

SOUTHERN GEORGIA REGIONAL COMMISSION



Regional Agenda

Adopted
April 25,
2013

TABLE OF CONTENTS

Executive Summary	3
Regional Vision	5
Regional Development Patterns	6
Regional Development Map	7
Regionally Important Resources.....	8
Areas Require Special Attention (ARSA) Map	12
Defining Narratives	13
Areas of Significant Natural & Cultural Resources	14
Areas of Rapid Development.....	17
Areas of Significant Infill Opportunities.....	25
Areas of Significant Disinvestment.....	29
Military Installation- Moody Air Force Base.....	33
and Surrounding Area	
Regional Issues and Opportunities	38
Implementation Program	47
Guiding Principles	47
Performance Standards	52
Strategies and Regional Work Program.....	65
Evaluation and Monitoring	73



INTRODUCTION/EXECUTIVE SUMMARY

Purpose:

The purpose of the Regional Plan is to lay out a road map for the region's future, developed through a very public process of involving regional leaders and stakeholders in making key decisions about the future of the region. This Regional Agenda is the most important part of the plan, it includes the region's vision for the future, key issues and opportunities, and its implementation program for achieving this vision and addressing the identified issues and opportunities.

The Southern Georgia Regional Commission (SGRC) 2013 Regional Plan

The SGRC 2013 Regional Plan has been prepared in accordance with the Standards and Procedures for Regional Planning established by the Georgia Department of Community Affairs. The overall Plan consists of three components:

Regional Assessment

The Regional Assessment presents a factual and conceptual foundation upon which the rest of the regional plan is built. Staff collected and analyzed data and information throughout the region based on economic development, demographics, transportation, natural and cultural resources, community facilities and services, education and housing. The compiled data results was presented in a concise and easily understood format for consideration by the stakeholders involved in subsequent development of the Regional Agenda.

Stakeholder Involvement:

The Stakeholder Involvement outlines the various strategies and techniques used by the Regional Commission to obtain public and stakeholder involvement in the preparation of the Agenda portion of the Regional Plan.

INTRODUCTION/EXECUTIVE SUMMARY

Regional Agenda:

The Regional Agenda is the third part of the Regional Plan and is the most important, for it includes the region's vision for the future and the strategy for achieving this vision. The Agenda is comprised of the following sections:

- **The Regional Vision** which paints a picture of what the region desires to become, providing a complete description of the development patterns to be encouraged and includes a general vision statement, regional development map and defining narratives for each of the Areas Requiring Special Attention.
- **The Regional Issues and Opportunities** that resulted from stakeholder knowledge of the region and interpretation of the Regional Assessment. Each of the issues or opportunities are followed-up with corresponding implementation measures in the Implementation Program.
- **The Implementation Program** is the overall strategy for achieving the Regional Vision and addressing the issues and opportunities. It also identifies specific measures to be undertaken by the region's leaders to implement the plan and provide guidance to developers, local governments, and other public agencies for helping achieve the Regional Vision.
- The final section is **Evaluation and Monitoring** which contains various activities the Regional Commission staff will undertake to successfully implement the Regional Plan. Specific activities include conducting annual Quality Community Objectives assessments and performing regional surveys.

REGIONAL VISION

REGIONAL VISION

The Communities Of The Southern Georgia Regional Commission Will Encourage And Support Quality Education And Economic Development That Fosters The Growth Of Local Employment And Business Opportunities, Without Detracting From The Region's Rural Lifestyle And Small Town Character.

- Preserving the Region's Resources
- Enhancing the Region's Standing in the State
- Supporting local communities and industries
- Growing and strengthening from within
- Globalization and Socialization



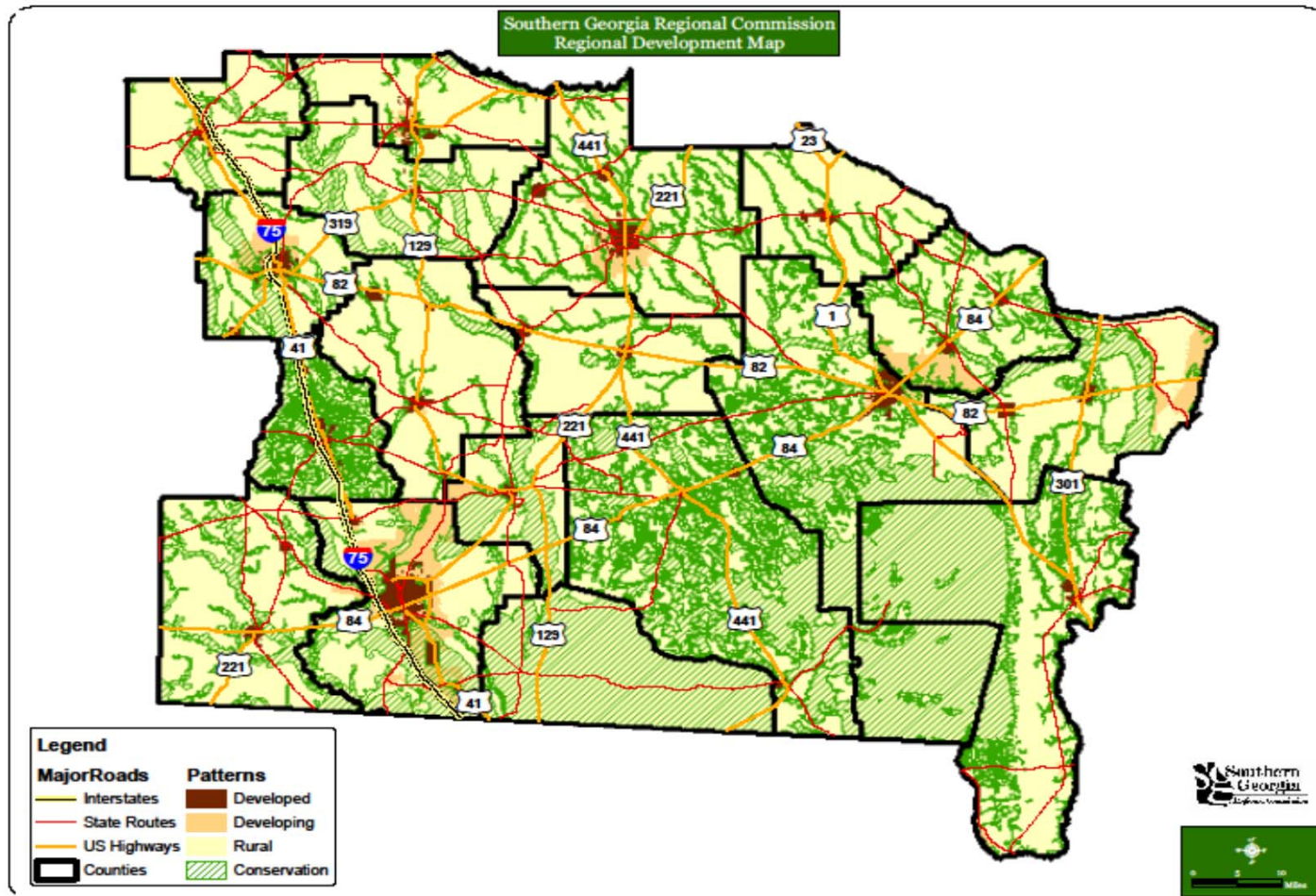
REGIONAL DEVELOPMENT MAP

REGIONAL DEVELOPMENT PATTERNS

The Regional Development Map depicts desired future land use patterns for the region that directly correspond to the four general categories identified in the Regional Assessment specifically;

- **Conservation:** Areas preserved in order to protect important resources or environmentally sensitive areas of the region. Areas shown as conservation correspond to the Regionally Important Resource Map for the region.
- **Rural:** Areas not expected to become urbanized or require provision of urban services during the planning period.
- **Developed:** Areas exhibiting urban type development patterns and where urban services (i.e., water, sewer, etc.) are already being provided at the time of plan preparation
- **Developing :** Areas that will likely become urbanized and require provision of new urban services (i.e., water, sewer, etc.) during the planning period.

REGIONAL DEVELOPMENT MAP



REGIONALLY IMPORTANT RESOURCES (RIR)

REGIONALLY IMPORTANT RESOURCES (RIR)

In October 2011, the Southern Georgia Regional Commission completed and adopted a Regionally Important Resource (RIR) Plan and Map. The Regionally Important Resources Plan furthers the work being done on the local, regional, and state levels to preserve environmental resources, historical sites and unique cultural landscapes. The Plan promotes balanced growth and sustainable development practices to enhance the quality of life in communities throughout the region.



REGIONALLY IMPORTANT RESOURCES (RIR)

Quality Community Objectives applicable to the RIR

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

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

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

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



Adopted SGRC Regional Plan, April 25, 2013

REGIONALLY IMPORTANT RESOURCES (RIR)

Development Patterns

The RIR Plan provides specific Appropriate Development Practices and General Policies and Protection Measures that deal specifically with each of the resource areas.

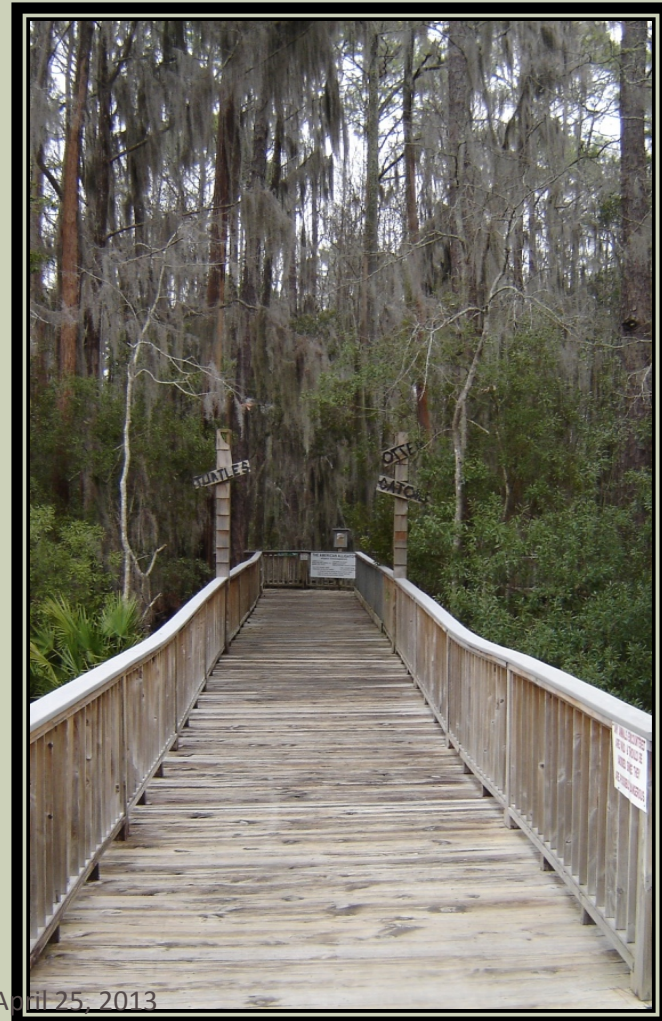
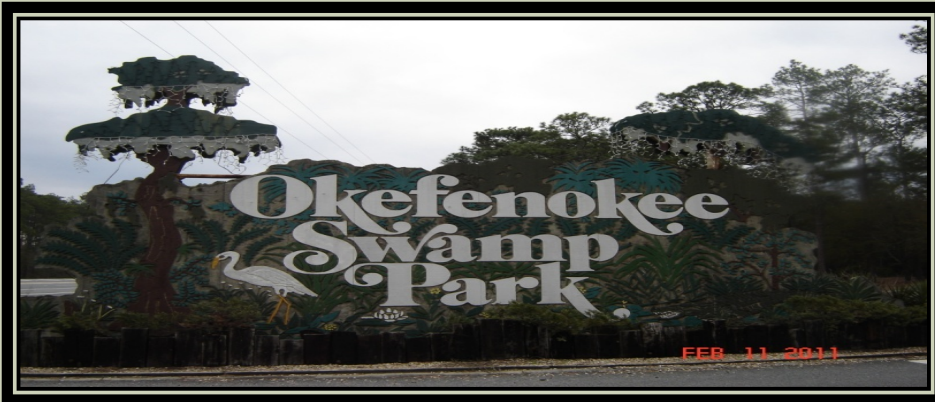
Specific Types of Land Uses

- Natural, Cultural, and Historic Parks and Sites
- State Parks and Nature Preserves
- Passive Recreation
- Historic Agriculture Resources
- Wildlife Management Areas
- National Wildlife Refuge

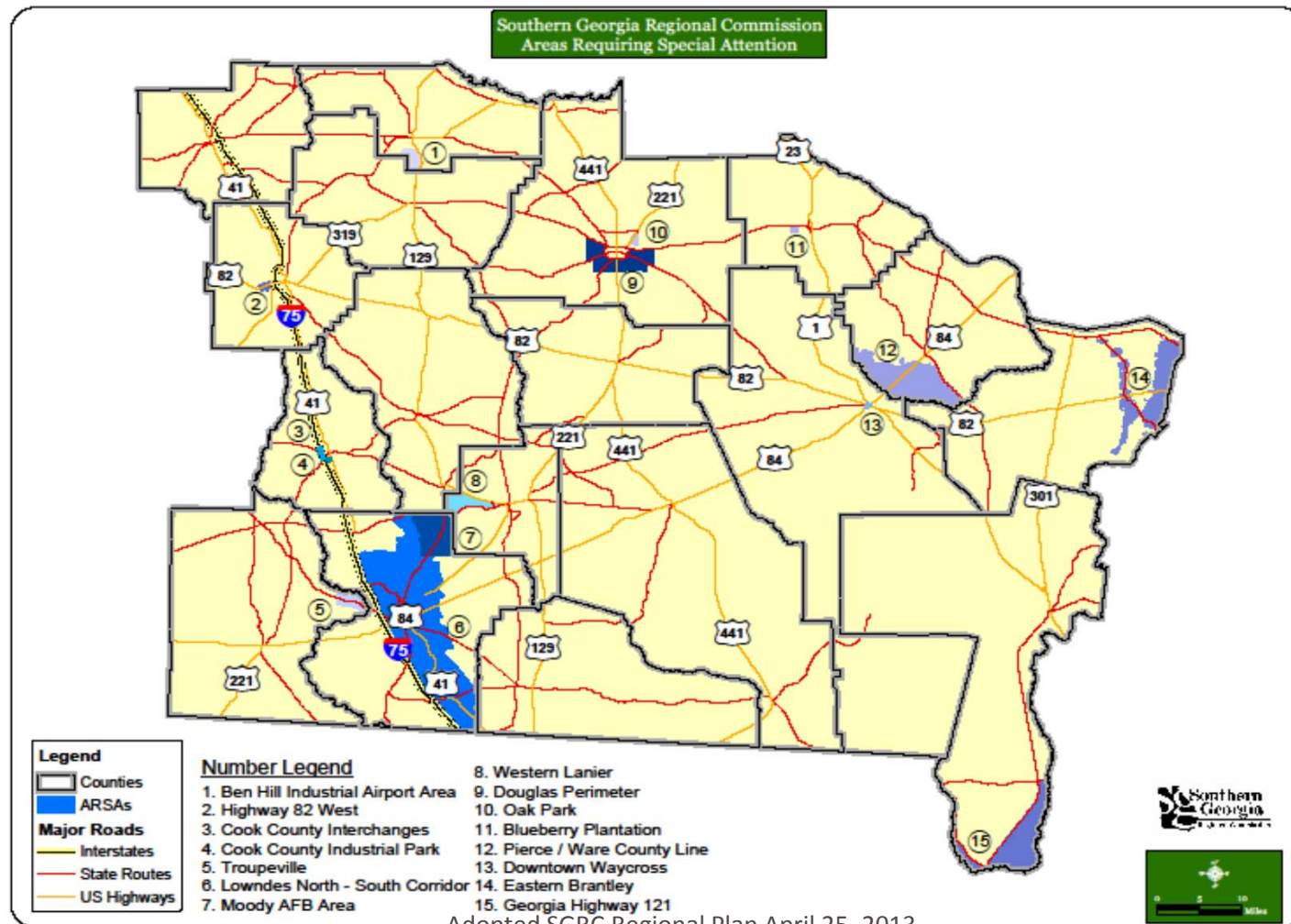
Implementation Measures

- Enhance the focus on protection and management of important natural and cultural resources in the Southern Georgia Region.
- Provide for careful consideration of, and planning for, impacts of new development on these important resources.
- Improve local, regional, and state level coordination in the protection and management of identified resources.

AREAS REQUIRING SPECIAL ATTENTION



AREAS REQUIRING SPECIAL ATTENTION MAP



Adopted SGRC Regional Plan April 25, 2013

AREAS REQUIRING SPECIAL ATTENTION

- Using the Projected development patterns and development map, along with other sources, land use trends have been evaluated within the region and areas requiring special attention have been identified. Those identified in the Southern Georgia Regional Plan include the following:
 - Areas identified on the Regionally Important Resources Map
 - Areas where significant natural and/or cultural resources are likely to be impacted by development
 - Areas where rapid development or change of land uses are likely to occur, especially where the pace of development has and/or may outpace the availability of community facilities and services, including transportation
 - Areas with significant infill development opportunities, including scattered vacant sites, large abandoned structures, or sites that may be environmentally contaminated
 - Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the region as a whole
 - The SGRC also added as an ARSA “Moody Air Force Base” and surrounding areas.
- Each Area Requiring Special Attention identified includes the following:
 - Defining narrative
 - Listing of specific types of land use to be allowed in the area
 - Listing of Quality Community Objectives that will be pursued in the area
 - Identification of implementation measures to achieve the desired development patterns for the area

AREAS REQUIRING SPECIAL ATTENTION

■ AREAS OF SIGNIFICANT NATURAL AND CULTURAL RESOURCES

Developing areas in East Brantley along the Satilla River and Glynn County line. Due to the expected growth in this area development pressures from housing, community facilities and services are expected to impact natural and cultural resources, particularly the natural resources of the Satilla River Corridor. The county and adjacent cities should implement policies and services to safeguard the river from the detrimental effects of rapid development. (Map Key 14)



GA 121 – from City of Folkston city limits south to the Florida border. This area has been experiencing a lot of cross-border development from Florida. Even though development has slowed during the recession, it is anticipated that development pressures on this area will increase again in the future, putting additional pressures and potential impacts on the adjacent St. Mary's River corridor. (Map Key 15)

AREAS REQUIRING SPECIAL ATTENTION

AREAS OF SIGNIFICANT NATURAL AND CULTURAL RESOURCES

Quality Community Objectives

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

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

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

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

AREAS REQUIRING SPECIAL ATTENTION

Desired Development Patterns

- Use infrastructure availability to steer development away from areas of natural, cultural, and environmental sensitive resources.
- Clustering development to preserve open space within development sites.
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts.
- Restrictions on the number and size of signs and billboards.

Specific Types of Land Uses

- Passive Recreation
- Parks and Nature Preserves
- Low-Density Residential
- Natural, Cultural, and Historic Parks and Sites

Implementation Measures

- Promote use of conservation easements
- Promote environmental site assessments
- Promote areas as passive-use tourism/recreation destinations
- Encourage low-density, low-impact, compatible development that uses context-sensitive design practices

AREAS REQUIRING SPECIAL ATTENTION

■ AREAS OF RAPID DEVELOPMENT



Douglas Perimeter: The area around the perimeter road around Douglas in Coffee County has seen rapid development over the past several years. As the city and the county seek to continue to develop the area, the negative impacts of rapid development will need to be mitigated. *(Map Key 9)*



Bacon County Blueberry Plantation: This area west of Alma is a multifaceted character area, which includes an adjoining airport, 18 Hole Golf Course, fast growing residential area, and the home of the new Blueberry Plantation. This development will likely continue to develop. *(Map Key 11)*

AREAS REQUIRING SPECIAL ATTENTION

Areas of Rapid Development



Ben Hill County Airport/Industrial area and South Corridor:

The new industrial park, the local airport and recent commercial development along Business Route 107 have created a development friendly environment, where future growth is encouraged. This area will likely continue to develop over the planning period.

(Map Key 1)



•**Troupeville Community:** This area in eastern Brooks County is adjacent to Lowndes County, and has a direct connection to one of the major commercial corridors of the City of Valdosta. Subsequently, new commercial activity and residential growth have continued in this portion of Brooks County in spite of the County's overall population decline. This is an area where typical types of suburban residential subdivision development have occurred. *(Map Key 5)*

AREAS REQUIRING SPECIAL ATTENTION

Areas of Rapid Development

Western Lanier County/Banks Lake NWR: On a percentage of overall population, Lanier County has seen the greatest population increase between the last two censuses. The great majority of this growth has occurred in Western Lanier County and along the north shore of the Banks Lake NWR. It is expected that this area will continue to flourish with residential development within the next five years, as property values, good schools, and a close proximity to Moody AFB draw more and more people. *(Map Key 8)*



Cook County I-75 Interchange Areas and Outlet Mall: The presence of several interstate interchanges, an industrial presence and a languishing outlet mall have created opportunities for any number of development or redevelopments in the area. New shopping venues, retail services, and mixed use opportunities could resurrect a once popular shopping destination known as the King Frog. Attention should be given in the area to ensure such future development or redevelopment does not overburden or otherwise negatively impact the community. *(Map Key 3)*



AREAS REQUIRING SPECIAL ATTENTION

Areas of Rapid Development



Lowndes County North/South Corridors: Growth within Lowndes County and around the City of Valdosta have tended to go either north toward Moody, or south toward the community of Lake Park and the Florida state line. Particularly, the corridors of US 41 North, Bemiss Road, North Valdosta Road, and Inner Perimeter Road continue to experience new growth and development. These corridors need to be encouraged to grow appropriately given the local services available and the surrounding land uses. *(Map Key 6)*



Tift Highway 82 West Corridor: This area in Tift County near the western end of the City of Tifton has seen significant development, specifically, the area from **Highway 82 west of I-75**. Development strategies will need to include provision of infrastructure (water, sewer, roads) concurrent with development and buffers between incompatible uses, sidewalks, landscaping and protection of groundwater recharge areas. *(Map Key 2)*

Pierce/Ware County Line: Currently the area in close proximity to the Pierce/Ware County line is developing quickly. Much of this area was at one time agriculture/forestry land use but with the rapid development of this area, the land use will continue to change over the next 20 years. Continued development is expected throughout the planning period. *(Map Key 12)*



AREAS REQUIRING SPECIAL ATTENTION

Areas of Rapid Development

Quality Community Objectives

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

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

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

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

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

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

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

AREAS REQUIRING SPECIAL ATTENTION

Areas of Rapid Development

Desired Development Patterns

- Driveway consolidation from inter-parcel connections between parking lots.
- Developments that have easy access to nearby transit, shopping, schools, and other areas where residents travel daily.
- Accommodation of “big box” retail in a way that compliments surrounding uses; such as breaking up the façade to look like a collection of smaller stores.
- Homes, shops, small business, and institutions grouped together in villages or attractive mixed use centers that serve adjacent neighborhoods. Centers are very pedestrian friendly, and include pleasant community gathering spaces. Residences bring round-the-clock activity to the area.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.
- Landscaped raised medians separating traffic lanes.
- Restrictions on the number and size of signs and billboards.
- New development that reflects traditional neighborhood design (TND) principles, such as; smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial center.
- Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over-the-shop, and apartments), density and prices in the same neighborhood.
- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
- Shared parking arrangements that reduce overall parking needs.
- Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points.

AREAS REQUIRING SPECIAL ATTENTION

Areas of Rapid Development

Specific Types of Land Uses

- Suburban residential
- Institutional
- Commercial
- Industrial
- Service
- Office
- High-density residential
- Conservation

Implementation Measures

- Promote moderate density, traditional neighborhood development (TND) style residential subdivisions.
- Strong connectivity and continuity between each master planned development.
- Good vehicular and pedestrian/bike connections to retail commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.
- Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- Enact guidelines for new development, including minimal building setback requirements from the street, to ensure that the corridors become more attractive as properties develop or redevelop.
- Focus on corridor appearance with appropriate signage landscaping and other beautification measures.
- Manage access to keep traffic flowing; using directory signage to clustered developments.
- Provide paved shoulders that can be used by bicycles or as emergency breakdown lanes.
- Upgrade the appearance of existing older commercial buildings with façade improvements, new architectural elements, or awnings.
- Promote infill development on vacant or under-utilized sites.

DRAFT

AREAS REQUIRING SPECIAL ATTENTION

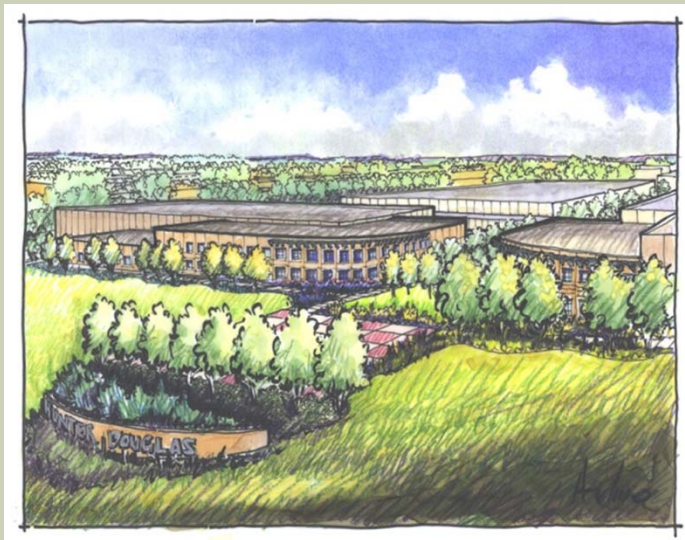
Areas of Rapid Development

Desired Development Patterns:



residential

Office



industrial



Adopted SGRC Regional Plan April 25, 2013

AREAS REQUIRING SPECIAL ATTENTION

AREAS WITH SIGNIFICANT INFILL DEVELOPMENT OPPORTUNITIES

■ AREAS WITH SIGNIFICANT INFILL DEVELOPMENT OPPORTUNITIES



Cook County Industrial Park: In this area, along the I-75 corridor, the old Del-Cook saw mill provided economic opportunities to over 250 people for 40+ years. Consisting of 155 acres, the old Del-Cook sawmill site is now a potential Brownfield site that has undergone environmental remediation. The property is located in the Adel Industrial park, and is a prime heavy industrial use area. *(Map Key 4)*

Downtown Waycross: Within the downtown area of the City of Waycross many older, often historic, buildings are slowly deteriorating, and are in need of redevelopment and/or rehabilitation. The City is focusing on continuing the renovation and rehabilitation of these historic buildings, and is looking into creative new uses and mixed uses that will include residential, commercial and office uses in the area to encourage a vibrant, livable and walkable downtown. *(Map Key 13)*



AREAS REQUIRING SPECIAL ATTENTION

AREAS WITH SIGNIFICANT INFILL DEVELOPMENT OPPORTUNITIES

Quality Community Objectives

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

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

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

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

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

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

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

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

AREAS REQUIRING SPECIAL ATTENTION

AREAS WITH SIGNIFICANT INFILL DEVELOPMENT OPPORTUNITIES

Desired Development Patterns

- Infill development on vacant sites closer in to the center of the community.
- Infill development on vacant or under-utilized sites.
- Brownfield redevelopment that converts formerly industrial/commercial sites to mixed -use developments.
- Restrictions on the number and size of signs and billboards.
- Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points.
- Shared parking arrangements that reduce overall parking needs.
- Homes, shops, small businesses, and institutions grouped together in villages or attractive mixed use centers that serve adjacent neighborhoods. Centers are very pedestrian friendly, and include pleasant community gathering spaces. Residences bring round-the-clock activity to the area.

Specific Types of Land Uses

- Large and Mid -Sized Commercial (office and retail)
- Residential
- Hotels
- Mixed-use
- Town Centers
- Institutional

Implementation Measures

- Establish traffic-calming mechanisms where appropriate.
- Establish linkages between existing offices/commercial uses and residential neighborhoods where none exist.
- Strong connectivity and continuity between each master planned development.
- Enact guidelines for new development, including minimal building setback requirements from the street
- Encourage low-density, low-impact, compatible development that uses context-sensitive design practices

AREAS REQUIRING SPECIAL ATTENTION

AREAS WITH SIGNIFICANT INFILL DEVELOPMENT OPPORTUNITIES

Examples of desired residential and commercial infill:



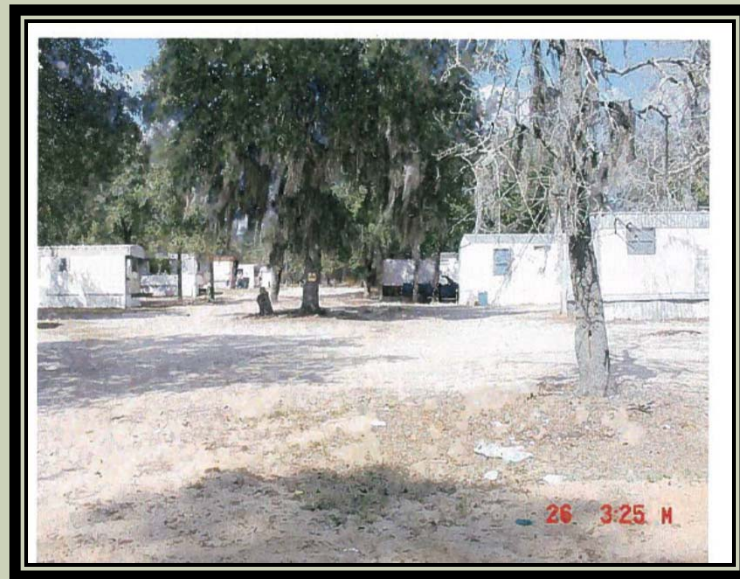
Housing infill in the City of Fitzgerald, GA



Office infill in the City of Valdosta, GA

AREAS REQUIRING SPECIAL ATTENTION

■ AREAS OF SIGNIFICANT DISINVESTMENT



Oak Park Deterioration. The Oak Park area of unincorporated Coffee County houses a large stock of mobile homes. The area is noted for its high concentration of poverty and substandard housing. The County recently completed phase two of the development of a public water system for Oak Park, as part of a series of recommendations established in the 2004 Oak Park Redevelopment Plan. Despite these major improvements, the area lacks sewer service and a paved road system. Health and environmental concerns are rampant in the area. *(Map Key 10)*

AREAS REQUIRING SPECIAL ATTENTION

AREAS OF SIGNIFICANT DISINVESTMENT

■ AREAS OF SIGNIFICANT DISINVESTMENT

Quality Community Objectives

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

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

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

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

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

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

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

AREAS REQUIRING SPECIAL ATTENTION

AREAS OF SIGNIFICANT DISINVESTMENT

Desired Development Patterns

- Residential Development that offers a mix of housing types and mix of uses such as grocery stores, drug stores and corner stores.
- New development that maximizes the use of existing public facilities and infrastructure.
- Infill development that blends into the character of the neighborhood.
- Improvement of sidewalks to encourage walkability and improve the appearance of the street.
- New major employers within the neighborhood that make jobs available/accessible to all residents by transit, walking or bicycling.

Specific Types of Land Uses

- Mixed Uses
- Commercial
- Residential
- Parks, Open Space

Implementation Measures

- Utilize infill development programs to determine a comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating development to ensure protection of quality of life in affected neighborhoods.
- Provide incentives and public improvements to encourage infill development.
- Allow a mix of housing sizes, types and income levels within neighborhoods.

AREAS REQUIRING SPECIAL ATTENTION

AREAS OF SIGNIFICANT DISINVESTMENT

Example of desired residential investment:



Residential Investment into areas of significant disinvestment – Fitzgerald, GA

Example of desired recreational/community investment:

Conceptual drawing of a small park designed for a neighborhood in Columbus, Ohio, to reclaim the neighborhood



AREAS REQUIRING SPECIAL ATTENTION

- **MILITARY INSTALLATION – MOODY AIR FORCE BASE and SURROUNDING AREA**



Moody Activity Area

Located in northeastern Lowndes County near the borders with Lanier and Berrien County, the Moody Air Force Base (MAFB) is home to the Air Force's 23rd Wing, and trains and employs over 6,000 military and civilian personnel. The presence of MAFB within the area has led to ongoing growth and development, and resulted in over \$440 million in local economic impact. As a result, it is anticipated the area surrounding the base will continue to grow and develop, presenting planning and growth management challenges to each of the local communities. A Joint Land Use Study has been completed which identifies local issues and impacts, recommends new policies, projects and management techniques, and provides model ordinances and agreements to address these issues. *(Map Key 7)*

AREAS REQUIRING SPECIAL ATTENTION

MILITARY INSTALLATION – MOODY AIR FORCE BASE and SURROUNDING AREAS

■ MILITARY INSTALLATION – MOODY AIR FORCE BASE and SURROUNDING AREA

Quality Community Objectives

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

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

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

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

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

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

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

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

AREAS REQUIRING SPECIAL ATTENTION

MILITARY INSTALLATION – MOODY AIR FORCE BASE and SURROUNDING AREAS

Desired Development Patterns

- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Location of higher density attached housing near commercial centers or along arterial roads, and single-family detached housing elsewhere in the neighborhood.
- Consistency with development standards set forth in the Lowndes County Moody Activity Zone (MAZ).
- Relocate utilities off the street frontage or underground.
- Install traffic calming devices, such as, raised pedestrian crossings, on-street parking, or landscaped medians.
- Developments that have easy access to nearby transit, shopping, schools, and other areas where residents travel.
- Restrictions on the number and size of signs and billboards.

Specific Types of Land Uses

- Consistency with the Land Use Compatibility Table in the Lowndes County Moody Activity Zone (MAZ).
- High-density residential uses
- Retail Shops
- Restaurants
- Entertainment venues
- Commercial

AREAS REQUIRING SPECIAL ATTENTION

MILITARY INSTALLATION – MOODY AIR FORCE BASE and SURROUNDING AREAS

Implementation Measures

- Continued cooperation between the Valdosta Regional Airport, City of Valdosta, and Lowndes County on a variety of levels to address issues and opportunities that face the Base and surrounding area.
- Continuous review and update of current building codes height restriction ordinances, and zoning ordinances to insure all AICUZ guidelines are met and the operations of MAFB are protected.
- Undertake economic development initiatives that support the continued vitality of MAFB; such as seeking complimentary, supporting industries in locations in close proximity to the Base.
- Identify and prioritize properties that are considered incompatible under Air Installation Compatible Use Zone (AICUZ) guidelines; such as establish method to monitor and purchase “for sale” properties designated a incompatible uses; identify funding mechanisms; and program funds for acquisition of designated property.

AREAS REQUIRING SPECIAL ATTENTION

MILITARY INSTALLATION – MOODY AIR FORCE BASE and SURROUNDING AREAS

Examples of Desired Development



This could be Patterson or Ashley or parts of Bemiss Road. Photo by Jday.



Example of Retail/Office Space

Not
this:



REGIONAL ISSUES AND OPPORTUNITIES

■ Regional Issues and Opportunities

Key issues and opportunities facing the Region and the need to address them were identified in the SGRC 2013 Regional Assessment. The identified issues and opportunities are divided into the following segments:

- Economic Development
- Natural & Cultural Resources
- Community Facilities & Services
- Housing
- Land Use
- Transportation
- Intergovernmental Coordination
- Education

Through stakeholder planning meetings held August through October the initial list of issues and opportunities identified in the Regional Assessment were refined, modified and added to or subtracted from based on the stakeholders knowledge of the region and resulted in the following final list of Regional Issues and Opportunities.

REGIONAL ISSUES AND OPPORTUNITIES

■ Economic Development (ED)

■ Issues

1. The strengths of the region as a whole are not sufficiently marketed – fighting perception
2. Younger population segment is leaving the region
3. Lack of rehab and reuse for closed commercial/industrial facilities
4. Insufficient tax revenue
5. Lack of local coordinated vision and action within the region
6. Lack of a Regional Revolving Loan Fund

■ Opportunities

1. Market the region's proximity to the coast
2. Market the region's large forestry resources
3. Market the region's large water resources
4. Market the region's proximity to ports, airports and highways
5. Market the sense of place
6. Develop a program to assist start-up businesses and local entrepreneurs
7. Develop a program to start a regional capital venture program



REGIONAL ISSUES AND OPPORTUNITIES

■ Natural and Cultural Resources (N/C)

■ Issues

1. Increasing development pressures on groundwater recharge areas, wetlands and river corridors
2. Alternative energy technologies such as wind and solar need to be explored
3. Insufficient regional marketing of area's natural resources to tourism industry
4. Lack of funding to preserve historic and cultural resources
5. Lack of regional historic preservation guide

■ Opportunities

1. Encourage stormwater and flood plain management
2. Explore the development of a regional purchase of development rights program
3. Develop a regional tourism marketing program for natural resources
4. Create a narrated Tourism Video
5. Educate public on the many positives of placing historical places, buildings, and homes on National Register

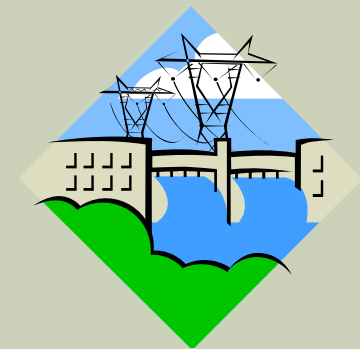


REGIONAL ISSUES AND OPPORTUNITIES

■ Community Facilities & Services (CFS)

■ Issues

1. Lack of funds for implementation of needed projects
2. Lack of Level 1 Trauma Center
3. Broadband connectivity and coverage still has many gaps in coverage
4. Outdated water and sewer infrastructure in many parts of the region
5. Aging infrastructure in region (roads and bridges)



■ Opportunities

1. Develop strategies to locate a regional trauma center near a population center such as Douglas
2. Tie local services into the appropriate land uses
3. Develop public/private partnerships to provide comprehensive regional broadband coverage

REGIONAL ISSUES AND OPPORTUNITIES

■ Housing (H)

■ Issues

1. Lack of quality housing choices
2. Lack of enforcement and demolition programs for blighted areas
3. Lack of balance between housing centers and major employment/commercial centers
4. Insufficient rental housing
5. Insufficient lower income housing



■ Opportunities

1. Public/private sponsored educational workshops, seminars and other programs including a revolving loan program for potential homeowners that will help improve home ownership rates in the community.
2. Develop and maintain a current housing inventory to promote housing within the Region
3. Develop a demolition program to remove condemned houses
4. Update, maintain and enforce zoning regulations to promote quality housing
5. Develop programs to assist homeowners in the maintenance and upkeep of homes and properties to avoid/minimize blight

REGIONAL ISSUES AND OPPORTUNITIES

■ Land Use (LU)

■ Issues

1. Lack of Community and Regional Identity
2. Needs (housing, transportation, recreation, health) of the increasing senior population are not adequately addressed
1. Development pressures on environmentally sensitive lands and farm lands
2. Lack of adequate and consistent land use regulations

■ Opportunities

1. Encourage and support Agriculture Industry
2. Preserve and enhance the strong Railroad Network and good airports with complementary land uses
3. Coordinate regional infill planning efforts
4. Provide consistent and adaptive land use regulations within region
5. Attraction of the senior population may enhance the region's economic base and provide an experience and knowledge base for the labor market
6. Address through land use planning senior and younger population needs for housing, employment, health and recreation services



REGIONAL ISSUES AND OPPORTUNITIES

■ Transportation (T)

■ Issues

1. Aging transportation infrastructure (especially bridges)
2. Lack of funds to repair road infrastructure
3. Lack of funds to pave many unpaved roads
4. Lack of public transportation

■ Opportunities

1. Develop a right-of-way plan to improve future road construction planning.
2. Support and promote local airports
3. Start a committee to research and find transportation funding including possible future SPLOST.
4. Continue the regional transportation priorities list for projects
5. Continue the SPLOST steering committee to represent a unified regional voice
6. Possible future TSPLOST



REGIONAL ISSUES AND OPPORTUNITIES

■ Intergovernmental Coordination (IC)

■ Issues

1. Insufficient coordination and information sharing between local governments
2. Inconsistency of land development/zoning regulations within Region
3. Insufficient regional tourism efforts

■ Opportunities

1. Provide regional intergovernmental training
2. Develop consistent land development/zoning regulations within the region
3. Increase regional and multi-jurisdictional cooperation
4. Develop a best practices workshop series
5. Ensure involvement of medical and educational community



REGIONAL ISSUES AND OPPORTUNITIES

■ Education (EDU)

■ Issues

1. Insufficient opportunities for technical education and research
2. Insufficient coordination with other local governments and agencies

■ Opportunities

1. Market the quality education system in the region
2. Support and enhance the recreation opportunities in School System
3. Promote the Technical College System
4. Develop degree programs in Sustainability and in Wireless/Broadband Engineering
5. Encourage and support South Georgia Consortium for Technical Education and Research



IMPLEMENTATION PROGRAM

■ Guiding Principles

The following guiding principles include policies necessary to provide ongoing guidance and direction to regional leaders for making decisions consistent with achieving the Regional Vision or addressing Regional Issues and Opportunities.

ECONOMIC DEVELOPMENT

- Develop and implement a variety of strategies to make the region attractive to retirees.
- Support local economic and workforce development entities.
- Promote and encourage regional marketing strategies in efforts to recruit business and industry.
- Pursue appropriate federal and state economic development funding assistance opportunities.
- Support efforts to enhance workforce skills and development throughout the region.
- Consider and plan for infrastructure, transportation, and natural resource protection during economic development decision-making.
- Promote the importance of agriculture to the local economy.
- Encourage and assist local entrepreneurs and small businesses through such programs as businesses incubators and tax incentives such as Enterprise and Opportunity Zones.
- Develop a regional export data study to identify new exporting opportunities within the region.

IMPLEMENTATION PROGRAM

NATURAL, CULTURAL, AND HISTORIC

- Preserve historic and cultural sites.
- Participate in the National Flood Insurance Program.
- Promote appropriate access to natural, cultural, and historic resources for recreation, education, and tourism purposes as applicable.
- Follow Agricultural Best Management Practices (BMP's) to protect streams and lakes.
- Continually protect and enhance the region's water quality and quantity.
- Promote and encourage new developments that incorporate parks and open space as quality of life amenities.
- Advocate development practices that do not negatively impact natural, cultural or historic resources.
- Ensure soil erosion, sedimentation and pollution control measures and practices conform to the minimum requirements outlined by the Georgia Soil and Water Conservation Services.
- Promote enhanced solid waste reduction and recycling initiatives.
- Promote low impact development that preserves the natural topography and existing vegetation of development sites.

IMPLEMENTATION PROGRAM

COMMUNITY FACILITIES AND SERVICES

- Support after- school youth programs
- Maintain, upgrade, or expand existing facilities to support and encourage growth in desired areas.
- Identify and secure funding for infrastructure improvement projects
- Encourage growth and development to occur in and around areas that have existing infrastructure.
- Encourage the placement of new schools near new and existing neighborhoods.
- Utilize new infrastructure investments to shape development patterns.
- Develop recreation plans.
- Develop and implement a newcomer education program with specific focus on senior citizens and the disabled to inform them of the full range of services, treatments, and resources available.
- Promote the use of innovative technologies such as Geographic Information Systems (GIS) and data processing in the provision of local, regional and state provided services.

HOUSING

- Seek to eliminate substandard and/or dilapidated housing in all communities throughout the region.
- Promote and encourage affordable housing opportunities.
- Update zoning ordinances to allow mixed uses where appropriate.
- Develop in areas already served by municipal or regional infrastructure.
- Promote and encourage development which provides for a variety of residential options.

IMPLEMENTATION PROGRAM

LAND USE

- Encourage and promote development that is compatible with, and enhances the character of each of the region's communities.
- Encourage the creation of attractive gateways into the region's various communities.
- Promote mixed use development and redevelopment.
- Promote growth in areas that can be efficiently served by infrastructure, such as water, wastewater and transportation.
- Support new land uses that enhance housing options in our community.
- Use land efficiently to avoid the costs and problems associated with urban sprawl.
- Preserve the rural character of the region and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- Redevelop and enhance existing commercial and industrial areas within our region in preference to new development in previous undeveloped areas of the region.
- Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

IMPLEMENTATION PROGRAM

TRANSPORTATION

- Promote connectivity of the region's road network.
- Promote alternative transportation choices (e.g. walking, biking, car-pooling etc.).
- Encourage the coordination of transportation network improvements and land use planning.
- Encourage sharing of parking spaces between similar uses.
- Provide traffic calming and other measures that lower automobile speeds which improves conditions for walking, bicycling and transit in residential areas.

INTERGOVERNMENTAL COORDINATION

- Consult and/or inform all affected jurisdictions and public entities on decisions likely to impact them.
- Promote and encourage cooperation and collaboration between jurisdictions in developing solutions for shared regional issues.
- Encourage sharing of services and facilities between jurisdictions for mutual benefit.

IMPLEMENTATION PROGRAM

■ Performance Standards

The Southern Georgia Regional Commission has established two levels of achievements standards to provide benchmarks for local governments with which to assess their consistency with the regional plan and their progress towards implementing their local comprehensive plans and addressing their issues and opportunities.

All local governments in the region are expected to achieve the minimum standards (required by Georgia Department of Community Affairs in Planning Requirements) within three years of adoption of the Regional Agenda by the Southern Georgia Regional Commission.

In addition, all local governments are encouraged to pursue the Standards of Excellence. All local governments who attain the Standards of Excellence are also eligible for the Georgia DCA Planning Incentive Program.

In coordination with the annual STWP update or the bi-annual assessment meeting, a review will be performed with each local government to determine the progress towards attaining the Minimum and Excellence Standards.

IMPLEMENTATION PROGRAM

■ Minimum Standards

- Minimum Standards are essential activities local governments must undertake for consistency with the Regional Plan. The intent is to ensure a consistent and predictable basic level of local requirements across the region.
- Minimum Standards encompass specific ordinances, programs or requirements that may be implemented by local governments in order to realize the Regional Vision and/or address the Regional Issues and Opportunities.
- All local governments in the region are expected to attain the Minimum Standards within three (3) years of adoption of the Regional Plan, or risk losing Qualified Local Government Status.
- Evaluated annually by SGRC via check list: yes/no

IMPLEMENTATION PROGRAM

■ Minimum Standards

1. All uncertified elected City and County Officials must obtain minimum certification within three years of adoption of Regional Plan by Regional Commission through UGA Carl Vinson Institute or an equivalent Certification Program.
2. All County and City Clerks obtain certification through UGA Carl Vinson Institute or equivalent Certification Program.
3. All Planning Commissioners attend planning commission training within one year of appointment.
4. Update the Service Delivery Strategy (SDS) as required by law with all service agreements in place and on file for public review.
5. Update and adopt the Pre-Disaster Mitigation Plan
6. Upgrade all electronic communication capabilities for effective electronic communication between all local governments and furnish appropriate training in the use.
7. Develop, update, maintain and implement zoning standards or land development regulations.
8. Develop, update, maintain and implement at a minimum the mandatory building codes and fire codes including applicable administrative procedures.
9. Put a program in place to require that all building inspections be done by a Building Inspector, who, at a minimum, has been certified through the Building Official's Association of Georgia.
10. Participate in Joint Comprehensive Planning including development of Short Term Work Programs
11. Annually update the local Short Term Work Programs in coordination with SGRC.
12. Active participation in Best Practices Workshops, joint comprehensive planning meetings including STWP updates, training sessions offered by the SGRC.

IMPLEMENTATION PROGRAM

- Excellence Performance Standards
 - Not mandatory.
 - In order to pursue Excellence Performance Standards, all Minimum Performance Standards have to be achieved.
 - Two or more from any of the categories must be implemented annually if a government chooses to pursue Excellence Performance Standards
 - Qualifies local governments for DCA Incentive Program.

IMPLEMENTATION PROGRAM

- Economic Development Standards of Excellence
 - Become a Camera Ready Community.
 - Participate in the GDED Entrepreneur Friendly Community Initiative
 - Maintain a current inventory of sites and structures suitable for development or redevelopment.
 - Develop a detailed industry recruitment plan including the process for creating a qualified workforce to serve the current and future regional industries.
 - Develop a detailed business/industry retention plan.
 - Participate in multi-jurisdictional ED initiatives.
 - Participate in regional tourism initiatives.
 - Support downtown efforts through promotion and attendance at downtown events.
 - Incorporate economic recovery actions into local Emergency Recovery or Hazard Mitigation Plans.

IMPLEMENTATION PROGRAM

■ Natural and Cultural Resources Standards of Excellence

- Develop and maintain a comprehensive inventory of natural cultural and historic resources.
- Develop a local process to include the Regional Important Resource Plan during development approvals.
- Participate in the Department of Economic Development Tourism Resource Team Program.
- Develop and adopt ordinances to require protection of open space, natural resources and habitat.
- Actively seek state and federal designations for local historic districts and/or properties.
- Adopt and implement a historic preservation ordinance.
- Implement a Georgia Adopt-A-Stream Program.
- Adopt and implement a landscaping ordinance.
- Adopt and implement a Community Awareness Program on stream pollution through drains.
- Adopt and implement a tree ordinance.

IMPLEMENTATION PROGRAM

- Community Facilities and Services Standards of Excellence
 - Adopt and implement local ordinances and standards that discourage the use of individual septic systems for developments that exceed a density threshold of one dwelling unit per acre in urbanized areas.
 - Provide educational information to property owners on value of connecting to a public or community water/wastewater system when available or nearby.
 - Prohibit the installation of new septic systems within 100 feet of any river and within 50 feet of any state water body.
 - Develop policies and guidelines for a water quality monitoring program.
 - Adopt and implement a stormwater management plan and/or ordinance.
 - Develop and maintain a Capital Improvements Program or similar document.
 - Develop and maintain a community-wide recreation plan.
 - Develop and implement a Waste Management and Recycling Program.

IMPLEMENTATION PROGRAM

■ Housing Standards of Excellence

- Develop and implement incentives to provide housing for various income levels
- Develop and implement incentives to provide quality affordable housing.
- Develop and implement incentives to stimulate infill housing in existing neighborhoods.
- Conduct periodic housing assessments to determine existing conditions as well as current and future housing needs.
- Participate in the Georgia Initiative for Community Housing (GICH).
- Establish recognition programs such as “Home of the Month” or “Yard of the Month” in partnership with local civic groups.
- Participate in private/public partnerships such as Habitat for Humanity.

IMPLEMENTATION PROGRAM

■ Land Use Standards of Excellence

- Actively participate in the National Flood Insurance Program by adopting and enforcing a flood management ordinance.
- Develop and implement design guidelines for important gateways, corridors and city center areas.
- Develop, adopt and implement community appearance ordinances.
- Provide incentives for new developments to include open/green space.
- Provide incentives for developments to pursue “green” site planning or LEEDS certification.
- Allow for mixed use development in your land use regulations.
- Develop policies and guidelines to permit urban style development only where sufficient services exist.
- Plan for development to locate where infrastructure and services already exist.

IMPLEMENTATION PROGRAM

■ Transportation Standards of Excellence

- Adopt a local Right-of-Way Protection Plan
- Develop an ordinance to encourage street connectivity
- Develop a local bicycle & pedestrian plan
- Implement local road improvements consistent with an existing transportation plan.
- Provide incentives for private roads to be paved and constructed per local road standards and provide for maintenance through homeowner's associations.
- Prepare a local transit plan.
- Participate in transportation forums and meetings that focus on multi-modal transportation such as railroad, airport, truck traffic, and ports.
- Continue to implement and update transportation priority list on a regional and local level.

IMPLEMENTATION PROGRAM

- Intergovernmental Coordination Standards of Excellence
 - Share services and facilities with neighboring jurisdictions.
 - Participate in SGRC Regional Information Sharing Center
 - Provide input and feedback during the review process of Developments of Regional Impact.

IMPLEMENTATION PROGRAM

■ Education Standards of Excellence

- Appoint a Board of Education member to the Planning Commission and actively participate
- Participate in quarterly meetings with the Board of Education and local governments.
- Develop and implement Active Recreation After School Programs.
- Develop and implement incentives to increase graduation rates.
- Develop and implement a Youth Leadership Program.
- Demonstrate active coordination via meetings and communication between Board of Education and local government in school facilities planning and location including the provision of services.
- Become a Partner in the Safe Routes to School Program.
- Develop and implement a seamless education model.

IMPLEMENTATION PROGRAM

■ Strategies and Regional Work Program

The Regional Work Program identifies specific activities the Southern Georgia Regional Commission will undertake over the next five years in its effort to successfully implement the Regional Plan. Specific strategies to be undertaken by actors other than the Regional Commission, designed to assist in implementation of the Regional Plan are also included.

Various implementation measures are categorized under Planning and Coordination and Review

Planning and Coordination (P&C) measures are those activities undertaken by the Regional Commission to assist both local governments and regional partners in ensuring conformity with the Regional Plan.

Review (R) activities are those activities initiated or performed by other actors in the region that require review and comment by the Southern Georgia Regional Commission.

IMPLEMENTATION PROGRAM REGIONAL WORK PROGRAM

Economic Development

ACTIVITY	P&C Or R*	TIME FRAME FY						ESTIMATED COST (annual)	FUNDING SOURCE(S)	ISS/OPP ADDRESSED
		2013	2014	2015	2016	2017	2018			
Create and staff a sub-committee on Agriculture within the region to facilitate and improve marketing , assessment and cooperation	P&C		x	x	x	x	x	Staff Time \$2,500	DCA, Local Governments	ED: I-1, I-5, I-6, O1-5, O-6
Partner with VSU to develop a region wide plan for building high speed rural communities in the region and attract businesses that appeal to the younger more tech savvy generation	P&C		x	x				Staff Time \$35,000	DCA, Local Governments, EDA	ED: I-1, I-2,I-5, O-6, O-7 CFS: I-3, O-3 E: O-4, O-5
Create and staff a sub-committee on Tourism and Economic Development within the region to promote regional tourism & education	P&C		x	x	x	x	x	Staff Time \$2,500	DCA, Local Governments, EDA	ED: I-1, O-1, O-4, O-5 NC: O-3, O-4, I-3, I-5 IC: I-3 E: O-1, O-2, O-3
Create a GIS program to locate closed but viable commercial/industrial facilities to enable more efficient marketing of such facilities	P&C			X				Staff Time \$10,000	DCA, EDA	I-3, I-5
Review Grants and provide Grants Writing Assistance to local Government for grants that promote economic development	P&C R	x	x	x	x	x	x	Staff Time \$5,000	DCA, Local Governments, EDA	ED: I-5, I-6 LU: O-1, O-7
Review /Write Economic Development Elements for local government comprehensive plan updates	P&C R	x	x	x	x	x	x	Staff Time \$5,000/element	DCA/ Local Governments	ED: I-5 LU: O-1 E: I-1
Develop a region wide attractions map in GIS format to highlight tourism attractions and events in the region	P&C			x	x			Staff Time \$10,000	DCA	ED: I-1, I-5, I-6, O1-5, O-6

*P & C = Planning & Coordination R = Review

IMPLEMENTATION PROGRAM REGIONAL WORK PROGRAM

Natural and Cultural Resources

ACTIVITY	P&C Or R*	TIME FRAME FY						ESTIMATED COST (annual)	FUNDING SOURCE(S)	ISS/OPP ADDRESSED
		2013	2014	2015	2016	2017	2018			
Create and staff a sub-committee on the protection of regional Water Resources /water conservation	P&C		x	x	x	x	x	\$5,000 Staff Time	DCA, Local Governments	NC: I-1, I-2, O-1
Update the Regional Important Resource Plan incl. marketing plan	P&C					x	x	\$65,000 Staff Time	DCA, Local Governments	NC: I-1, I-2, O-1, O-3, O-4
Develop a regional purchase of development rights program	P&C				x			\$50,000 Staff Time	DCA, Local Government	NC: O-2
Assist Local Governments with obtaining information on Federal and State Tax Credits, Incentives & Innovative Financing for historic preservation projects	P&C R	x	x	x	x	x	x	\$10,000	DCA, Local Governments	NC: I-5, O-5
Fund and complete a comprehensive historic resources survey	P&C			x	x			\$40,000	DCA, Local Governments	NC: I-4
Assist local governments with the identification of sites and properties eligible for inclusion on the National Register of Historic Preservation and with the placement of the site and properties of the register.	P&C R	x	x	x	x	x	x	\$25,000	DCA, Local Governments, DNR	NC: I-5
Review/Write local government natural resource elements for their comprehensive plans	P&C R	x	x	x	x	x	x	\$5,000 each	DCA, Local Governments	O-3

IMPLEMENTATION PROGRAM REGIONAL WORK PROGRAM

Community Facilities & Services

ACTIVITY	P&C Or R*	TIME FRAME FY						ESTIMATED COST (annual)	FUNDING SOURCE(S)	ISS/OPP ADDRESSED
		2013	2014	2015	2016	2017	2018			
Create a regional storm water master plan that addresses water quantity and quality and flood plain management	P&C			x	x			\$45,000	DCA, Local Governments	N/C: I-1, I-4, I-5; O-1
Continue to monitor grant opportunities and provide technical assistance with grant preparation and application	R	x	x	x	x	x	x	\$15,000	DCA, EDA, Local Governments	CFS: I-1, I-2; I-4, I-5
Administer grants for Local Communities on request, specifically CDBG grants	P&C R		x	x	x	x	x	\$5,000 Staff Time	DCA, EDA, Local Governments	CFS: I-1, I-2, I-4, I-5
Provide Technical Assistance with pre- and post- emergency and disaster planning	P&C R	x	x	x	x	x	x	\$10,000	DCA, Local Governments, FEMA	N/C: O-1
Create GIS Facilities Maps for water & sewer facilities incl. fire hydrants on a local government level	P&C		x	x	x			\$10,000	DCA, local Governments	I-4
Review/Write Community Work Programs for Local Governments as part of their Comprehensive Plan Updates	P&C R	x	x	x	x	x	x	\$5,000 each	DCA, local Governments	O-1, O-2

IMPLEMENTATION PROGRAM REGIONAL WORK PROGRAM

Housing

ACTIVITY	P&C Or R*	TIME FRAME FY						ESTIMATED COST (annual)	FUNDING SOURCE(S)	ISS/OPP ADDRESSED
		2013	2014	2015	2016	2017	2018			
Develop a model demolition program to remove condemned houses in order to improve local housing stock.	P&C					x	x	Staff Time \$20,000	DCA, Local Governments	H: I-1, I-2, I-3, I-4, O-3
Co-sponsor private/public educational workshops and other programs including a revolving loan program for potential homeowners that will improve home ownership rates in the community.	P&C	x	x	x	x	x	x	Staff Time \$10,000	DCA, Local Governments	H: I-1 LU: I-2
Develop a model ordinance to assist homeowners in the maintenance and upkeep of homes and properties to avoid/minimize blight.	P&C			x	x			Staff time \$2,500	DCA, Local Governments	H: I-4, I-5, O-5
Develop and maintain a current housing inventory to promote housing within the region.	P&C	x	x	x	x	x	x	\$15,000	DCA, Local Governments	H: I-4, I-5, O-2
Review Local Government Housing Elements for local Comprehensive Plan Updates and provide technical assistance in the preparation as requested	P&C R	x	x	x	x	x	x	\$5,000 each	DCA, Local Governments	I-3, I-4, I-5

IMPLEMENTATION PROGRAM REGIONAL WORK PROGRAM

Land Use

ACTIVITY	P&C Or R*	TIME FRAME FY						ESTIMATED COST (annual)	FUNDING SOURCE(S)	ISS/OPP ADDRESSED
		2013	2014	2015	2016	2017	2018			
Develop and Implement a GIS Technical Assistance and Education Program for local governments	P&C		x	x	x			\$100,000 (total)	DCA, Local Governments	LU: I-4, O-3, CFS: O-2 ED: I-1
Develop new or update existing land use/zoning regulations for local governments upon request	P&C R	x	x	x	x	x	x	\$25,000 each	DCA, Local Governments	LU: O-3, O-4, O-5, I-4, I-5 H: O-4; IC: I-2, O-2
Review/Write Land Use Elements for local comprehensive plan updates as requested.	P&C R	x	x	x	x	x	x	\$5,000 each	DCA, Local Governments	LU: O-4, I-5, I-3
Provide visioning workshops throughout the Region to develop regional & local identities	P&C R		x	x	x			\$5,000 each	DCA, Local Governments	I-1, O-1, O-3, IC: O-1
Develop a GIS application for Land Use to site different characteristics such as conservation, affordable housing, lots suitable for industrial development, etc.	P&C R		x	x	x			\$35,000	DCA, Local Governments	LU: I-4, O-3, CFS: O-2 ED: I-1
Provide Training workshops on Comprehensive Plans, Land Use regulations and State Planning Rules to the communities and the development community	P&C	x	x	x	x	x	x	Staff Time \$15,000	DCA, Local Governments	LU: O-6

IMPLEMENTATION PROGRAM REGIONAL WORK PROGRAM

Transportation										
ACTIVITY	P&C Or R*	TIME FRAME FY						ESTIMATED COST (annual)	FUNDING SOURCE(S)	ISS/OPP ADDRESSED
		2013	2014	2015	2016	2017	2018			
Assist local governments with the implementation of the T-Splot Priority List and other projects through grants or studies	P&C	x	x	x	x	x	x	Staff time \$5,000	DCA, Local Governments	T: I-1, I-2, I-3, O-3, O-4, O-5
Review/Write Transportation Elements for local comprehensive plan updates incl. ROW plans	P&C R	x	x	x	x	x	x	\$5,000 each	DCA, Local Governments, GDOT	T: I-4, O-1, O-4, O-6
Provide technical assistance with airport planning and marketing	P&C	x	x	x	x	x	x	Staff Time \$5,000	DCA, Local Governments, GDOT, FAA	T: O-2 ED: O-4 LU: O-2
Develop a study to determine the needs of seniors in the Region regarding transportation in coordination with land use (housing, recreation, access to health facilities etc.)	P&C R		x	x				Staff Time \$25,000	DCA, Local Governments, GDOT, EDA	LU: I-2, O-5, O-6
Develop a study to determine feasibility and strategies of enhancing railroad and airport facilities through complementary surrounding land uses.	P&C R		x	x				Staff Time \$40,000	DCA, Local Governments, GDOT, EDA	LU: O-2

IMPLEMENTATION PROGRAM REGIONAL WORK PROGRAM

Intergovernmental Coordination

ACTIVITY	P&C Or R	TIME FRAME FY						ESTIMATED COST (annual)	FUNDING SOURCE(S)	ISS/OPP ADDRESSED
		2013	2014	2015	2016	2017	2018			
Develop /Review Comprehensive Plan and Short Term Work Programs for local Governments as required by 110-12-1-.01 or requested by Local Govts.	P&C R		x	x	x	x	x	\$15,000 per plan	DCA	IC: I-1, O-1, O-3
Provide comprehensive plan implementation assistance to local & regional planning groups & leaders	P&C		x	x				Staff Time \$10,000	DCA, Local Governments	IC: I-1, O-1, O-3, O-5
Foster coordination with the School Boards of the region, specifically with regard to school sitings, closings, conversions, and transportation issues	P&C	x	x	x	x	x	x	Staff Time \$10,000	DCA, Local Governments	IC: I-2, O-5 CFS: O-2
Maintain the Regional Information Sharing Center or other means of disseminating local information especially with regard to grant and loan opportunities as well as technical assistance opportunities.	P&C	x	x	x	x	x	x	\$5,000	DCA, Local Governments	IC: I-1, O-4
Assist as requested with the Service Delivery Strategies	R	x	x	x	x	x	x	Staff Time	DCA, Local Governments	IC: I-1, O-1, O-3

IMPLEMENTATION PROGRAM REGIONAL WORK PROGRAM

Education

ACTIVITY	P&C Or R	TIME FRAME FY						ESTIMATED COST	FUNDING SOURCE(S)	ISS/OPP ADDRESSED
		2013	2014	2015	2016	2017	2018			
Provide one workshop a quarter to local School Boards and other community leaders on Best Management Practices including school sitings, Planning & Zoning, Land Use/Transportation	P&C	x	x	x	x	x	x	\$10,000	DCA, Local Governments	IC: O-4 E: I-2; O-2
Assist Local Governments through on-site training on various planning and facilities topics	P&C	x	x	x	x	x	x	10,000	DCA, Local Governments	E: I-1, O-5, O-1
Facilitate Training for RC Staff	P&C	x	x	x	x	x	x	10,000	DCA, Local Governments	IC: O-1
Provide GIS training for local governments	P&C	x	x	x	x	x	x	\$10,000	DCA, Local Governments	IC: O-1, O-4

EVALUATION and MONITORING

- The Southern Georgia Regional Commission will undertake activities to evaluate and monitor the Regional Plan to ensure the Plan is successfully accomplishing the desired results. Specific activities include:
 - Conduct annual Performance Standard Reviews in conjunction with the annual Regional Work Program update. The annual reviews will not only determine if local governments are achieving the minimum standard but also the local governments progress toward implementation of the Regional Plan.
 - Implement annual Quality Community Objectives (QCO) Assessments, to evaluate policies, activities and development patterns within the region.
 - Administer annual regional stakeholder surveys to assess needed changes or modifications to the Regional Plan.
 - Annually in conjunction with the Regional Work Program update the Southern Georgia Regional Commission staff will develop a Report of Accomplishments (ROA) examining each activity to determine current status.