

For questions or comments
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FOR UPDATES ONLINE VISIT:
WWW.SGRDC.COM/GLPC/GLPC.HTM

The *South Georgia RDC* provides community planning services to 9 counties and 22 municipalities. In cooperation with the governments within Lowndes County, the SGRDC is preparing the required 10-year update to the *Greater Lowndes Comprehensive Plan*. For more information visit the SGRDC website: www.sgrdc.com

The *Greater Lowndes Planning Commission (GLPC)* is the host organization for the Plan Update. The mission of the GLPC is "to plan for the future of Greater Lowndes, looking beyond short-term solutions; to improve public health, safety, convenience and welfare, and to provide for the social, economic and physical development of communities on a sound and orderly basis, within a governmental framework and economic environment which foster constructive growth and efficient administration." For more information, visit the GLPC website www.sgrdc.com/glpc/glpc.htm

GREATER LOWNDES COUNTY....A community built on families, values, and traditions!



Future Meeting Dates:

June 20—Review of DRAFT *Community Agenda*

All meetings will be held at the Lowndes County Board of Commissioners Building
325 W. Savannah Avenue
Meetings begin at 5:30 p.m.

Contact us:

Staff is happy to meet with stakeholders in person. Please call ahead to ensure we have adequate time available.

Otherwise, share your comments via email, phone, or USPS mail:

Contact: Anne-Marie Wolff, Comprehensive Planner
awolff@sgrdc.com
229.333.5277 ext. 123

If your organization would like its own presentation on Greater Lowndes 2030, or any other Land Use topic, please contact Anne-Marie Wolff, Comprehensive Planner.



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*Greater Lowndes 2030—
A Roadmap for our Future!*

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Greater Lowndes 2030

* Lowndes County * Valdosta * Hahira * Dasher * Lake Park * Remerton *

Wrapping up Future Plans

We're nearing the end of the Greater Lowndes 2030 Comprehensive Planning Process. With an anticipated DRAFT completion date of June 30, 2006, Greater Lowndes staff is working steadily to acquire some remaining pieces of information. The *Greater Lowndes 2030 Advisory Committee* has finalized the list of Issues and Opportunities and is currently developing associated Goals and Policies. Staff is also working with each of the local governments to identify projects and activities they would like to accomplish over the next five years.

Following completion of the DRAFT document, it will be sent to the elected officials in each jurisdiction for their review. Additionally, the document will be sent to adja-

cent governments, interested organizations, and the Georgia Department of Community Affairs. Pending any revisions, the document will be adopted by the elected officials by October 30, 2006 to ensure maintenance of our Qualified Local Government (QLG) Status.

Although the process is near completion, there is still plenty of opportunity for citizen involvement:

Next Public Meeting: Tuesday, June 20 at 5:30 pm at the Lowndes County Board of Commissioners Building (325 W. Savannah Ave.)

Contact: Anne-Marie Wolff, Comprehensive Planner at 229.333.5277 ext. 123 or awolff@sgrdc.com

"And the Wheels on the Bus Go"....Transit Feasibility Study



Citizens discuss transit feasibility

The Valdosta-Lowndes Metropolitan Planning Organization (MPO) held two public information meetings on May 4th. One meeting was held in the afternoon at the City Annex Multipurpose Room while the other was held in the early evening at the Mildred Hunter Community Center. Together over 50 citizens attended both meetings to discuss the possibility of a fixed route bus system. Consultants hired by the MPO provided a project overview and answered questions relative to possible implementation of such a service.

The initial demographic analysis, poten-

tial transit zones, and types of operational models were detailed at the meetings. Citizens also completed a survey to provide more detailed information regarding destinations of potential riders and other user information. Additionally, these surveys will be sent to all City of Valdosta utility customers (approximately 17,000 homes) to gather further input. The feedback from these surveys will assist in the development of cost scenarios as well as potential implementation strategies. This information will be used by our local officials to assess funding options for the desired transit system. For more information please contact Mr. Daniel McGee, MPO Planner with the South Georgia Regional Development Center at (229) 333-5277 ext. 147 or dmcgee@sgrdc.com

County Adopts a "One-Stop Shop"

In January 2005, the Lowndes County Board of Commissioners officially launched a study into the way land is developed in Lowndes County. A consultant in land development codes, Gail Easley, FAICP, was brought in to investigate how to consolidate and coordinate the different land development processes and land development codes within the unincorporated areas of Lowndes County.

After 5 public workshops, stakeholder surveys, and multiple meetings with Lowndes County Staff and the Board of Commissioners, the results of the land development investigation took the shape of a Unified Land Development Code (ULDC). Overall, the new code takes all regulations governing land development in unincorporated Lowndes County, updates them, and consolidates them into a single document: the ULDC.

The Board of County Commissioners unanimously adopted the ULDC at their May 9, 2006 meeting. This adoption introduces a one-stop shopping concept for land development in the unincorporated areas of Lowndes County. For example, under the old system,

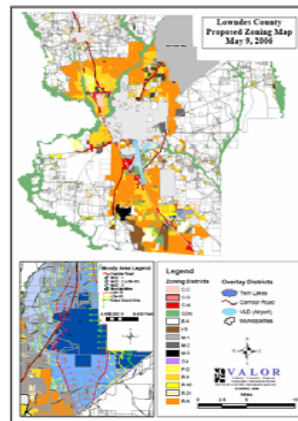
land disturbance plans were submitted to the County Engineer's Office, construction plans were submitted to the Inspections Office, and rezoning applications were submitted to the Zoning office. Now, under the ULDC, all plans and applications will be submitted to one office, located in the Lowndes County Administration Building at 325 West Savannah Avenue.

Additionally, the adoption of the ULDC included the adoption of a new zoning map, several new zoning districts, and the elimination of other districts. For instance, there is now a Residential-Agriculture (R-A) zoning, which allows for a 2.5-acre minimum lot size. Additionally, there are now three zoning districts regulating uses around Moody Air Force Base, to aid in the Base's continued protection.

For any questions and/or comments regarding the ULDC, please contact Jason Davenport, Lowndes County Planner at 229.671.2424 or jdavenport@lowndescounty.com

Contributions from: Jason Davenport, County Planner

New Zoning Map helps steer Future Development

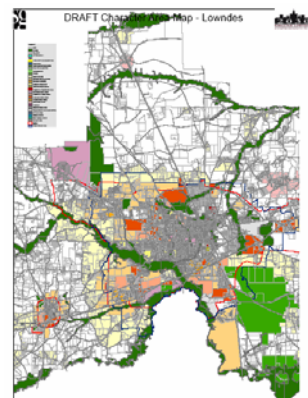


The Lowndes County Board of Commissioner's recent adoption of a new zoning map (as discussed in the previous article) helps steer the creation of the Greater Lowndes Future Development Map. The Future Development Map, which will be adopted later this year with the Greater Lowndes 2030 Comprehensive Plan, will be used by community leaders and developers alike to make rational, well-planned decisions regarding infrastructure investments and future growth plans.

By creating the Residential-Agriculture zoning district, which allows for a minimum of 2.5-acre lots, the County has provided an alternative to the current 5-acre and 1-acre minimum lot size requirements. This encourages the development of a rural fringe area where rural residential and agricultural uses can be supported and protected. Additionally, land zoned for Estate-Agriculture will receive similar future character area depictions of Agriculture/Forestry or Conservation.

Properties zoned for Single-Family Residential (R-1) will be included in suburban area character areas, which promote a mixture of residential and neighborhood serving commercial uses. With appropriate planning, these areas can become pedestrian-friendly, human-scaled, activity centers that provide for appropriate commercial, institutional, and recreational services.

Please contact Anne-Marie Wolff, Comprehensive Planner with any questions/comments.



ULDC and Greater Lowndes 2030—What's the difference?

Many citizens and staff alike have expressed confusion over the difference between the recently adopted Unified Land Development Code and the not quite adopted Greater Lowndes 2030 Comprehensive Plan. We hope this table clearly explains the important differences between these two valuable, yet unique documents.

	<u>UNIFIED LAND DEVELOPMENT CODE</u>	<u>GREATER LOWNDES 2030 COMPREHENSIVE PLAN</u>
WHAT IS IT?	A unified ordinance regulating current land development in the unincorporated areas of Lowndes County.	A comprehensive long-range plan to guide growth in all of Lowndes County and its municipalities over the next 30 years. It includes Goals and Policies dealing with Land Use, Housing, Economic Development, Natural and Cultural Resources, and Transportation.
PURPOSE/ DRIVING FORCE	The County's desire to streamline the development review process and establish an efficient "one-stop" shop. Also, existing ordinances had not been updated in many years.	The State Department of Community Affairs requires an update of the Comprehensive Plan at least every 10 years. The current Greater Lowndes Comprehensive Plan was originally adopted in 1991.
DRIVING AGENCY	<i>Lowndes County Board of Commissioners</i>	<i>Greater Lowndes Planning Commission</i> with support from Lowndes County and the Cities of Valdosta, Hahira, Lake Park, Dasher, and Remerton. (Facilitated through the <i>South Georgia Regional Development Center</i> .)
RESULTING ACTION	Implementation of a "one-stop shop" concept resulting in the establishment of a Technical Review Committee (TRC), which allows for the streamlined review of current development	Creation of a long-range plan to guide the location of future development, to encourage the collaboration of all community organizations, and to ensure all community efforts are focused on the same overall community vision.
FUTURE UPDATES?	As determined necessary by the Lowndes County Board of Commissioners to ensure appropriate regulations are in place to promote quality development.	As determined by the elected officials, the Comprehensive Plan should be updated on a regular basis to ensure it remains a viable plan for directing growth while providing a high quality of life for all Greater Lowndes residents.
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Did you know over 300 people receive this Greater Lowndes 2030 update newsletter through email or USPS mail. Help this number grow by forwarding this to friends, family, and coworkers! E-Mail Anne-Marie Wolff at awolff@sgrdc.com to add your name to the distribution list and stay up to date with ongoing community planning efforts!