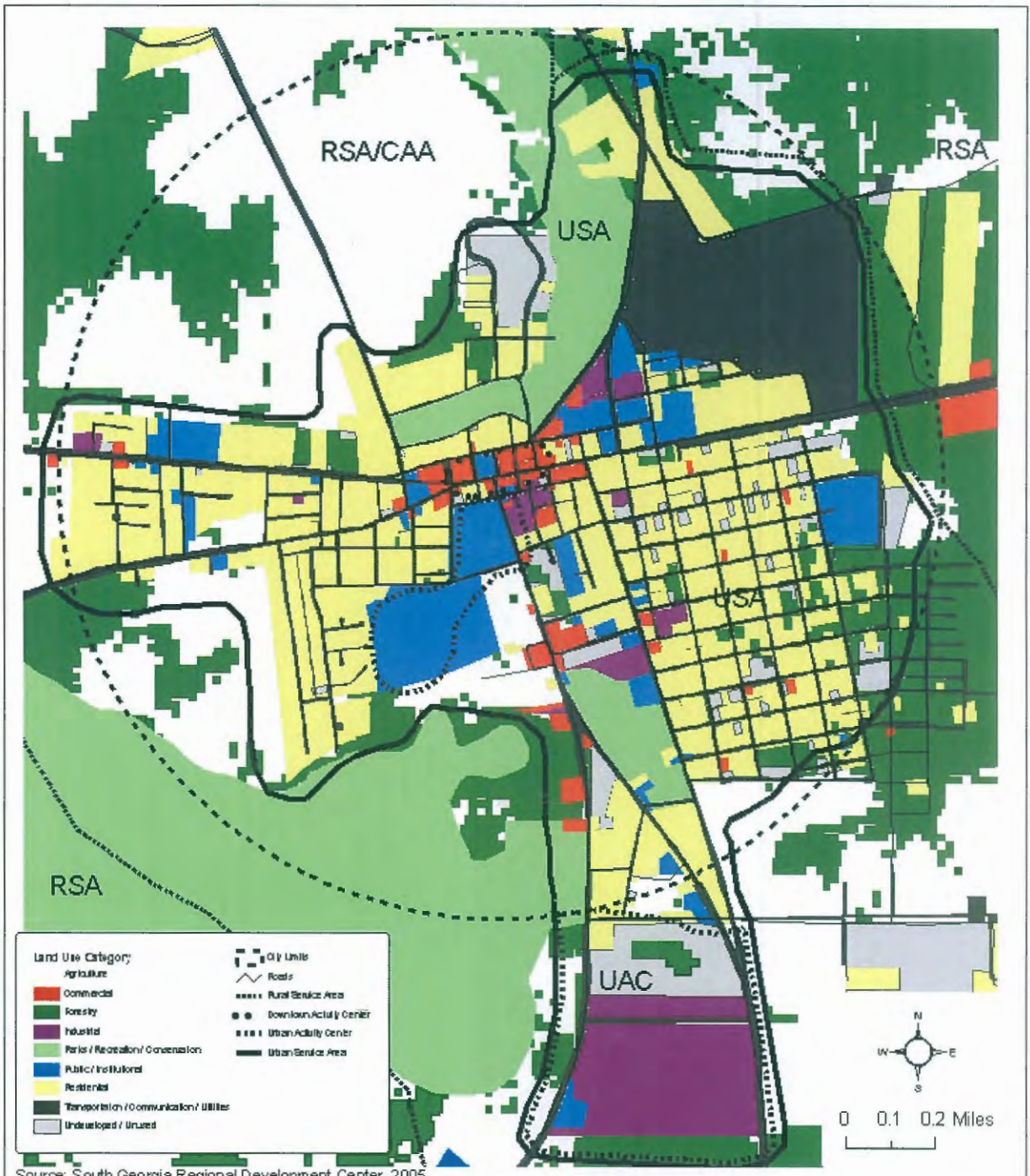
Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Conduct a county-wide historic resources inventory	2007, 2008	City Council, Lakeland/Lanier County PAC	\$8,000 shared countywide	General Fund

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Annually re-evaluate the Lakeland Short-Term Work Program	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund
Participate in all updates to the 2025 Greater Lanier Comprehensive Plan	2005, 2006, 2007, 2008, 2009	City Council/Lakeland-Lanier County PAC	N/A	General Fund
Prepare all grant/loan applications (CDBG, EDA, RD, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	2005, 2006, 2007, 2008, 2009	City Council	\$100/ application	General Fund
Continue to provide representation on the Lakeland/Lanier County Planning Advisory Commission	2005, 2006, 2007, 2008, 2009	City Council	\$1,000/y	General Fund
Continue to implement the Lanier County Service Delivery Plan	2005, 2006, 2007, 2008, 2009	City Council	N/A	General Fund



MAP III-1 LANIER COUNTY  
 FUTURE LAND USE





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

### MAP III-2 CITY OF LAKELAND FUTURE LAND USE