

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Program		CDBG	
Source of Funds		Public – Federal	
Expected Amount Available Year 1			
Annual Allocation	Program Income	Prior Year Resources	Total
\$600,391	\$0.00	\$0.00	<u>\$600,391</u>
Expected Amount Available Remainder of Con Plan		\$2,401,564	
Narrative Description		The primary objective of the CDBG program is to provide decent housing, a suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons and neighborhoods. All prior year funds are currently committed to active projects.	

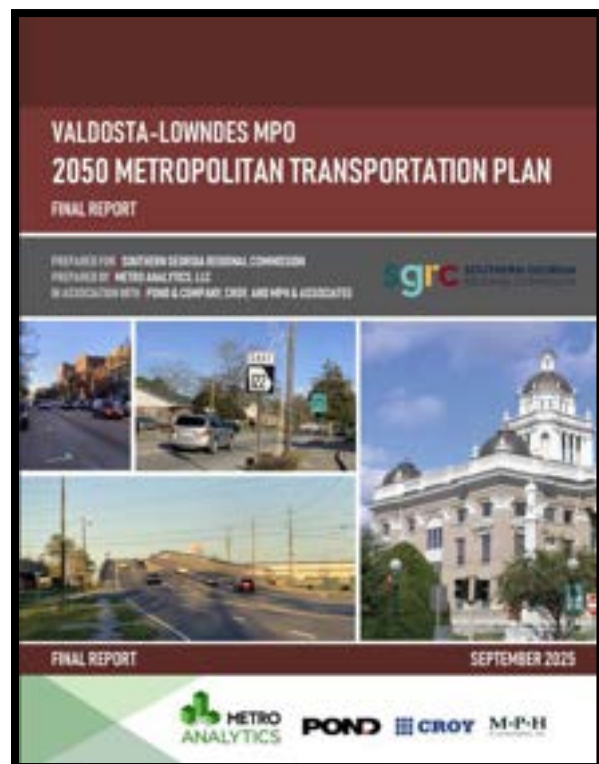
TRANSPORTATION ELEMENT

The VLMPO 2050 Metropolitan Transportation Plan, adopted in September 2025, serves as the federally required long-range transportation plan for the Valdosta Urbanized Area. It is incorporated by reference into this Comprehensive Plan as the official Transportation Element for Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta.

The 2050 Metropolitan Transportation Plan presents the region's long-term vision for a safe, efficient, and well-connected transportation system through 2050. It identifies both existing and future transportation needs, sets priorities across all travel modes, and outlines the funding structure necessary to implement planned improvements. The plan brings together investment strategies for highways, transit, bicycle and pedestrian facilities, freight and intermodal connections, and aviation, supported by federal, state, local, and private-sector resources.

As the federally designated Metropolitan Planning Organization, the VLMPO develops the 2050 Plan through a continuing, cooperative, and comprehensive planning process in partnership with the Southern Georgia Regional Commission. This process ensures that transportation decisions are data-driven, performance-based, and aligned with national planning goals and federal performance management requirements.

To show how the goals of the 2050 Metropolitan Transportation Plan align with national transportation goals and federal planning factors, the plan includes an updated framework that clearly connects regional priorities with federal performance-based planning expectations. This framework illustrates how locally developed transportation objectives support national emphasis areas such as safety, system preservation, mobility and connectivity, environmental sustainability, and freight movement.



VLMPO 2050 MTP Goal Alignment with State and National Goals

IIJA FACTORS	IIJA NATIONAL GOALS	GA 2050 SWTP/2021 SSTP STATE GOALS	VLMPO 2050 MTP GOALS
Increasing the Safety and Security of the Transportation System	Achieve a significant reduction in traffic fatalities and serious injuries on all public roads.	Improve highway safety.	Safety and System Reliability
Improving the Resiliency and Reliability	Enhance the performance of the transportation system while protecting the environment and improving resilience to climate change and natural disasters.	Support efforts to reduce the cost and time of goods delivery and to increase the resilience of supply chains	
Emphasizing the Preservation of the Existing Transportation System	Maintain the highway infrastructure asset	Evaluate options for improved connectivity and increased capacity within current revenue	Infrastructure Condition

	system in a state of good repair.	streams based on return-on-investment analysis	
Enhancing the Integration and Connectivity	Improve the efficiency of the surface transportation system and enhance connectivity across modes.	Facilitate broadband and other technology deployment.	Congestion Reduction Mobility
	Achieving a reduction in congestion on the National Highway System and improving the efficiency of the surface transportation system.	Maintain and improve freight infrastructure for safety and performance	
Increasing Accessibility and Mobility of People and Freight		Modernize freight infrastructure and operations	Freight Movement and Economic Vitality
	Improve the national freight network, support rural communities' access to trade markets,	Expand use of existing and new data and technologies to support freight and logistics	

	and promote regional economic development.		
Supporting Economic Vitality	Strengthening the global competitiveness and productivity of metropolitan areas and enhancing the efficiency of the transportation system.	Increase access to jobs, goods, and services throughout emerging metros and rural Georgia.	
		Support strategic economic development (e.g., Georgia Ready for Accelerated Development - GRAD sites).	
Protecting and Enhancing the Environment	Enhance the performance of the transportation system while protecting and enhancing the natural environment.	Improve emergency evacuation options.	Environmental Sustainability and Equity

Promoting Efficient System Management and Operation	Reduce project costs, promote jobs and the economy, and expedite the movement of people and goods by improving project delivery processes.	Minimize project delivery delays.	Reduced Project Delivery Dates
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Performance Measures and Targets

	Performance Measures	Targets		Performance Measures	Targets
Goal 1: Safety and System Reliability	% of the person-miles traveled on the Interstate that are reliable		Goal 2: Infrastructure Condition	% of Interstate System Pavements in Good Condition	50%
	# of Fatalities	1,574		% of Interstate System Pavements in Poor Condition	5%
	Rate of Fatalities (/100M VMT)	1,245		% of non-Interstate NHS pavements in Good Condition	40%
	# of Serious Injuries	8,103		% of non-Interstate NHS pavements in Poor Condition	12%
	Rate of Serious Injuries (/100M VMT)	6,408		% of NHS Bridges in Good Condition	60%
		1,312			10%

	Number of Combined Non-Motorized Fatalities and Non-Motorized Serious Injuries			% of NHS Bridges in Poor Condition	
GOAL 3: CONGESTION REDUCTION	Performance Measures	Targets	GOAL 4: FREIGHT MOVEMENT AND ECONOMIC VITALITY	Performance Measures	Targets
	% of person-miles traveled on the non-Interstate that are reliable	85.3%		Truck Travel Time Reliability (TTTR) Index	1.65
	% of the person-miles traveled on the interstate that are reliable	68.4%			

GOAL 5: ENVIRONMENTAL SUSTAINABILITY	Performance Measures:	Targets:	GOAL 6: REDUCED PROJECT DELIVERY DELAYS	Performance Measures:	Targets:
	No federal performance measures determined at this time	Report on local activities to promote infrastructure resiliency to extreme weather events and local investments in alternative fuel infrastructure		No federal performance measures determined at this time	Report on local activities to promote regional leadership, transparency, citizen engagement, and coordinated planning and delivery of transportation investments

LAND USE ELEMENT

The Land Use Element of this comprehensive plan will be used to guide future land development and capital investment decisions in Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta via their respective Character Area Maps.

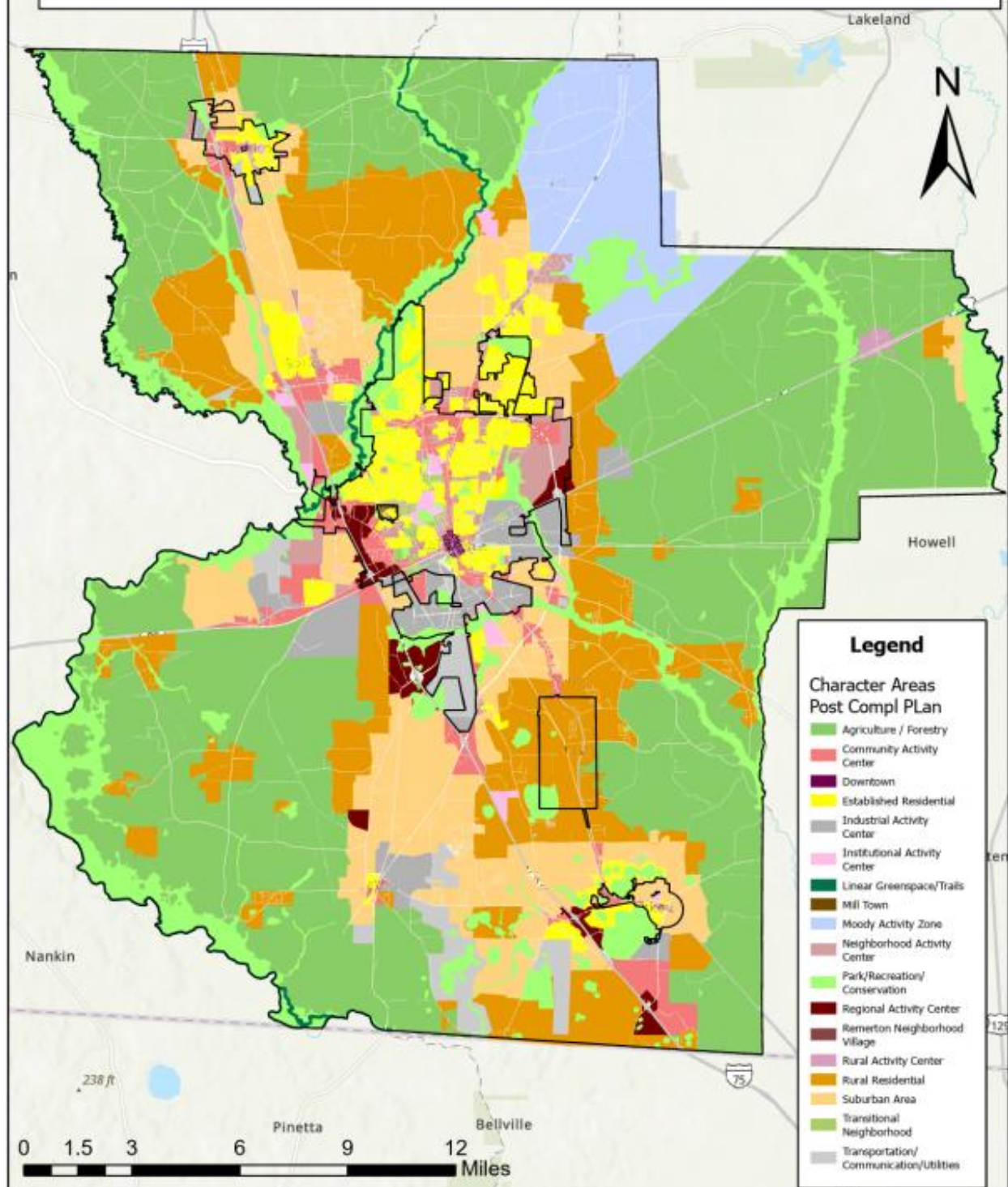
The Character Area maps for Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta are based on the County's and City's vision for the future, and have been developed in coordination with the citizens, the stakeholders, and elected officials. The Character Area Maps are a required component of the Comprehensive Plan under Chapter 110-12-1.03 of the DCA Minimum Standards and Procedures for Local Comprehensive Planning, most recently updated October 1, 2018.

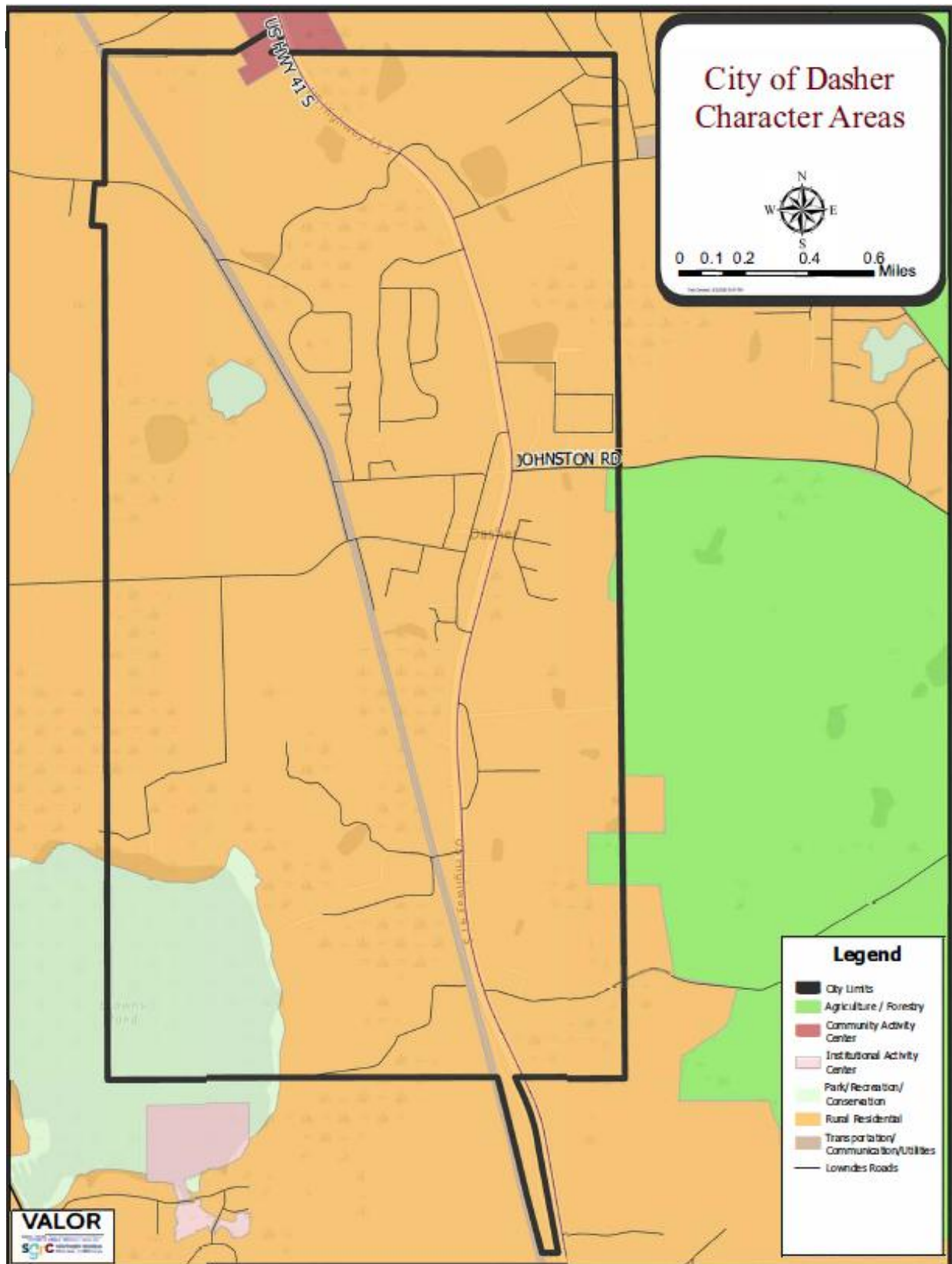
Character areas were defined by looking at the size and type of lots, site design features, and availability of infrastructure, density and intensity of development, type of development, environmental features and vision for future development. Some character areas are more generic and cover several geographic areas which show similar characteristics, issues and goals for their future. Other character areas are more specific and defined as such in their name, and act more as an overlay zone than a future land development designation.

The Character Area descriptions define a specific vision for each Character Area, and the maps outline the boundaries on a local scale. Each Character Area is defined with its own description and implementation measures. In addition, the policies associated with each Character Area describe which land uses, zoning, and development patterns should be present within that area. Also included are Quality Community Objectives to be pursued and identification of implementation measures to achieve the desired development patterns. The development strategy developed for each character area should serve as a guide for all development and redevelopment taking place in that character area. Adherence to these development strategies will ensure consistent and complementary development, which promotes a greater sense of place and overall improved quality of life.

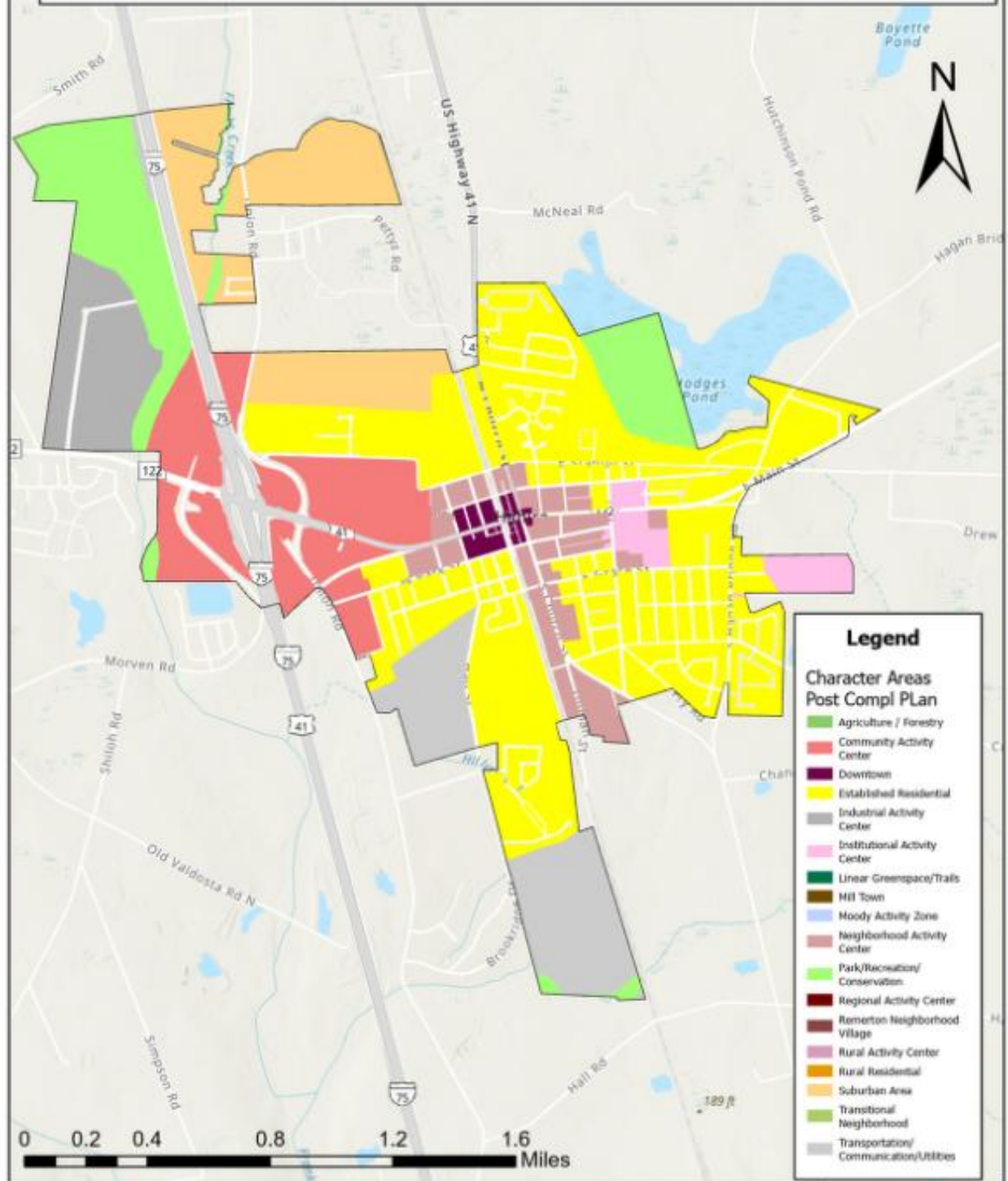
The Urban Service Area is included for planning purposes and does not require the same descriptions as other character areas.

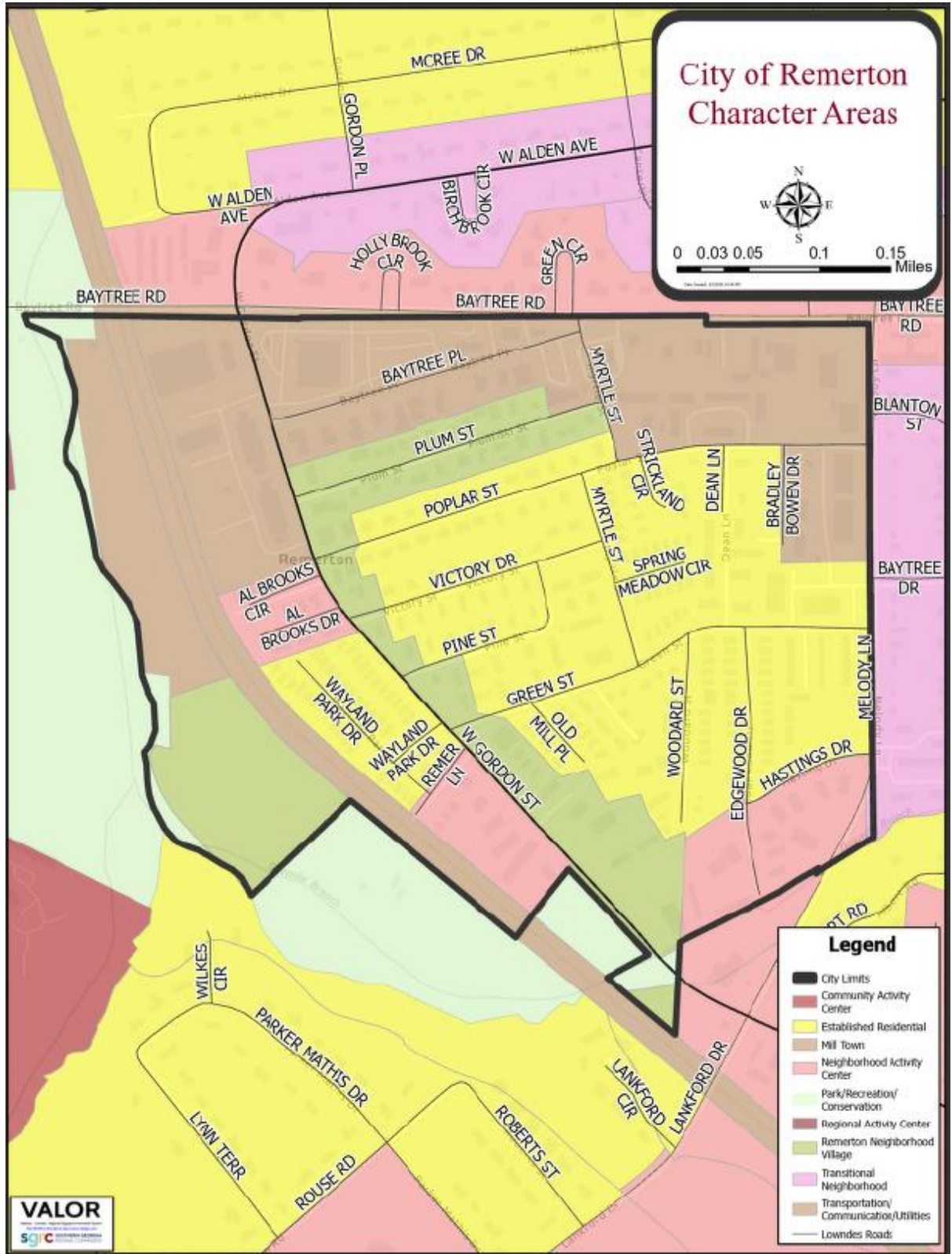
Lowndes County Character Areas



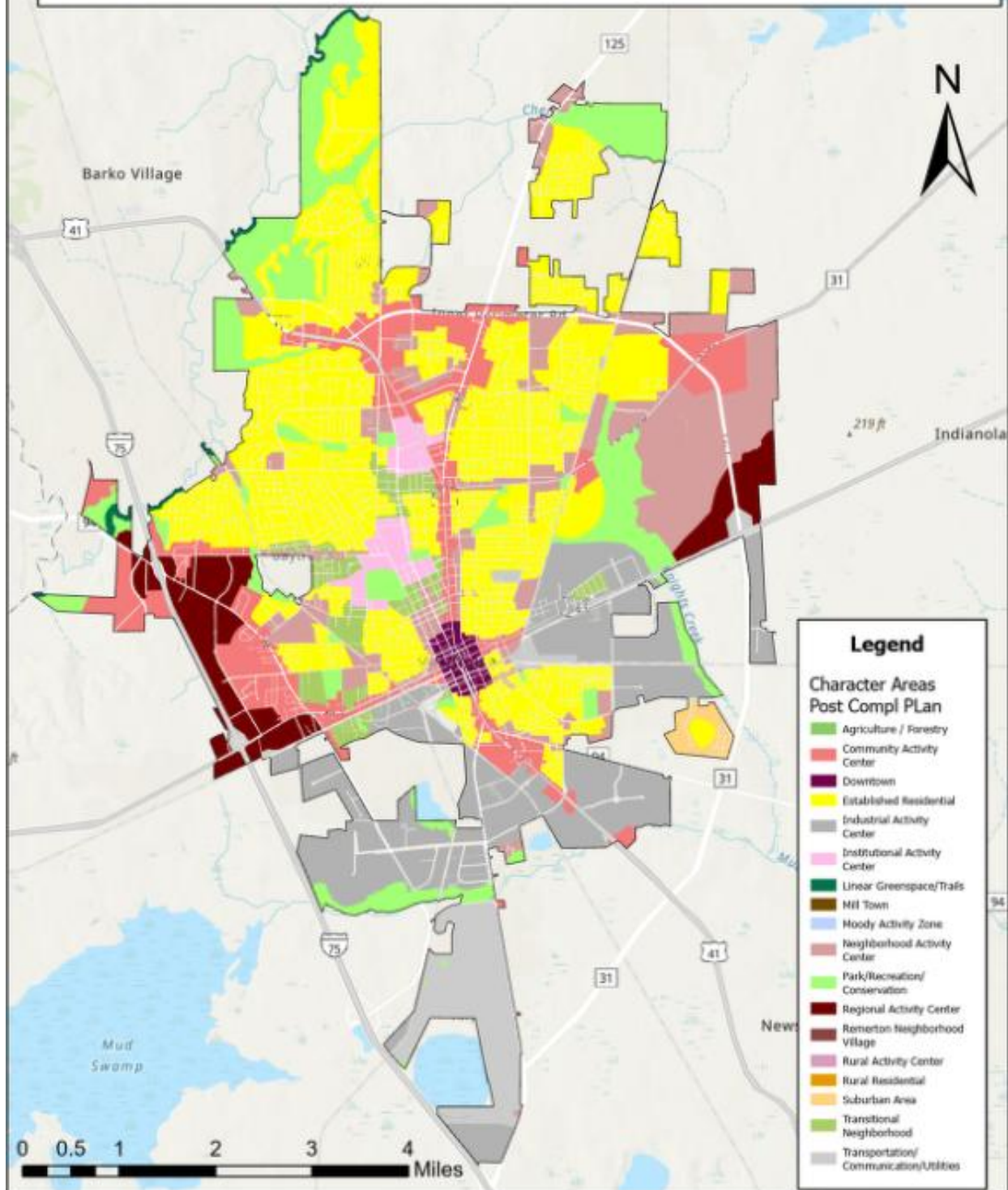


City of Hahira Character Areas





City of Valdosta Character Areas



Districts In Downtown Valdosta

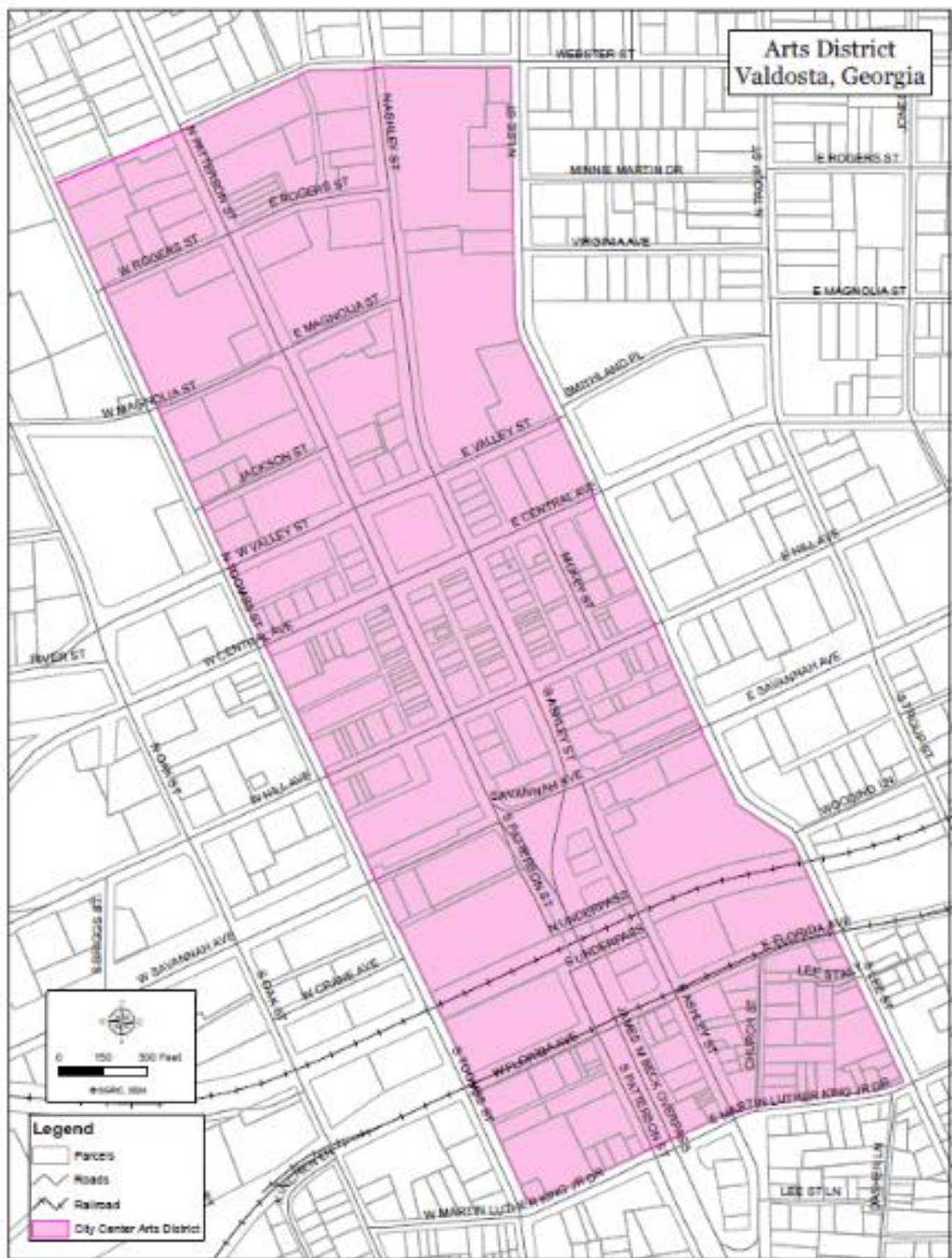
Downtown Valdosta has five unique districts that exist as their own **unofficial** character areas.

Entertainment District	Arts District	Historic District
Stroll, shop, and enjoy downtown Valdosta's open-container entertainment area 	Celebrates creativity through public art, culture, and placemaking 	Preserves Valdosta's architectural heritage and historic identity 
CVDA Central Valdosta Development Authority		DDA Downtown Development Authority
Guides downtown's economic, cultural, and community development.		Supports broader redevelopment and growth throughout downtown.

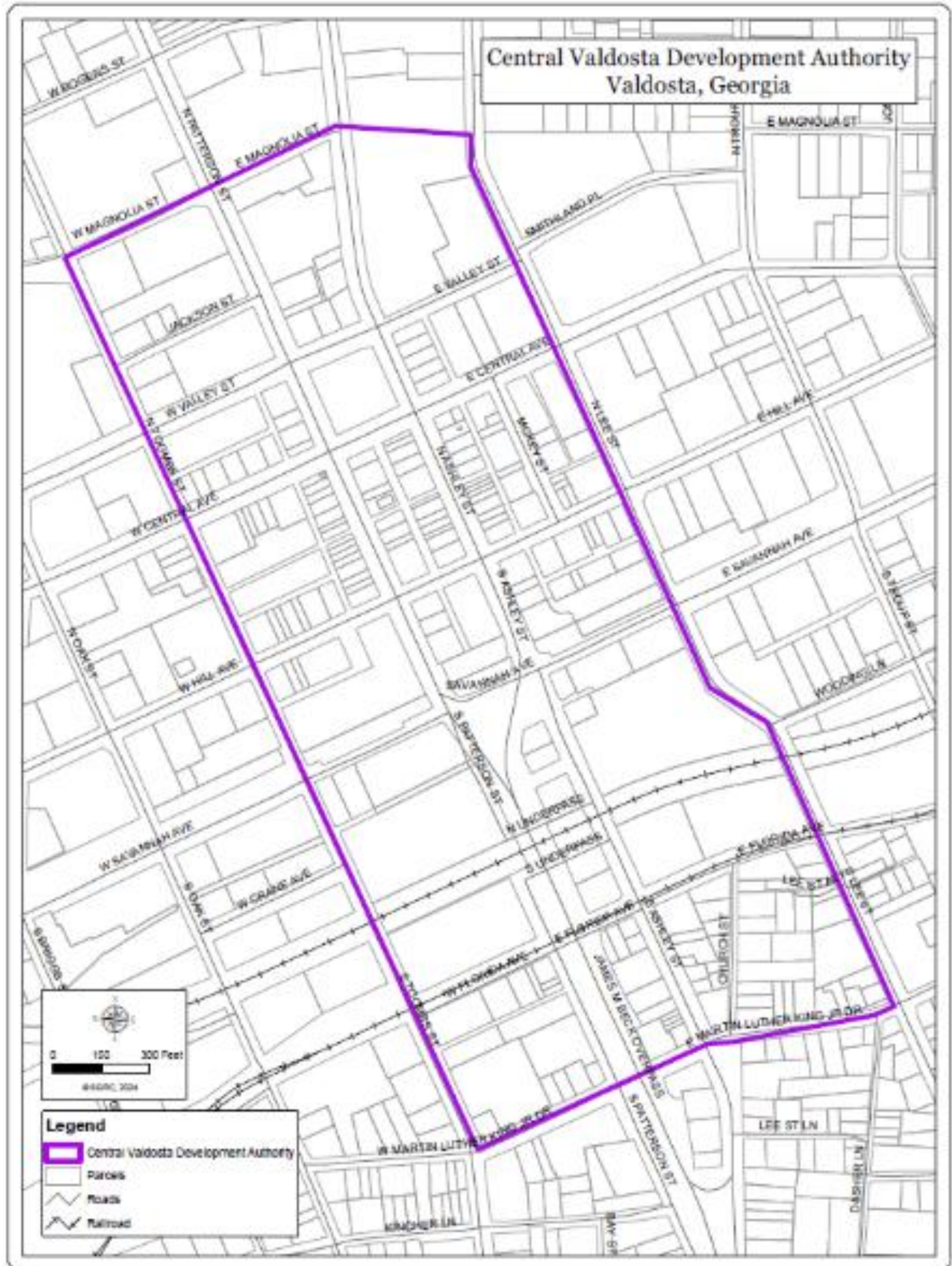


Downtown Valdosta Entertainment District (DVED)

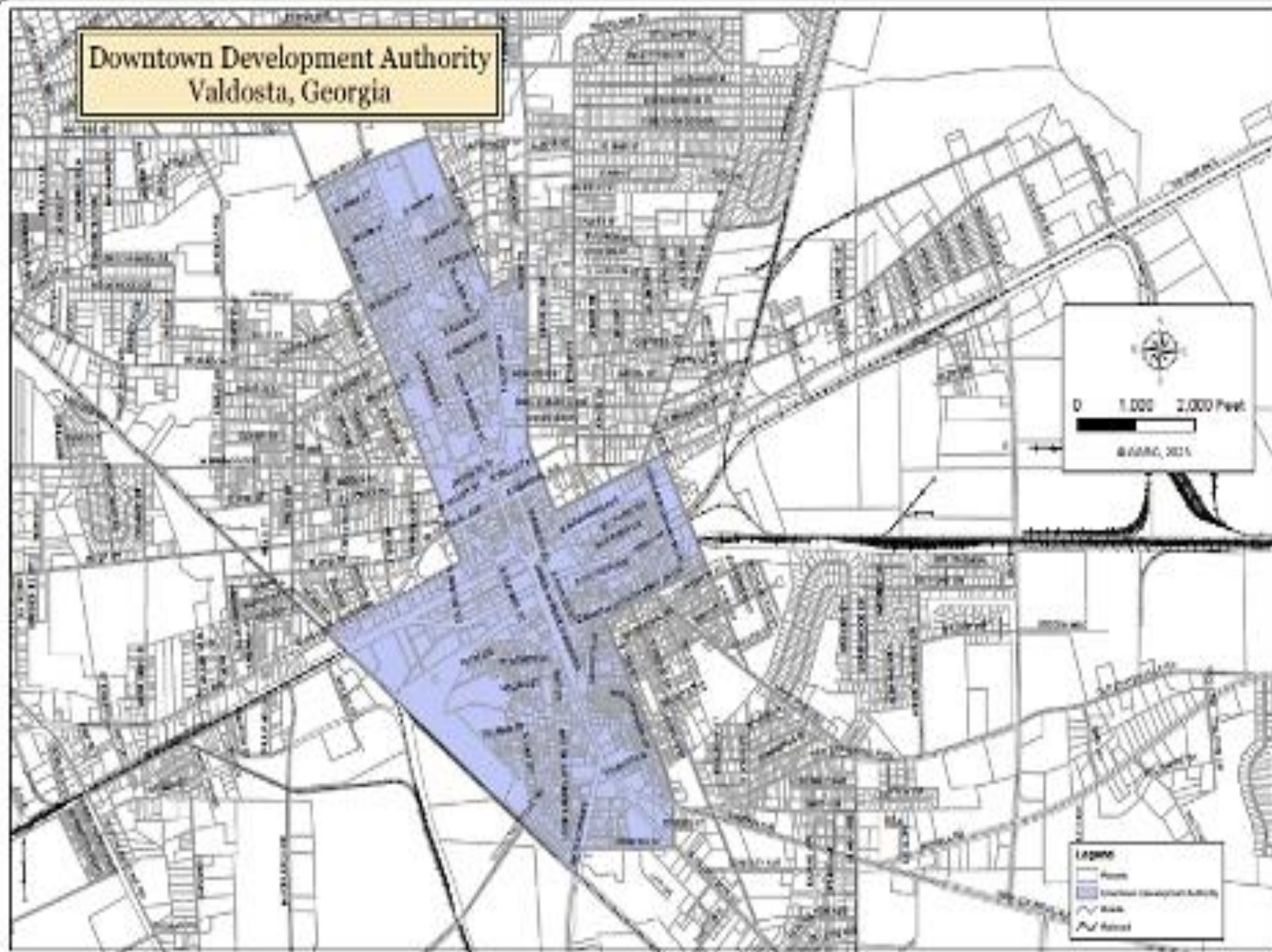


Arts District
Valdosta, Georgia

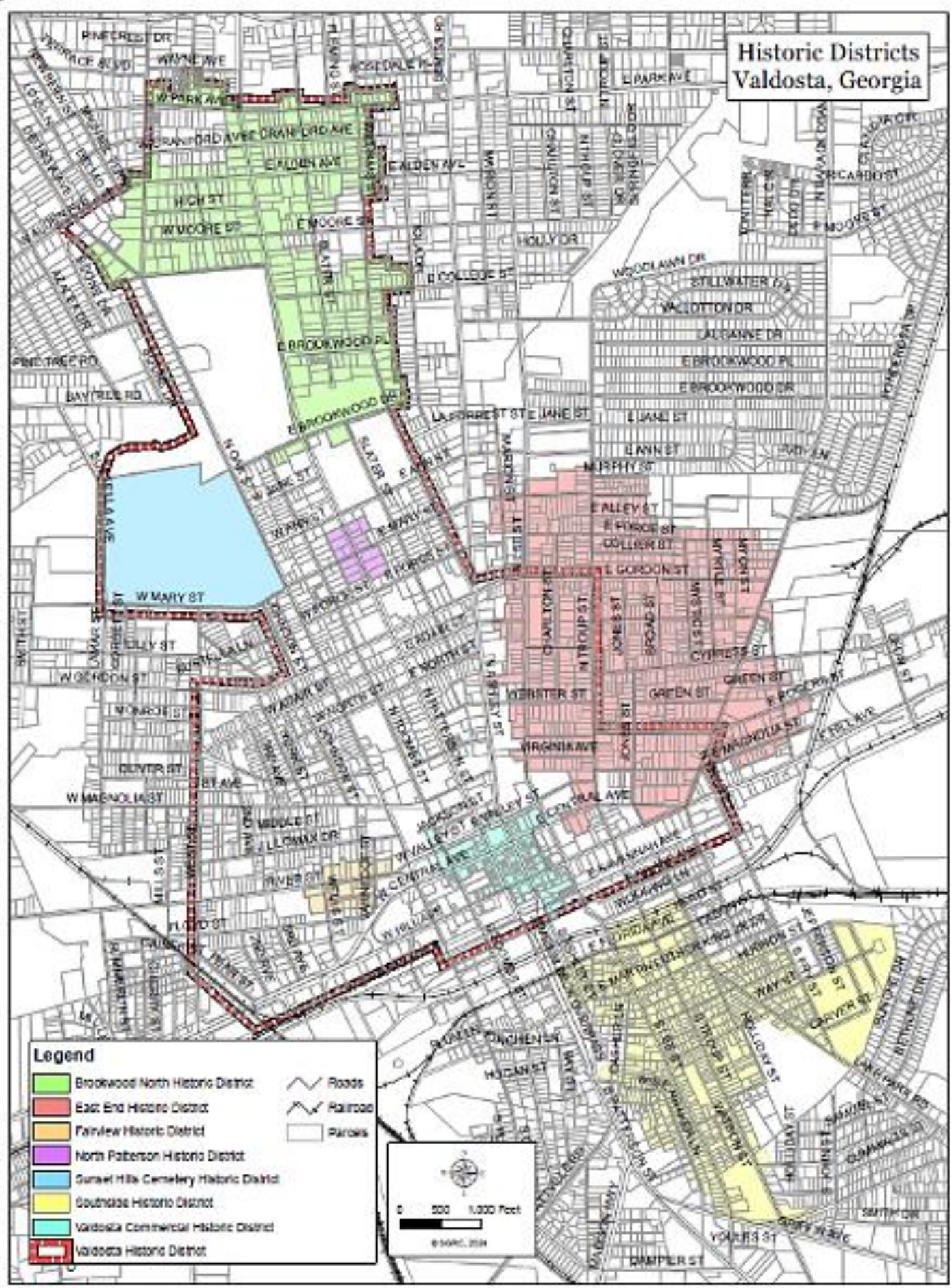
Central Valdosta Development Authority
Valdosta, Georgia



Downtown Development Authority
Valdosta, Georgia



Historic Districts Valdosta, Georgia



Character Areas

AGRICULTURE AND FORESTRY CHARACTER AREA

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, and Valdosta)

Description

Lands in open or cultivated state or sparsely settled, including woodlands and farmlands. Also includes natural lands and environmentally sensitive areas not suitable for development, i.e. scenic views, steep slopes, wetlands, watersheds, wildlife management areas, and other environmentally sensitive areas.

Predominant Land Uses

Forestry, with some farmland as well as conservation areas, wetlands, and wildlife management areas.

Permitted Zoning

Conservation (CON)
Residential Agriculture (R-A)

Estate-Agricultural (E-A)
Crossroads-Commercial (C-C)

Development Strategy

The rural character should be maintained by strictly limiting new development and protecting farmland and open space by maintaining large lot sizes and promoting use of conservation easements. Residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design. New development should not utilize “franchise” or “corporate” architecture but instead should use compatible rural architectural styles. Roadways should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize visual impact. These areas should be promoted for passive-use tourism and recreational destinations.

Quality Community Objectives

- Resource Management
- Economic Prosperity
- Efficient Land Use

COMMUNITY ACTIVITY CENTER CHARACTER AREA

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta)

Description

A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

Predominant Land Uses

Developed or developing commercial uses including retail, office, and services.

Permitted Zoning

Environmental Resource (E-R) Single-family
Residential (R-6) Multi-family Residential (R-M)
Single-Family (R-6S)
Multi-Family Residential (R-6)
Residential-Professional (R-P)
Office-Professional (O-P)

Office Institutional (O-I)
Neighborhood Commercial (C-N)
Community Commercial (C-C)
General Commercial (C-G)
Highway Commercial (C-H)
Planned Development (P-D)

Development Strategy

Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

Quality Community Objectives

- Local Preparedness
- Economic Prosperity
- Efficient Land Use
- Sense of Place

DOWNTOWN ACTIVITY CENTER CHARACTER AREA

(Cities of Hahira and Valdosta)

Description

The traditional central business district and immediately surrounding commercial, industrial, or mixed-use areas.

Predominant Land Uses

Commercial, Residential, Offices, and Services.

Permitted Zoning

Environmental Resource (E-R)
Single-family Residential (R-6)
Multi-family Residential (R-M)
Residential-Professional (R-P)
Office-Professional (O-P)

Neighborhood Commercial (C-N)
Community Commercial (C-C)
Single-Family (R-6S)
Downtown Commercial (C-D)
Central Business District (C-B-D)

Development Strategy

Downtown should include relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linking to neighborhood communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools. New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites.

Quality Community Objectives

- Sense of Place
- Economic Prosperity
- Efficient Land Use
- Local Preparedness

ESTABLISHED RESIDENTIAL CHARACTER AREA

(Lowndes County and the Cities of Hahira, Lake Park, Remerton, and Valdosta)

Description

This character area generally refers to an older neighborhood having relatively well- maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures.

Predominant Land Uses

Residential with limited neighborhood amenities such as schools, churches, and limited neighborhood serving commercial uses.

Permitted Zoning

Environmental Resource (E-R)
Estate Residential (R-E)
Single-family Residential (R-25, R-15, R-10, R-6)
Multi-family Residential (R-M)

Medium Density Residential (R-21 and R-15)
Suburban Density Residential (R-10)
Single-Family Residential (R-6S)
Planned Development (P-D)

Low Density Residential (R-1)

Development Strategy

Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

Quality Community Objectives

- Housing Options
- Efficient Land Use
- Sense of Place



INDUSTRIAL ACTIVITY CENTER CHARACTER AREA

(Lowndes County and the Cities of Hahira, Lake Park, and Valdosta)

Description

Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

Predominant Land Uses

Industrial and commercial uses including light and heavy manufacturing and warehousing.

Permitted Zoning

Environmental Resource (E-R)
Community Commercial (C-C)
Highway Commercial (C-H)
Adult Commercial (C-A)

Light Manufacturing (M-1)
Heavy Manufacturing (M-2)
High Intensity Industrial (M-3)
Intensive Services District (I-S)

Development Strategy

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



Quality Community Objectives

- Economic Prosperity
- Local Preparedness

INSTITUTIONAL ACTIVITY CHARACTER AREA

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta)

Description

Concentration of public or private large-scale institutional uses such as hospitals, schools, colleges, and universities. These areas may be characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, and low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.



Predominant Land Uses

Public health facilities and institutions of higher learning.

Permitted Zoning

Environmental Resource (E-R)
Single-family Residential (R-10, R-6)
Office-Professional (O-P)
Office Institutional (O-I)

Multi-family Residential (R-M)
Residential Professional (R-P)
Neighborhood-Commercial (C-N)
Community Commercial (C-C)

Development Strategy

Uses supporting the area's primary institution should be supported and clustered around such institution when feasible. Institutionally compatible architecture should be encouraged over "franchise" or "corporate" architecture. Design should be very pedestrian-oriented, with strong, walkable connections between the institution and supporting uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists should be provided.



Quality Community Objectives

- Local Preparedness

LINEAR GREENSPACE AND TRAILS CHARACTER AREA

(Lowndes County and the City of Valdosta)

Description

Areas of protected open space that follow natural and manmade linear features for recreation, transportation, and conservation purposes and link ecological, cultural and recreational amenities.

Predominant Land Uses

Protected open spaces with passive and active recreation uses.

Permitted Zoning

Environmental Resource (E-R)

Estate Residential (R-E)

Single-family Residential (R-25, R-15, R-10, R-6)

Multi-family Residential (R-M)

Conservation (CON)

Estate-Agricultural (E-A)

Any zoning if public access easements are utilized for connectivity

Development Strategy

Linear greenspaces and trails should be linked into a pleasant network of accessible greenways, set aside for pedestrian and bicycle connections between schools, churches, recreation areas, community centers, residential neighborhoods and commercial areas. These greenways will provide safe, efficient pedestrian linkages and give all users an opportunity to enjoy the natural environment. They may also serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, skateboarding, walking, and jogging.

Quality Community Objectives

- Resource Management
- Transportation Options

MOODY ACTIVITY ZONE (MAZ) CHARACTER AREA

(Lowndes County and the City of Valdosta)

Description

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



Predominant Land Uses

Department of Defense military installations and adjacent lands.

Permitted Zoning

- MAZ-1
- MAZ-2
- MAZ-3



Development Strategy

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

Quality Community Objectives

- Local Preparedness
- Economic Prosperity

NEIGHBORHOOD ACTIVITY CENTER CHARACTER AREA

(Lowndes County and the Cities of Hahira, Remerton, and Valdosta)

Description

A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher- density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles.

Predominant Land Uses

Commercial, Residential, Offices, and Services.

Permitted Zoning

Environmental Resource (E-R)
Single-family Residential (R-6)
Multi-family Residential (R-M)
Residential Professional (R-P)
Office-Professional (O-P)
Neighborhood Commercial (C-N)
Single-Family Residential (R-6S)

Community Commercial (C-C) / General
Commercial (C-G) (When property located
along a Collector or Arterial roadway)
Planned Development (P-D)

City of Remerton Permitted Zonings:

Office/Retail
Multi-Family Residential (R-6)
Office Institutional (O-I)

Multi-Family Residential
Light Industrial

Development Strategy

Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating builds at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-

friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

Quality Community Objectives

- Sense of Place
- Economic Prosperity
- Local Preparedness

PARK/RECREATION/CONSERVATION CHARACTER AREA

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta)

Description

Undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development of any kind.



Predominant Land Uses

Parks and Recreation uses along with minimal neighborhood serving commercial uses and residential.

Permitted Zoning

Environmental Resource (E-R)
Estate Residential (R-E)
Single-family Residential (R-25, R-15, R-10, R-6)
Multi-family Residential (R-M)

Residential Professional (R-P)
Neighborhood Commercial (C-N)
Estate-Agricultural (E-A)
Conservation (CON)

Development Strategy

The natural, rural character should be maintained by not allowing any new development and promoting use of conservation easements. Roadways in these areas should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize the visual impact. These areas should be promoted for passive-use tourism and universally designed recreational destinations.

Quality Community Objectives

- Resource Management



REGIONAL ACTIVITY CENTER CHARACTER AREA

(Lowndes County and the Cities of Lake Park, Remerton, and Valdosta)

Description

Concentration of regionally marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes. These areas are characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, and low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.

Predominant Land Uses

Commercial, Residential, Offices, and Services.

Permitted Zoning

Environmental Resource (E-R)
Multi-family Residential (R-M)
Residential Professional (R-P)
Office Professional (O-P)
Office Institutional (O-I)
Community Commercial (C-C)

General Commercial (C-G)
Highway Commercial (C-H)
Planned Development (P-D)
Adult Commercial (C-A)
Wholesale / Light Industrial (M-1)

Development Strategy

These areas should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. They should also include a diverse mix of higher-density housing types, including multi-family town homes, apartments, lofts, condominiums, affordable and workforce housing. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists for both tourism and recreation purposes, should be provided. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. “Franchise” or “corporate” architecture should be discouraged.

Quality Community Objectives

- Economic Prosperity
- Local Preparedness

REMERTON MILL TOWN CHARACTER AREA

(City of Remerton ONLY)

Description

A centralized area within the City of Remerton with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces easily accessible by pedestrians and bicycles.

Predominant Land Uses

A mixture of uses including community serving commercial, light industrial, offices, and multi-family residential.

Permitted Zoning (City of Remerton)

- Community Commercial
- Light Industrial
- Multi-Family Residential
- Office-Retail

Development Strategy

The Mill Town should include a high-density mix of retail, office, services, and employment. Development should reinforce the traditional town center through a combination of rehabilitation of historic buildings and compatible new infill development targeted. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linking to neighborhood communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools.

Quality Community Objectives

- Economic Prosperity
- Local Preparedness

- Sense of Place
- Efficient Land Use

Implementation Measures

- **Traffic Calming** - Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.
- **Heat Island Mitigation** - Reducing heat in developed areas by planting shade trees, preserving open space, using cool roofing and porous paving materials.

REMERTON NEIGHBORHOOD VILLAGE CHARACTER AREA

(City of Remerton ONLY)

Description

A transitional area within the City of Remerton with a lower concentration of mixed use activities primarily focused on service commercial and professional office with some higher density residential uses.

Predominant Land Uses

A mixture of uses including community serving commercial, professional offices, and higher density residential.

Permitted Zoning: (City of Remerton)

- Light Industrial
- Multi-Family Residential
- Office-Retail

Development Strategy

The Neighborhood Village should include a balanced mix of retail, services, and offices to serve neighboring residents' day-to day needs. Higher density residential development should be targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for the Village should be very pedestrian-oriented, with strong, walkable connections between different uses. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian- friendly trails/bike routes linked to other community amenities.

Quality Community Objectives

- Sense of Place
- Housing Options
- Transportation Options

Implementation Measures

- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Heat Island Mitigation** - Reducing heat in developed areas by planting shade trees, preserving open space, using cool roofing and porous paving materials.
- **Traffic Calming** - Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways.

RURAL RESIDENTIAL CHARACTER AREA

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, and Valdosta)

Description

Rural, undeveloped land likely to face development pressures for lower density (one unit per 2.5 acres) residential development. These areas will typically have low pedestrian orientation and access, very large lots, open space, pastoral views, and a high degree of building separation.

Predominant Land Uses

Lower density residential with limited commercial.

Permitted Zoning

Estate-Agricultural (E-A)	Residential Agriculture (R-A)
Low Density Residential (R-1)	Crossroads-Commercial (C-C)

Development Strategy

The rural atmosphere should be maintained while accommodating new residential developments utilizing rural cluster or conservation subdivision design that incorporates significant amounts of open space. Compatible architecture styles should be encouraged to maintain the regional rural character. “Franchise” or “corporate” architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

Quality Community Objectives

- Resource Management
- Sense of Place
- Housing Options

RURAL ACTIVITY CENTER CHARACTER AREA

(Lowndes County and the City of Valdosta)

Description

Commercial activity area located at a highway intersection. Typically automobile focused, but with care, can be designed for greater pedestrian orientation and access. More character can be achieved with attractive clustering of buildings within the center leaving surrounding area as open space. These villages include a mixture of uses serving highway passers-by, rural and agricultural areas.

Predominant Land Uses

Commercial uses supportive of travelers.

Permitted Zoning

Conservation (CON)
Country Crossroads (C-C)
General Commercial (C-G)
Agriculture (R-A) Rural Planned Development (PD-R)

Single-Family Residential (R-1)
Estate-Agricultural (E-A)
Residential

Development Strategy

The rural atmosphere should be maintained while accommodating retail and commercial uses within the village center. Compatible architecture styles should be encouraged to maintain the regional rural character. “Franchise” or “corporate” architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

Quality Community Objectives

- Local Preparedness
- Economic Prosperity

SUBURBAN CHARACTER AREA

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, and Valdosta)

Description

Area where typical types of suburban residential subdivision development have occurred or pressures for such type of development are greatest due to availability of water and/or sewer service. These areas are characterized by low pedestrian orientation, high to moderate building separation, predominately residential uses with scattered commercial or civic uses, and varied, often curvilinear, street patterns.

Predominant Land Uses

Small scale commercial, suburban residential, offices, and services.

Permitted Zoning

Environmental Resource (E-R) Estate
Residential (R-E)

Single-family Residential (R-25, R-15, R-10, R-6)

Multi-family Residential (R-M)

Residential Professional (R-P)

Office-Professional (O-P)

Neighborhood Commercial (C-N)

Community Commercial (C-C)

Low Density Residential (R-1)

Medium Density Residential (R-21) and (R-15)
Suburban Density Residential (R-10)

Single-Family Residential (R-6S) and Multi-Family Residential (R-6)

Office Institutional (O-I)

General Commercial (C-G) (When property located along a Collector or Arterial roadway)

Planned Development (P-D)

Residential Agricultural (R-A)

Development Strategy

Moderate density should be promoted in these areas with a greater focus on Traditional Neighborhood Development (TND) style residential subdivisions; where possible, existing development should be retrofitted to better conform to traditional neighborhood development principles. These principles include creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.

New development should be master-planned with mixed-uses; blending residential development with schools, parks, recreation, retail businesses and services. Strong connectivity and continuity between each master planned development should exist along with internal street connectivity, multiple site access points, and good vehicular and pedestrian/bicycle connections to

retail/commercial services. Street design should foster traffic calming such as narrower residential streets, on-street parking, and bicycle/pedestrian facilities. Compatible architecture styles are encouraged to maintain the regional character; these should not include “franchise” or “corporate” architecture. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

Quality Community Objectives

- Sense of Place
- Housing Options
- Local Preparedness

TRANSITIONAL NEIGHBORHOOD CHARACTER AREA

(Lowndes County and the Cities of Remerton and Valdosta)

Description

An area that has most of its original housing stock in place but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of uses that may be incompatible with the neighborhood residential use. These areas are typically located in the older, core areas of the community.

Predominant Land Uses

Small scale commercial, single and multi-family residential, offices, and services.

Permitted Zoning

Environmental Resource (E-R)
Single-family Residential (R-25, R-15, R-10, R-6)
Multi-family Residential (R-M)
Residential Professional (R-P) Office
Professional (O-P) Neighborhood
Commercial (C-N)

Medium Density Residential (R-21 and R-15)
Suburban Density Residential (R-10)
Single-Family Residential (R-6S)
Multi-Family Residential (R-6)
Office Institutional (O-I)
Planned Development (P-D)

Development Strategy

Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

Quality Community Objectives

- Sense of Place
- Housing Options

- Local Preparedness

TRANSPORTATION, COMMUNICATION, AND UTILITIES CHARACTER AREA

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta)

Description

Areas used in providing public transportation, communication, or utility services. Also includes areas supporting some type of industrial uses but not the principal use. These areas may include public or private facilities for wastewater treatment, land application of effluent, landfills, energy generation, resource recovery, or similar uses which may require environmental permits.

Predominant Land Uses

Communications and Utilities uses.

Permitted Zoning

Environmental Resource (E-R)
Community Commercial (C-C)
Highway Commercial (C-H)
Intensive Services District (I-S)
Light Manufacturing (M-1)

Heavy Manufacturing (M-2)
High Intensity Industrial (M-3)
Any other zoning district if compatible with surrounding zonings and uses and for public facility

Development Strategy

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

Quality Community Objectives

- Transportation Options
- Local Preparedness

URBAN SERVICE AREA (USA)

(Lowndes County)

In an effort to control the timing, location, and scale of new development and to avoid a situation of “playing catch-up” in the provision of public facilities and infrastructure, the Greater Lowndes communities have established an Urban Service Area, which is reflected in the following Character Area/Future Development Maps.

An Urban Service Area (USA) is a geographically defined boundary that specifies where the local governments will provide urban services, such as water supply or sewage treatment, in the future. By delineating an USA, the community is effectively saying that it will support new urban density development only within the delineated area. Promotion of the USA will encourage higher density infill development within the boundaries, while helping to conserve natural resources and maintain the rural character of areas lying outside the boundary. (Areas outside of the USA boundary are often referred to as the Rural Service Area (RSA)).

The USA boundaries delineated in the Character Area/Future Development Maps should not be considered a projection for the long term. Currently, the USA boundaries are based on a 1-mile buffer from existing water and sewer infrastructure and/or plans for immediate extensions. It is the intent of this Comprehensive Plan to ensure that the USA boundaries do not conflict with the Service Areas agreed to by the Greater Lowndes governing bodies, within the Service Delivery Strategy. With that in mind, the USA should be updated on a regular basis to reflect the growth of each community’s utility systems in addition to any time the Service Areas for each local government are amended.

III. APPENDIX

- Environmental Recommendations and Concerns
- Other Plans and Documents Consulted
- Community Websites and social media
- SWOT Survey Flyer
- SWOT Questions
- SWOT Summary
- Community Vision Survey Flyer
- Community Vision Survey Questions
- Community Vision Survey Responses
- Public Hearing Notices
- Transmittal Letters
- Sign In Sheets
- Adoption Resolutions

Environmental Recommendations and Concerns

The SGRC shall refer to the WWALS Watershed Coalition's Cat Creek Nine Element Plan for environmental concerns and recommendations. The SGRC suggests that interested parties read the Cat Creek Nine Element Plan for more details.

Cat Creek and its feeder creeks seem plagued by fecal contamination based on Withlacoochee River testing by WWALS Watershed Coalition, City of Valdosta, and Lowndes County. The source of the pollution remains unknown; however, the possible sources are: nearby wastewater plants, agricultural and stormwater runoff, livestock, wildlife, and/or nearby septic systems. Not only did multiple organizations detect contamination in Cat Creek, WWALS Watershed Coalition detected PFAS – also known as “forever chemicals” – in the Withlacoochee in 2022.

The Nine Element Plan exists as a result of EPA requirements for grant applications under the Clean Water Act Section 319 Non-point Source Program. Georgia Environmental Protection Division (GA-EPD) imposes similar requirements. Their guidelines require that the following be done for Cat Creek:

- a) Identify causes and sources of pollution*
- b) Estimate pollutant loading into the watershed and the expected load reductions*
- c) Develop management measures to achieve goal*
- d) Identify technical and financial assistance needed to implement plan*
- e) Develop an information/education component*
- f) Develop a project schedule*
- g) Describe the interim, measurable milestones*
- h) Identify indicators to measure progress*
- i) Develop a monitoring component*

The report indicates that Cat Creek has been in GA-EPD total maximum daily loads (TMDL) lists for dissolved oxygen (DO) since 2001. The presence of unknown contaminants also pose as a concern requiring accurate identification of the causes and sources of the pollution (a) to properly mitigate; however, since the exact cause remains unclear, relevant stakeholders must first evaluate the tests to determine potential sources of pollution. Table 3 of the Nine Element Plan on page 8 outlines possible sources of contamination and who to best educate on reducing it (e). Potential sources of coliform bacteria include: human, livestock, pet, wildlife, and agricultural practices. Plus, despite Cat Creek's small size, it

includes rural, suburban, and urban land uses which diversifies the source of pollution(b). Fortunately, Lowndes County possesses many resources that can be use to achieve the goal (c, d). This includes ordinances and partners to assist with testing, analysis, and reporting. Tables 4 and 5 in the Nine Element Plan show existing management measures (pages 9-10) and additional management measures needed for implementation of the plan (11-13). According to the plan, “potential evaluation methods for the above measures include:

- Physical water quality monitoring
- Chemical water quality monitoring
- Biological life measurements
- Photographic or visual evidence, before and after photos
- Documentation of site BMPs installed
- Pollutant loading measurements
- Stakeholder surveys, evaluate knowledge or change in behavior
- Focus groups, to determine effectiveness of project activities (13).”

The writers of the plan aspire to begin working towards their goals in calendar year 2026 Table 6 (pages 13-17) outlines the implementation schedule which highlights annual activities as well as activities beginning in 2026, and continuing through 2027, 2028, and 2029 (f, g).

WWALS Watershed Coalition, Lowndes County, and the City of Valdosta collaborated to develop this plan in order to mitigate DO levels, E. coli levels, and gain funding to accurately determine the DNA being found at Cat Creek (h). While the plan lists a myriad of recommendations, the monitoring strategies serve as the most actionable (i):

1. Weekly water testing at locations mentioned (includes monitoring after big rain events)
2. Periodic DNA and PFAS sampling, especially after big rain events.



Plans and Documents Consulted

City of Valdosta

2025-2029 Consolidated Plan

Georgia Department of Transportation

2021 Statewide Strategic Transportation Plan: 2050 Statewide Transportation Plan

2023-2026 Disadvantaged Business Enterprise Program Plan

Georgia Department of Natural Resources

Georgia 2022 Outdoor Recreation Plan

Lowndes County & the Cities of Dasher, Hahira, Lake Park, Remerton, & Valdosta

2021 Joint Comprehensive Plan Update for Lowndes County & the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta

Lowndes County Emergency Management Agency (EMA)

Lowndes County 2022 Multi-Jurisdictional Hazard Mitigation Plan

Lowndes County Schools

Lowndes County School System 2023-2028 Strategic Plan

One Valdosta Lowndes

Synergy 2030: Case for Investment 2025-2029

Housing Needs Assessment Phase Two

South Georgia Medical Center

Community Health Needs Assessment

Southern Georgia Regional Commission

2022-2026 Comprehensive Economic Development Strategy (CEDS)

Moody Air Force Base 2012 Joint Land Use Study

Suwannee-Satilla Regional Water Planning Council

2023 Suwannee-Satilla Regional Water Plan

Valdosta City Schools

Strategic Improvement Planning Report: 2026 Vision

Valdosta-Lowndes Chamber of Commerce

2025-2029 Consolidated Plan

Valdosta-Lowndes Metropolitan Planning Organization (VLMPO)

Valdosta-Lowndes MPO 2050 Metropolitan Transportation Plan

Valdosta State University

Valdosta State University 2015 Master Plan

Young Gamechangers

Valdosta/Lowndes County 2024 Final Recommendations

Community Websites and Social Media Engagement

The screenshot shows the official website of Lowndes County, Georgia. The navigation bar includes links for Government, Services, Community, Business, and How Do I... A search bar is located on the right. The main content area features a large banner for the "2026 Comprehensive Plan Update". Below the banner, there is a section titled "Your Voice Matters, Lowndes County!" which includes links to the SWOT Survey, Take the Survey Here, and Community Vision Survey. A sidebar on the left contains links to the Unified Land Development Code, 2026 Comprehensive Plan Update, Recording and Variance Application and Fee Schedule, and Sign Application.

The screenshot shows a Facebook post from the page "Valdosta, A City Without Limits". The post is dated November 10, 2025, and has 8 likes and 10 comments. The text of the post reads: "Your input = our community's future! The Southern Georgia Regional Commission is updating the Joint Comprehensive Plan — and your voice helps shape what's next. Take the SWOT Survey today and help build a stronger, brighter South Georgia!" Below the text is a link to a survey: https://survey123.arcgis.com/_/a457192c496e41a4b35805ec.... The post also includes the hashtags #ACityWithoutLimits and #SouthGeorgiaStrong. The author's name is "Valdosta, A City Without Limits" and the post is tagged with @topfans and @followers.

City of Lake Park Announcement(s)

The screenshot shows the City of Lake Park website. The main heading is "City of Lake Park Announcement(s)". Below this, there is a section titled "NEW OPENING HOURS" with a graphic of a megaphone. To the right of this section, there is a list of hours: "Monday, Tuesday, Wednesday & Friday: Open: 8:00 AM – 5:00 PM, Closed for Lunch: 1:00 PM – 2:00 PM; Thursdays: Open: 8:00 AM – 12:00 PM, Closed for the Afternoon". Below the hours, there is a green banner for the "2026 Comprehensive Plan Update". The text below the banner reads: "A Comprehensive Plan is a document that contains the vision for future growth and development of the county and its incorporated cities. Comprehensive Plans are the backbone of all of the planning efforts for any community. They outline challenges, identify solutions, and provide guidance to elected and appointed officials on planning-related decisions. The best comprehensive plans are those that have the support of the public within the broader community." Below this text, there is a link to the "2021 Greater Lowndes Comprehensive Plan (PDF)". The page also includes a "Your Voice Matters, Lake Park!" section with links to the SWOT Survey, Take the Survey Here, and Community Vision Survey. A sidebar on the left contains links to the Unified Land Development Code, 2026 Comprehensive Plan Update, Recording and Variance Application and Fee Schedule, and Sign Application.

SWOT Survey Flyer

Comprehensive Planning requires conducting a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis to determine needs and opportunities. In an effort to increase engagement, SGRC Planning and GIS departments collaborated to develop an anonymous survey accessible outside of business hours. Below is a general flyer created by SGRC Planning Staff that can be used for all communities in the region. The questions are the same; however, once a respondent selects their county and respective city, the data populates for the selected county and/or city.



SWOT Questions

3. What County do you live in?
4. What City do you live in?
5. What are some issues or needs you have noticed within your community relating to Natural Resources?
6. Expand on Natural Resource Needs
7. Opportunities for Natural Resource Improvement
8. What are some issues or needs you have noticed within your community relating to Cultural Resources?
9. Expand on Cultural Resource Needs
10. Opportunities for Cultural Resource Improvement
11. What are some issues or needs you have noticed within your community relating to Economic Development?
12. Expand on Economic Development Needs
13. Opportunities for Economic Development Improvement
14. What are some issues or needs you have noticed within your community relating to Housing?
15. Expand on Housing Needs
16. Opportunities for Housing Improvement
17. What are some issues or needs you have noticed within your community relating to Transportation?
18. Expand on Transportation Needs
19. Opportunities for Transportation Improvement
20. What are some issues or needs you have noticed within your community relating to Land Use?
21. Expand on Land Use Needs
22. Opportunities for Land Use Improvement

23. What are some issues or needs you have noticed within your community relating to Community Facilities?
24. Expand on Community Facility Needs
25. Opportunities for Community Facility Improvement
26. What are some issues or needs you have noticed within your community relating to Intergovernmental Coordination?
27. Expand on Intergovernmental Coordination Needs
28. Opportunities for Intergovernmental Coordination Improvement
29. What are some issues or needs you have noticed within your community relating to Broadband?
30. Expand on Broadband Needs
31. Opportunities for Broadband Improvement
32. Strengths
33. Threats

SWOT Summary

Strengths	Weaknesses
Lowndes County and the Cities have a strong culture and sense of community. Respondents highlight the growing downtowns, active NGOs, and community unity during crises like Idalia and Helene. Not only that, citizens praise the infrastructure, environment, public safety, and other institutions. According to survey respondents, broadband access in some rural areas is strong as well as some schools in municipalities. <i>It is worth noting that while some respondents labelled cultural resources, for example, as a strength, others consider it a weakness in some respects.</i>	Despite all the great things about all six communities, natural resource investment and infrastructure is poor. Citizens note poor water quality, lack of greenspace, and limited renewable energy options. Moreover, economic development, housing, land use, intergovernmental coordination, and broadband are major areas in need of improvement according to respondents. People feel there are no middle-skilled or high-skilled job opportunities, housing is unaffordable, and multi-modal transportation is lacking. To add, outdated zoning limits the legality of things citizens want, such as ADUs, greenspace, mixed use districts, while government silos result in reduplication of services. <i>It is worth noting that while some respondents labelled cultural resources, for example, as a weakness, others consider it a strength in some respects.</i>
Opportunities	Threats
There are many things that can be done to address the weaknesses. For example, citizens suggested that water treatment, rivers, and trails be improved, and called for an expansion of renewable energy and recycling. Other opportunities, based on the SWOT Survey include: • Historic preservation • More events, more third spaces • Grants for small business development • Downtown revitalization	The rising cost of living, flooding and natural disasters, drugs, and politics serve as the most vicious threats to Lowndes County and the Cities. These threats manifest in the loss of recent graduates, widespread homelessness, and the overreliance on exploitative industries for development and growth.

• Zoning updates to match current housing needs (tiny homes, ADUs, mixed use etc....) • Sidewalk and bike lane expansion • Requiring developers to add greenspace to subdivisions • Expand fire coverage • Strengthen partnerships between governments and nonprofits	
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Community Vision Survey Flyer

This is a survey specifically developed to collect responses from citizens of Lowndes County and the Cities as well as those that work there. The set of questions respondents answered depended on their answer to the first question.

The Survey was open from August 2025 until December 2025 allowing months of opportunity for citizens and officials to participate.

This survey garnered twenty (20) responses. This is likely due to the fact that the SWOT survey is required to be done during the comprehensive planning process, and this one was optional.



Community Vision Survey Questions

Lowndes County and the Cities 2025 Comp Plan Update Vision Survey.

Thank you for taking the time to complete the survey! 🌞 This survey will take approximately 15 minutes to finish.

INTRODUCTION: Lowndes County and the Southern Georgia Regional Commission (SGRC) have partnered to launch a survey to gather information on land use and development issues for the 2025 Comprehensive Plan Update. This plan will address various components, including economic development, land use, natural resource preservation, infrastructure, housing, and other aspects of community development. It contains implementation strategies in the form of goals and objectives to achieve the collaborative vision of the county's future. It serves as a guide for development decisions over the next twenty years. **OBJECTIVES:** This Comprehensive Plan update begins with a civic engagement process in which all community members -- Citizens, Landowners, Boards of Education, and Agencies -- are encouraged to participate in developing a shared vision of the county's future. The survey seeks input from community members on key environmental, land use, business development, and transportation issues facing the county.

* Required

1. Do you live and work in Lowndes County *

- ☐ Yes, I live and work in Lowndes
- ☐ No, I just live in Lowndes
- ☐ No, I just work in Lowndes

2. How do you get to and around Lowndes County for work? *

- ☐ Personal Vehicle
- ☐ Walk
- ☐ Bus or Transit System
- ☐ Rideshare Services
- ☐ Bicycle
- ☐ Other

3. Which sector would you say you contribute to here in Lowndes? *

- ☐ Agricultural
- ☐ Commercial
- ☐ Public, including government and social sectors
- ☐ Retail and Hospitality
- ☐ Industrial
- ☐ Health
- ☐ Technology
- ☐ Education
- ☐ Other

4. Do you travel to Lowndes County for any goods and services as well?

- ☐ Yes
- ☐ No

5. If so, what services do you come here to receive?

6. What services would you say need the most attention in Lowndes County, as someone that works here? *

- ☐ Conditions of the Roads
- ☐ Education
- ☐ Parks and Natural Resources like wetlands & rivers
- ☐ Health Care
- ☐ Drinking Water
- ☐ Fire Safety
- ☐ Other

7. What would Lowndes County need more of to convince you to work **and** live here? *

- ☐ Affordable Housing
- ☐ Preservation of Historic Houses and Other Structures
- ☐ Green Space/Open Space
- ☐ Trees/Shade/Landscaping
- ☐ Parks & Recreation Centers
- ☐ Other Community Facilities (libraries, sports, places of worship)
- ☐ School/College/University
- ☐ Affordable Public Transportation
- ☐ Multi-modal Transportation Infrastructure (bike lanes, pathways for pedestrians, crosswalks/sidewalks, benches etc.)
- ☐ Small businesses
- ☐ Paved roads
- ☐ All of the above
- ☐ None of the above
- ☐ Other

8. Please indicate your familiarity with the following attractions in Lowndes County and Cities *

	Never Heard of it/Never Been 🟡	Sounds Familiar 🟡	Heard of it/I have been! 🔴
Unity Park Amphitheater	☐	☐	☐
Witchlaccabee and Little River Water Trails	☐	☐	☐
Wild Adventures	☐	☐	☐
Dasher Park	☐	☐	☐
Hahira Independence Day Celebration	☐	☐	☐
Dasher Museum	☐	☐	☐
Merry MainStreet Christmas Festival (Hahira)	☐	☐	☐
Hahira Main Street Markets	☐	☐	☐
First Fridays Downtown	☐	☐	☐
Quail Branch Lodge	☐	☐	☐

9. What other attractions exist in Lowndes County and the Cities that were not mentioned?

10. What best describes your primary place of residence in Lowndes County?

- ☐ Owner-occupied Non-Farm Residence
- ☐ Owner-occupied Farm Resident
- ☐ Rental Property
- ☐ Own land in Lowndes County but primary residence is elsewhere
- ☐ Other

11. Which critical services do you have in/near your residence? *

- ☐ City Hall/County Commission
- ☐ Police
- ☐ Fire
- ☐ Hospital/EMS
- ☐ Nursing Home/Elder Care Facility
- ☐ School/College/University
- ☐ Municipal Water Services only

12. Do you have to leave your community for any services, essential or non-essential? *

- ☐ Yes
- ☐ No

13. Which services do you travel to receive? *

14. How do you get around your community? *

- ☐ Personal Vehicle
- ☐ Bicycle
- ☐ Walking
- ☐ Public/Regional Transportation
- ☐ Private Rideshare Services (Uber, Lyft, Taxi)

15. Please indicate your confidence in your critical services *

	Strongly Disagree	Disagree	No Opinion/Does Not Apply	Agree	Strongly Agree
My city hall/county commission is accessible	☐	☐	☐	☐	☐
My community is safe	☐	☐	☐	☐	☐
Our firefighters work in a timely manner	☐	☐	☐	☐	☐
Our law enforcement officers have a quick response time	☐	☐	☐	☐	☐
Our health department provides timely services	☐	☐	☐	☐	☐
EMS respond quickly to calls and handle patient with care	☐	☐	☐	☐	☐

16. Do you have a fire extinguisher in your home? *

- ☐ Yes
- ☐ No
- ☐ Don't Know

17. What services need the most attention to improve or maintain the quality of life in Lowndes County? *

- ☐ Conditions of the Roads
- ☐ Education
- ☐ Parks and Natural Resources like wetlands & rivers
- ☐ Health Care
- ☐ Drinking Water
- ☐ Fire Safety

18. What would you like to see more of in your community? *

- ☐ Affordable Housing
- ☐ Preservation of Historic Houses and Other Structures
- ☐ Green Space/Open Space
- ☐ Trees/Shade/Landscaping
- ☐ Parks & Recreation Centers
- ☐ Other Community Facilities (libraries, sports, places of worship)
- ☐ School/College/University
- ☐ Affordable Public Transportation
- ☐ Multi-modal Transportation Infrastructure (bike lanes, pathways for pedestrians, crosswalks/sidewalks, benches etc.)
- ☐ Small businesses
- ☐ Paved roads
- ☐ All of the above
- ☐ None of the above
- ☐ Other

19. Please indicate how important the following are to you *

	Not Important	Somewhat Important	Very Important	No Opinion
Preserving agricultural land	☐	☐	☐	☐
Local food production	☐	☐	☐	☐
Maintaining community character and feel	☐	☐	☐	☐
Supporting local businesses	☐	☐	☐	☐
Cultural Resources including community centers, churches, and/or festivals	☐	☐	☐	☐

20. What kind of services/development would you like to see in Lowndes County? *

- ☐ Housing
- ☐ Agricultural/Rural development
- ☐ A Place for Agritourism
- ☐ Parks and recreation/ walking trails
- ☐ Commercial Services like restaurants
- ☐ Medical Services
- ☐ Other

21. How satisfied are you overall with community events? *



22. If your community could add another event to the calendar, what would it be? *

23. Please indicate your familiarity with the following attractions in/hear your community *

	Never Heard of it/Never Been 👎	Sounds Familiar 👍	Heard of it/I have Been! 👏
Unity Park Amphitheater	☐	☐	☐
Witchkooshee and Little River Water Trails	☐	☐	☐
Wild Adventures	☐	☐	☐
Dasher Park	☐	☐	☐
Hahira Independence Day Celebration	☐	☐	☐
Dasher Museum	☐	☐	☐
Merry Main Street Christmas Festival (Tahiro)	☐	☐	☐
Hahira Main Street Markets	☐	☐	☐
First Fridays Downtown	☐	☐	☐
Quail Branch Lodge	☐	☐	☐

24. What other attractions exist in/hear your community that were not mentioned?

25. What is the best thing about your community? What are you known for? *

26. What are your thoughts on the relationship between your community's government and others (in the county, at state level, federal level)? *

27. How important is increasing alternative modes of transportation (such as bus, biking, walking, public transit) to the future of Lowndes County and the Cities? *

- ☐ Very important
- ☐ Somewhat important
- ☐ Not important

28. If you are on well and septic, would you like to change to community water and sewer if available?

- ☐ Yes
- ☐ Yes, just water.
- ☐ Yes, just sewer
- ☐ No, not interested at all
- ☐ N/A

29. How satisfied are you with the community water system?

- ☐ Very satisfied
- ☐ Somewhat satisfied
- ☐ Neither satisfied nor dissatisfied
- ☐ Somewhat dissatisfied
- ☐ Very dissatisfied

30. How could water systems be improved?

31. Is there anything you would like to add?

This content is neither created nor endorsed by Microsoft. The data you submit will be sent to the form owner.

Microsoft Forms

Community Vision Survey Responses



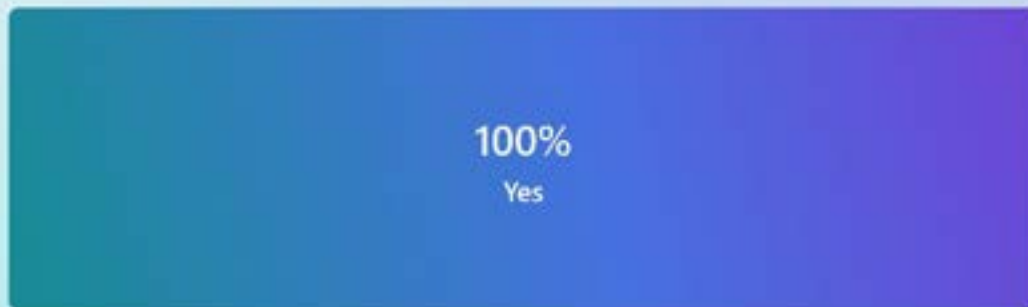
20 responses submitted

Which sector would you say you contribute to here in Lowndes?



20 responses submitted

Do you travel to Lowndes County for any goods and services as well?



20 responses submitted

If so, what services do you come here to receive?

Shopping



Medical/Doctors

20 responses submitted

What services would you say need the most attention in Lowndes County, as someone that works here?

50%

Parks and Natural Resources like
wetlands & rivers

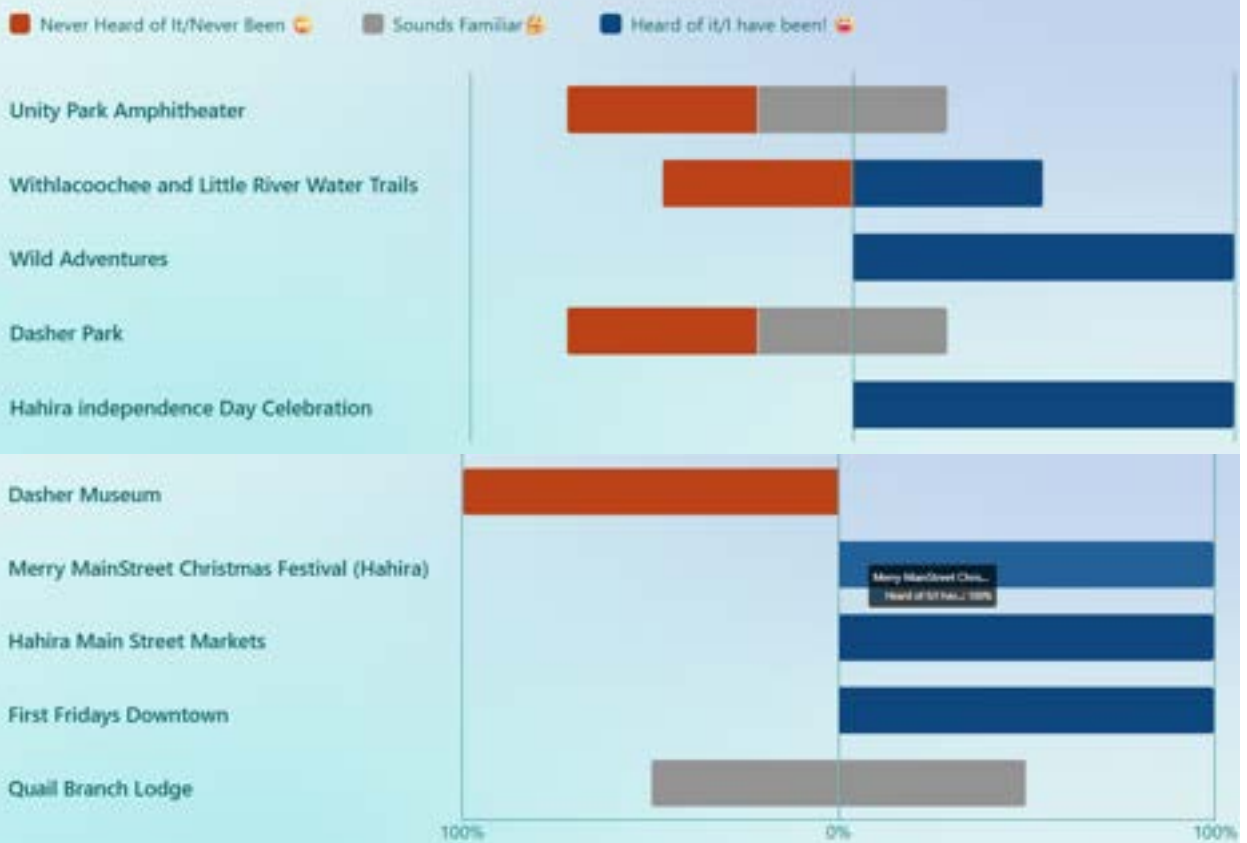
50%

Drinking Water

What would Lowndes County need more of to convince you to work and live here?



Please indicate your familiarity with the following attractions in Lowndes County and Cities



20 responses submitted

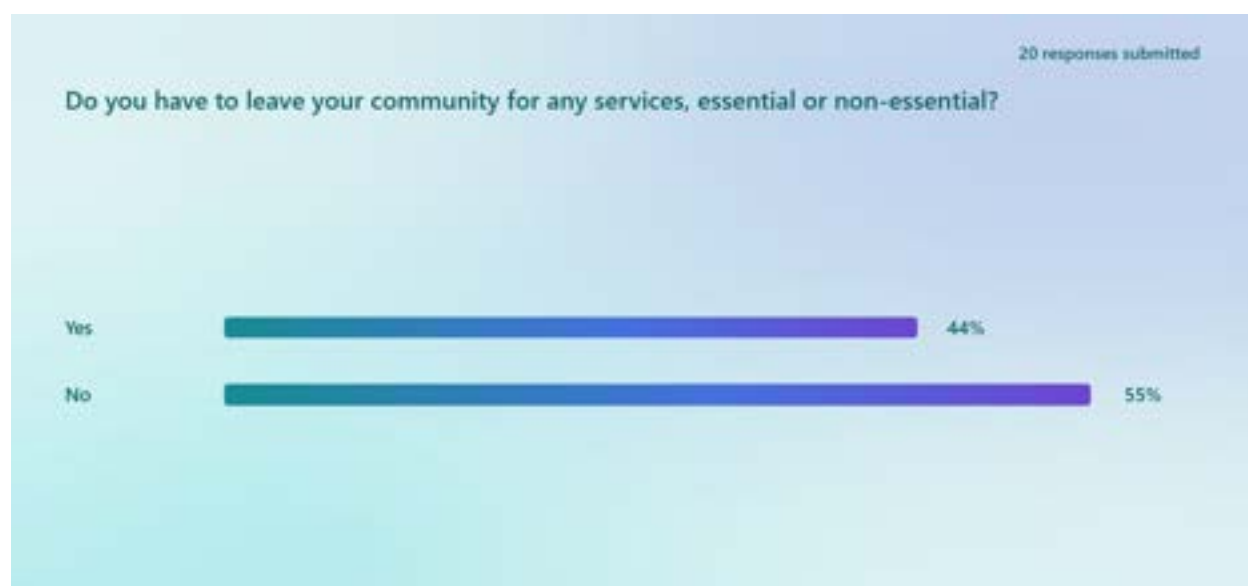
What other attractions exist in Lowndes County and the Cities that were not mentioned?

VSU Planetarium

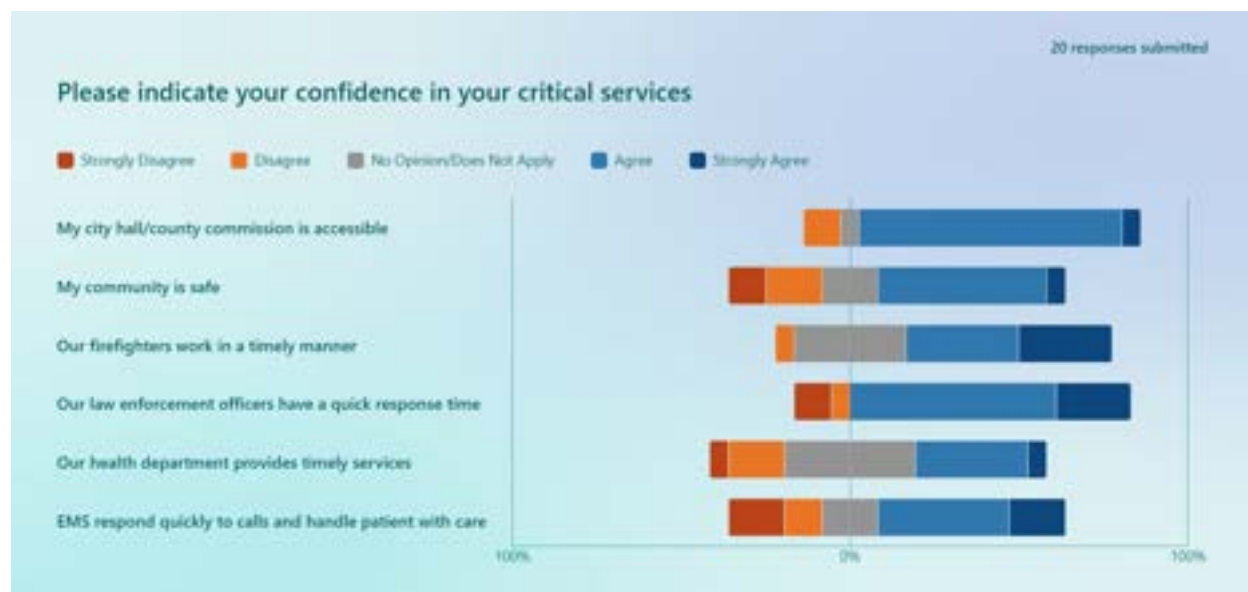
20 responses submitted

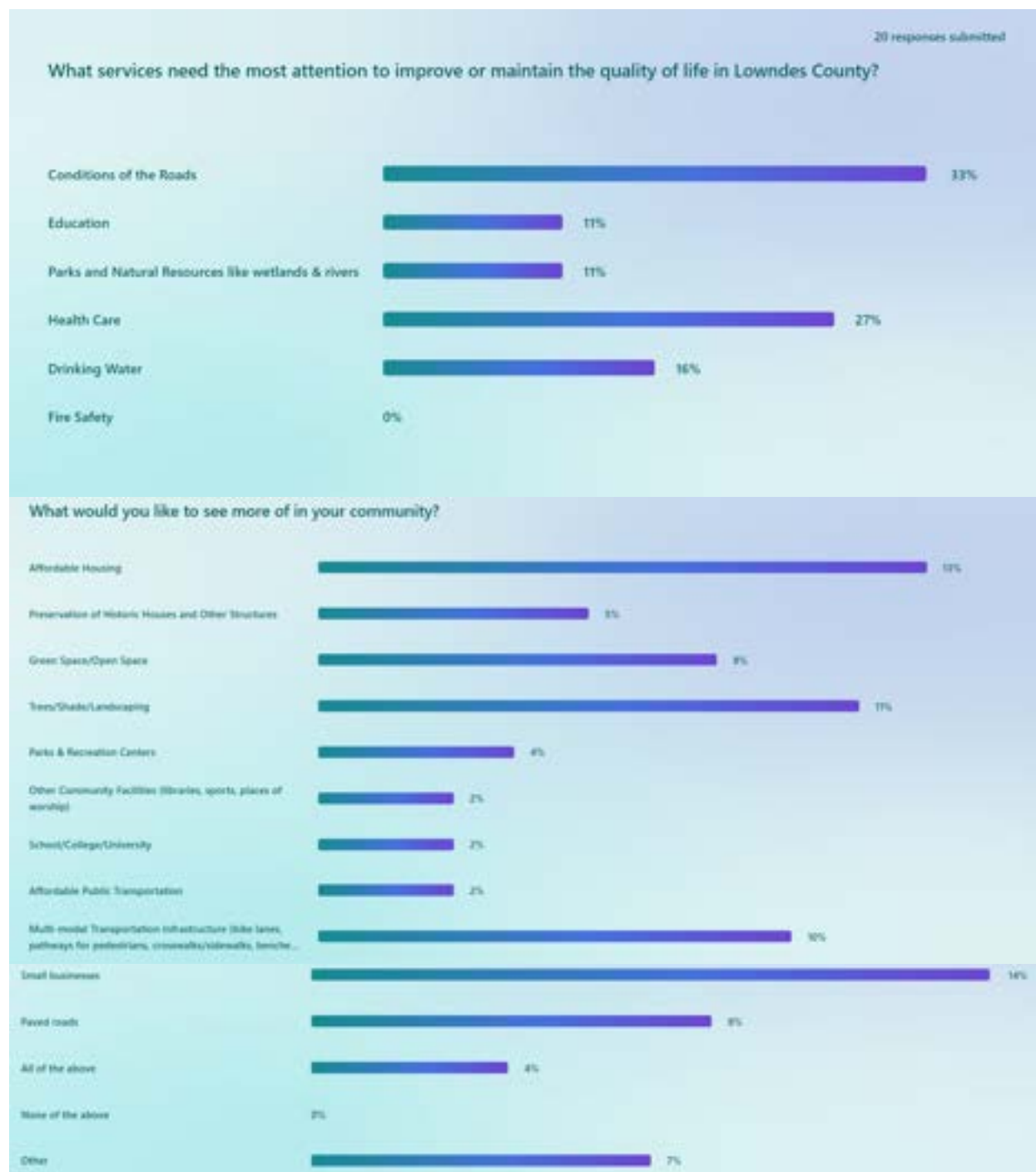
What best describes your primary place of residence in Lowndes County?

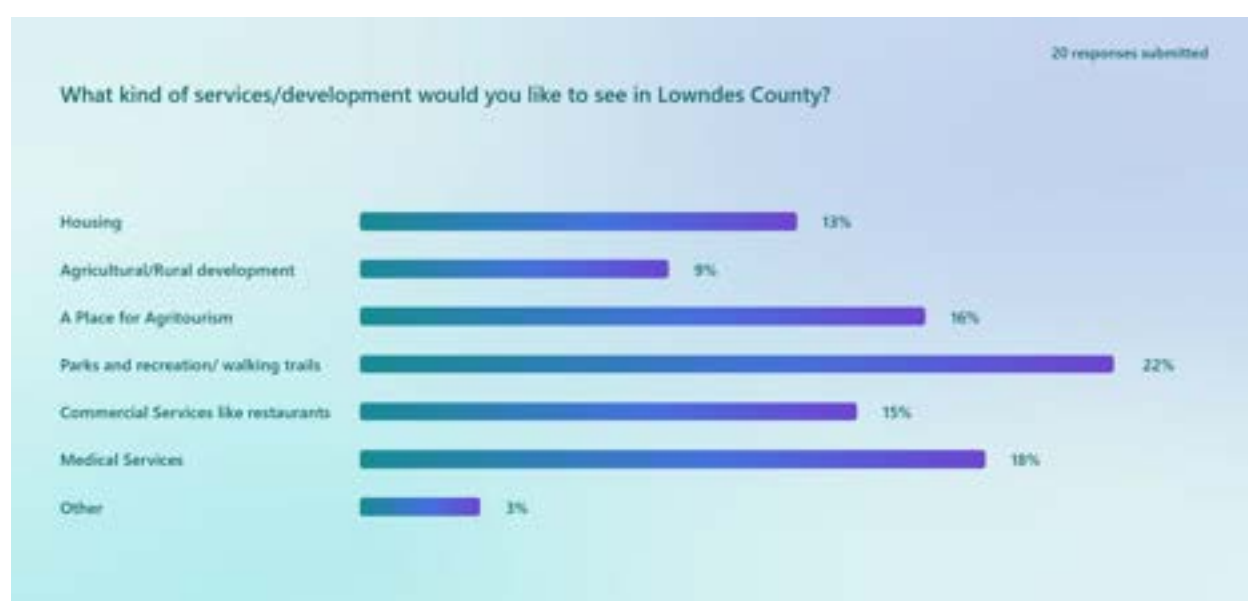
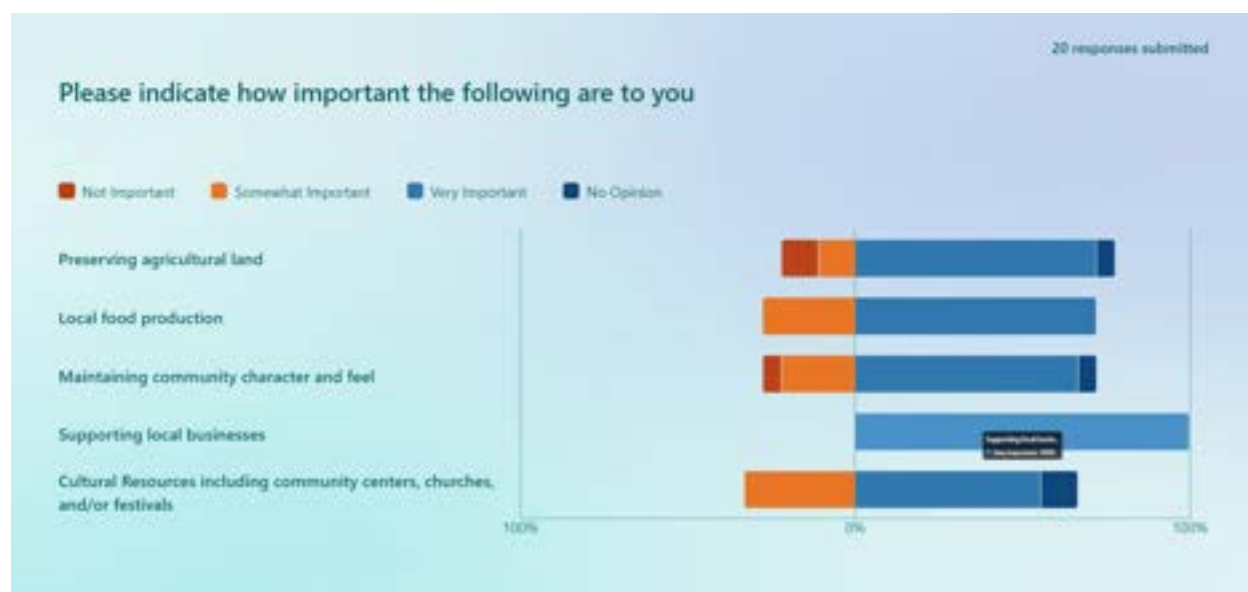














What other attractions exist in/near your community that were not mentioned?

20 responses submitted

County Courthouse Park Festival Day of Prayer
 National Day Lowndes County historic Lowndes
 Quiet Pines Day Farms Pines Golf
 Dasher Day
 Camp Rock Fifth Day Lake Park
 Historic Courthouse
 Park festivals Golf Course Compound Valdosta
 Christmas in the Park

What is the best thing about your community? What are you known for?

"Twin Lakes"

"Events"

"We are small and safe. We have everything that we need, some things that we want, and Valdosta proper is just a piece up the road."

"The Lakes"

"Schools"

"The balance of green and developed spaces."

"NW"

"We are known for the economic output that Moody brings, and I do not think that areas off/next around base do enough to fully leverage that."

"HS football"

"Events"

"VSL Wild Adventures"

"Small town feel"

"Our people and the friendliness of Lowndes County."

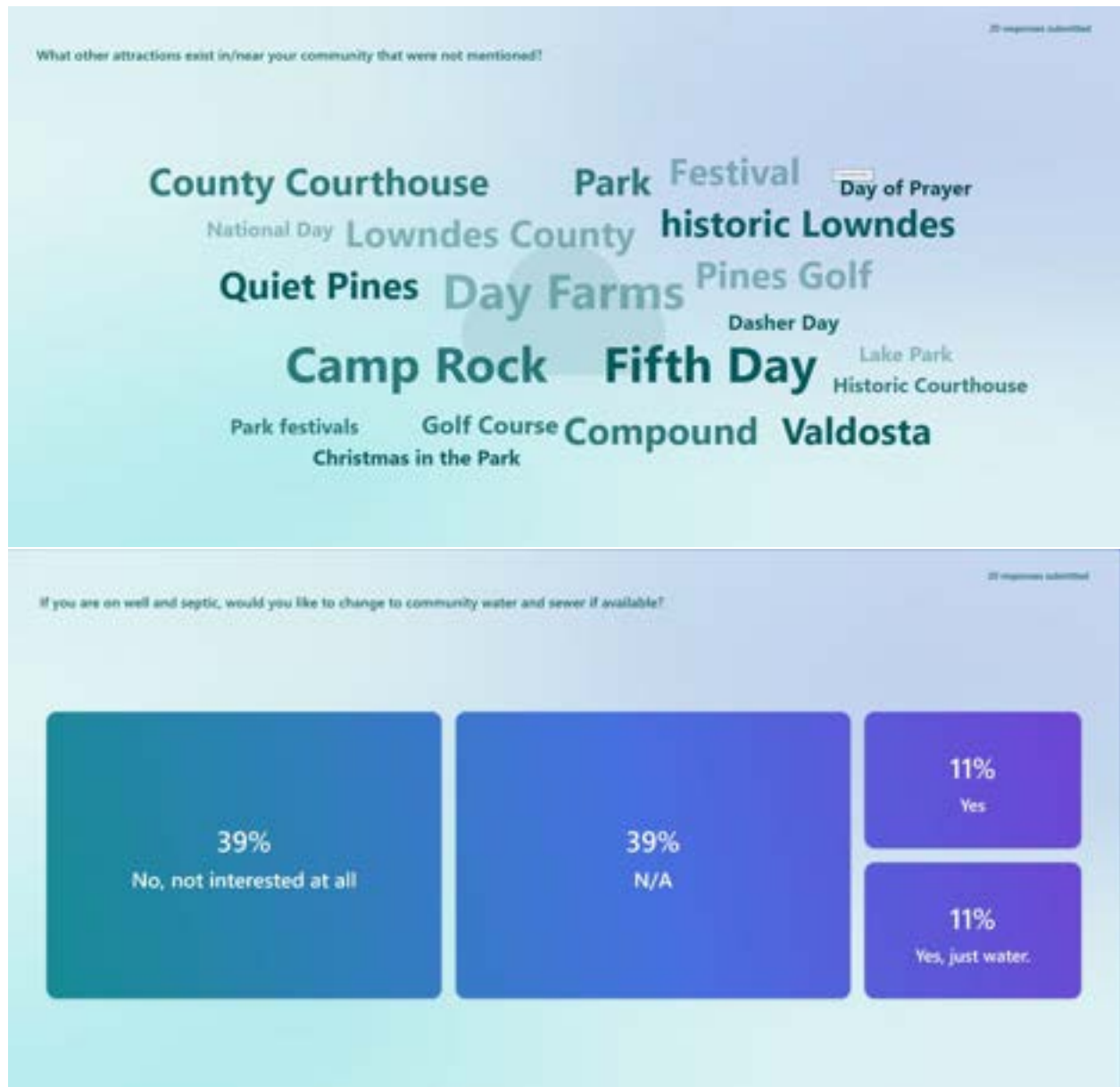
"Peaceful And friendly"

"Our people"

"I don't think we have a very strong identity."

"Our people! They are amazing and always show up!"

"Dasher Park and GCS, we have a beautiful little city."



What are your thoughts on the relationship between your community's government and others (in the county, at state level, federal level)?

"Could improve."

"Bik"

"Again, I would like to see the Lake Park area get some support from Lowndes County. The roads, the dilapidated buildings, etc."

"Need for transparency."

"The relationships seem to be good."

"It would serve our community better if the city and county would collaborate more."

"No"

"I do not know the inner workings of either, but I do know that Lowndes/Valdosta worked closely with GEMA and FEMA following disasters."

"average"

"No"

"Isolated"

"I think they work well together."

"There does not seem like its great! It appears we are all trying to accomplish the same thing but not working together and see who can get the award first."

"New to the area, so not sure."

"Not good! It seems the local governments are trying to see who can be the first, win the prize and get the the podium first for the awards!"

"Seems city and county govt. is very competitive rather than working together through collaboration. Everyone wants a trophy mentality."

"OK"

"It doesn't appear Lowndes County has any involvement with the cities. There is no growth towards Dasher and Lake Park such as industrial or Commercial."

33 responses submitted

How important is increasing alternative modes of transportation (such as bus, biking, walking, public transit) to the future of Lowndes County and the Cities?

50%
Very Important

50%
Somewhat important



How could water systems be improved?

22 responses submitted

"Cleaner less hard water "

"No"

"The number of sewage spills is absolutely embarrassing. We need safe water in Lowndes county."

"Lower bill"

"We are on a community well, and lost water while electricity was out after the hurricanes. Our well manager did not offer a generator claiming they needed a much larger generator than should be required."

"More effective treatment of hard water"

"I am on well water and have little to no experience with municipal water systems."

"Proactive prevention of sewage backup and overflow during storms."

"Sole bid"

"City of Valdosta improve infrastructure."

"No"

Is there anything you would like to add?

22 responses submitted

"Lower water bill"

"No"

"I would love to see Lowndes take more pride in the infrastructure and property in our area. We pay extremely high property taxes to not have property owners held accountable for maintaining the values of our properties, drawing new business, etc."

"Attract more businesses."

"Walking and biking trails that are through safer areas in town would be nice."

"No"

"Improve parking downtown. There are plenty of empty/aging government buildings just a few short blocks from all the businesses."

"It is not prudent to engage in major, long term construction of multiple mainstem roads within the same area at the same time"

"We need better hospital. SGMC is unorganized and I do not feel I got good care. Improvement is needed."

"Why is there no recycling in this city"

"Our property taxes would be a priority in my opinion. Lowndes County has increased over the past few years consistently while they know the economy and people has not increased"

277

Sign In Sheets

Southern Georgia Regional Commission
2025-26 JOINT COMPREHENSIVE PLAN FOR
LOWNDES COUNTY AND THE CITIES OF DASHER, HAHIRA, LAKE PARK, REMERTON, AND VALDOSTA
Kick Off Public Hearing
Date: August 12, 2025

NAME	ORGANIZATION	PHONE	E-MAIL
Bill Slaughter	Lowndes Co.	229-580-1435	bill.slaughter1@gmail.com
Belinda C. Loun	Lowndes Co.	229-671-2440	belinda@lowndescounty.com
Scott Orenstein	Lowndes Co.	229-300-3133	sorenstein@lowndescounty.com
Mark Wisenbaker	"	229-460-1626	mark.wisenbaker@bellsouth.net
Demarcus Marshall	"	229-630-3866	dmarshall@lowndescounty.com
Michael Smith	"	229-630-3838	Michael.Smith@lowndescounty.com
Robin Combs	"	229-548-0085	rcombs@lowndescounty.com
Chad McLeod	"	229-671-2428	cmclead@lowndescounty.com
Steve Selvey	"	229-671-2506	sselvey@lowndescounty.com
Aaron Kosiyu	"	229-671-2450	akosiyu@lowndescounty.com
Ferlisha Rountree	"	229-740-0540	frountree@lowndescounty.com
Mindy Bates	"	229-671-3070	mbates@lowndescounty.com
Tonya Davis	"	229-245-5246	tdavis@lowndescounty.com
Billy Young	"	229-375-6341	billy.young@lowndescounty.com
Kevin L. Beach	Lowndes County	229-671-2411	kbeach@lowndescounty.com
Amey Martin	City of Valdosta	229-300-4122	amartin@valdostacity.com

Southern Georgia Regional Commission
2025 JOINT COMPREHENSIVE PLAN FOR
LOWNDES COUNTY AND THE CITIES OF DASHER, HAHIRA, LAKE PARK, REMERTON, AND VALDOSTA
Workshop 1
Date: October 20, 2025

NAME	ORGANIZATION	PHONE	E-MAIL
Alexandra Arzayus	SGRC	229-333-5277	aarzayus@sgrc.us
Bill Slaughter	LOWNDES CO.	229-540-1455	
Scott Sorenstein	Lowndes County	229-300-3133	Sorenstein@lowndescounty.com
Michael Smith	Lowndes County	229-630-3838	mike.smith@lowndescounty.com
✓ Clinton Beeland	OK DVL	229-251-3324	cbeeland@clbindustries.com
Frank Richards	Second Harvest SGA	229-563-3965	frichards@feedingssa.org
PATRICK PEARSON	CITY OF VALDOSTA	229-561-4993	PPEARSON@VALDOSTACITY.COM
Christie Moore	Valdosta Chamber	706-265-0075	cmoores@valdostachamber.com
Nili Ogletree	VLCD	229-415-6772	nogletree@buildlumed.com
✓ Rick Jones	LCBDC	229-792-4142	rickjones@lowndescounty.com
✓ George Foreman	GIPC	229-548-9082	gforeman@gmail.com
✓ JAMES MILLER	VLCD	229-593-5175	LIVE.REGISTER@GMAIL.COM
John S. Quarles	WNAAS	229-242-0102	WNAASWashed@gmail.com
Samantha Mathews	Turner Center for Arts	229-247-2787/229-563-7713	Smathews@turnercenter.org
Amy Martin	City of Valdosta	229-300-4000	amartin@valdostacity.com
Matt Martin	" "	229-259-3529	mattmartin@ " " "

SIGN IN SHEET

Comprehensive Plan Workshop #2

COUNTY/CITIES: Lowndes County & Cities

DATE: 11/17/2025

TIME: 6 PM

NAME	ORGANIZATION	TITLE	EMAIL
MOLLY STEVENSON	LCBOC	PLANNING ANALYST	mstevenson@lowndescounty.com
JD Dillard	LCBOC	Planning	
Ron Bytkus	GLPC	Planning Comm.	
Steve Miller	GLPC	chair	steve@solidbystemiller.com
	GLPC	Lowndes	
Tommy Willis	GLPC	Lowndes	wtwillis2020@yahoo.com
George Foreman	GLPC	(Valdosta) Planning comm	g4foremans@gmail.com



SOUTHERN GEORGIA
REGIONAL COMMISSION

REGIONAL SERVICES • COMMUNITY FOCUSED

SIGN IN SHEET

Comprehensive Plan Workshop #2

COUNTY/CITIES: Lowndes County & Cities

DATE: 11/17/2025

TIME: 6 PM

NAME	ORGANIZATION	TITLE	EMAIL
Jeri Allery	City of Dasher	Council post 2	
Kenny Hiltz	City of Dasher	Council post 3	
Mary Beth Brownlee	Valdosta - Lowndes	Director	mbbrownlee@valdostachamber.com
Opita Amato	City of Dasher	Post 4	
Clinton Beckwith	on	Chair	
John S. Quamran	WNAHS	Shwannee Bluehead	WNAHS watershed@gmail.com
Semantha Matthews	Turner Center for the Arts	E.D.	smathews@turnercenter.org
Christie Moore	Valdosta - Lowndes Chamber of Commerce	Pres. / CEO	cmoores@valdostachamber.com



SOUTHERN GEORGIA
REGIONAL COMMISSION

REGIONAL SERVICES • COMMUNITY FOCUSED

SIGN IN SHEET

Comprehensive Plan Workshop #2

COUNTY/CITIES: Lowndes County & Cities

DATE: 11/17/2025

TIME: 6 PM



NAME	ORGANIZATION	TITLE	EMAIL
Britney Copeland	Dasher	Clerk	cityofdasher@gmail.com
Bill Hatfield	DASHER	MAYOR	ZBILL.HATFIELD@GMAIL.COM
John Waters	Valdosta Lande Dev. Auth.	Project Manager	Jwaters@buildlowndes.com
Frank Richards	Secord Harvest	CEO	frichards@feedingga.org
Alaine Cox	citizen		alaine@valdostamail.com
Garry Dodard	Moody AFB	CIO	garry.dodard@af.mil
Karen Yawn	The Haven	Deaf Program Lead	kyawn@valdostahaven.org
Jeff Williams	Dasher	Council	jtwilliams@jtwilliams.org



REGIONAL SERVICES • COMMUNITY FOCUSED

SIGN IN SHEET

Comprehensive Plan Workshop #2

COUNTY/CITIES: Lowndes County & Cities

DATE: 11/17/2025

TIME: 6 PM



NAME	ORGANIZATION	TITLE	EMAIL
<i>Tag Jones</i>	<i>LCBoc</i>	<i>County member</i>	
<i>Marcus McLozier</i>	<i>SGRC</i>		<i>mmercado@sgrc.us</i>
<i>DeAnna Clements</i>	<i>WC-TC</i>	<i>President</i>	<i>deanna.clements@wc-tc.org</i>
<i>Lisa Johnson</i>	<i>Lake Park</i>	<i>City Clerk</i>	<i>ljohnson@citylakaparkga.com</i>
<i>Matt Martin</i>	<i>COV</i>	<i>Planning Director</i>	
<i>Amy Martin</i>	<i>COV</i>	<i>Planning</i>	
<i>Alexandra Arzayus</i>	<i>SGRC</i>	<i>Planner</i>	

2026 Comprehensive Plan Public Hearing

Lowndes County City of Valdosta City of Dasher City of Hahira City of Lake Park City of Remerton

Meeting Sign-In Sheet	
March 2, 2026	5:30 p.m.
327 N Ashley St	
Name	Organization
Kristen Varney	Moody AFB Comm. Planner
Andy Martin	City of Valdosta
Tammi Amira	Lowndes County
William S. Proger	Lowndes County
Bill Kent	INNOVATE ENGINEERING
Cara Lea West	Knight+cat Properties, LLC
John Waters	Valdosta-Lowndes Co. Development Authority
Mikaela Brown	SGRC
James Horton	SGRC
Will Fielding	Dore Miller
Jack Langdale	Dore Miller
Niki Ogilvie	VLCD
Andy Cline	Resident
ABCrew	City of Valdosta
Jan Slaughter	CITIZEN
Scott Olsen	GLPC
	Lowndes County

2026 Comprehensive Plan Public Hearing

Lowndes County City of Valdosta City of Dasher City of Hahira City of Lake Park City of Remerton

Meeting Sign-In Sheet

March 2, 2026

5:30 p.m.

327 N Ashley St

Name	Organization
Elisa Ray	Resident
Michael Smith	Lowndes County
Kimberly Hobbs	SGRC
Gretchen Shartman	Hahira
Grant Henning	Resident
Remer Croft	Resident
Garry Dodard	Moody AFB
James Warren	SWIA
STEVE MILLER	GLPC
Bill Slaughter	Lowndes Co.
Ben O'Don	COV
Meia Little	Resident
Zaccheus Kier	Resident
Christi Moore	Comptroller

2026 Comprehensive Plan Public Hearing

Lowndes County City of Valdosta City of Dasher City of Hahira City of Lake Park City of Remerton

Meeting Sign-In Sheet	
March 2, 2026	5:30 p.m.
327 N Ashley St	
Name	Organization
James Ray	Resident
Dr. Stephen Marshall	UCBC
Paul Jones	Mike Allen
Joan McFar	Yellow Pillar Designs
Jode Hewitt	Resident
Janet Schiavo	Turner Center for the Arts
Samantha Matthews	Moody AFB
Diane Ramay	

2026 Comprehensive Plan Public Hearing

Lowndes County City of Valdosta City of Dasher City of Hahira City of Lake Park City of Remerton

Meeting Sign-In Sheet

March 2, 2026

5:30 p.m.

327 N Ashley St

Name	Organization
Mark Wierzbaka	Lowndes County
JD Dillard	LCBOC
Piz Hahira	Resident
Anthony	Resident
W. Smith	RESIDENT
Brianna Schaeffer	Moody AFB / TRAILS 4 Valdosta
Sharon Griffith	Lowndes County
Molly Stevenson	LCBOC

Transmittal Public Hearing

Transmittal Letters
Lowndes County



CITY OF Dasher, GEORGIA

3686 U.S. Hwy. 41 South
Dasher, Georgia 31601

July 6, 2026

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

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Britney Copeland, City Clerk, at (229) 559-3146 or cityofdasher@gmail.com.

Sincerely,

Bill Hatfield, Mayor
City of Dasher

City Of Hahira

102 South Church Street
Hahira, Georgia 31632



Phone: (229) 794- 2330
Fax : (229) 794- 9310
Email: info@hahiraga.gov

Mayor: Terry Davis
Council Members: Mayor Pro Tem Klay Luke, Louise White, David Lindsey, Cindy Becton
City Manager: Jonathan Sumner

July 2, 2026

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

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Jonathan Sumner, City Manager, at (229) 794-2330 or jsumner@hahairaga.gov.

Sincerely,

A handwritten signature in cursive script that reads "Terry Davis".

Terry Davis, Mayor
City of Hahira

Visit the Hahira website @ hahiraga.gov and find out about our town.
An Equal Opportunity Employer



City Of Lake Park

120 N Essa Street
Lake Park, GA. 31636
229-559-7470

July 7, 2026

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

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Lisa Johnson, City Clerk, at (229) 559-7470 or ljohnson@cityoflakeparkga.com.

Sincerely,

Jena Sandlin, Mayor
City of Lake Park

Jena Sandlin
Mayor

Busby Courson
Mayor Pro-Tem

Zach Fletcher
Council Member

Arthur Keckley
Council Member

Blake McMillan
Council Member

City of Remerton

1757 Poplar Street
Remerton, Ga 31601

Phone (229) 247-2320 • Fax (229) 244-8624

Founded
1899

Incorporated
1951

July 13, 2026

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

RE: Comprehensive Plan Update Submittal

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

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

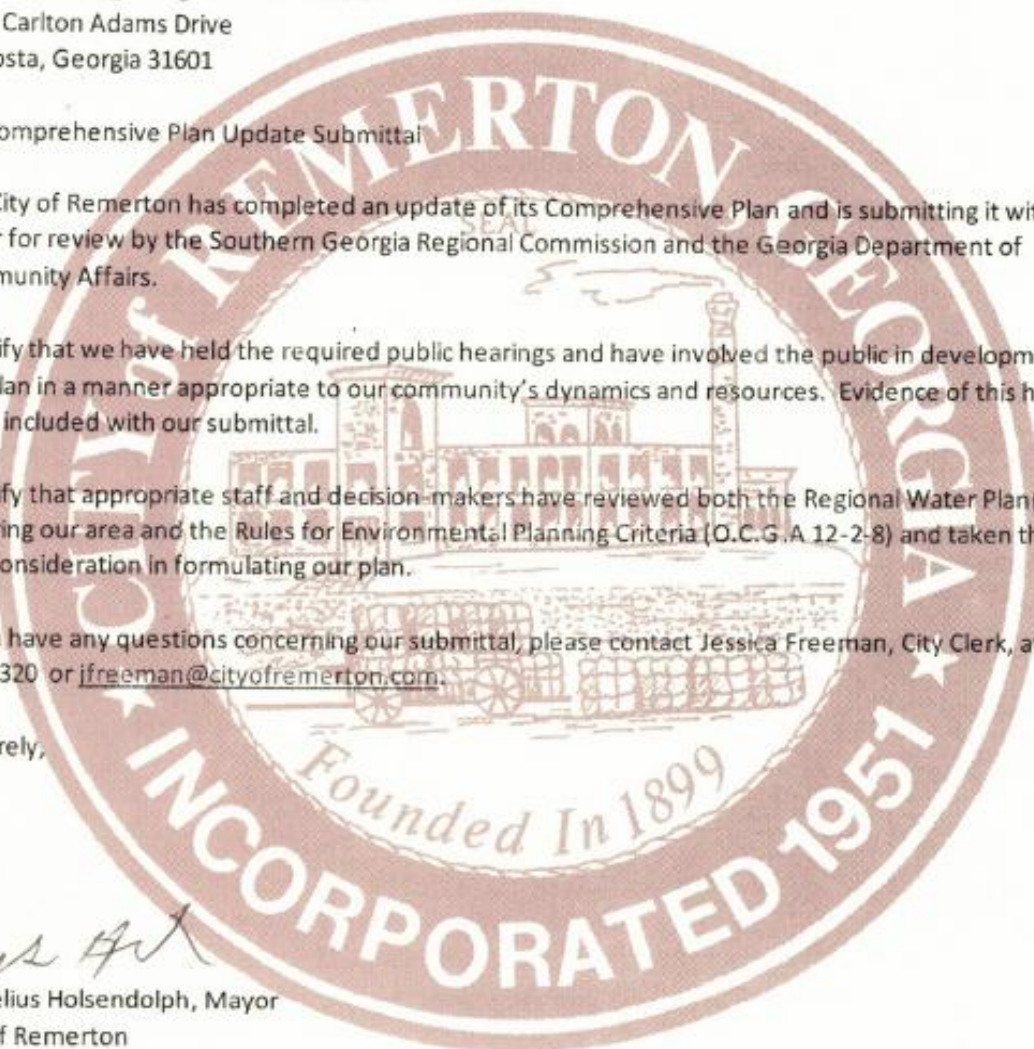
I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Jessica Freeman, City Clerk, at (229) 247-2320 or jfreeman@cityofremerton.com.

Sincerely,



Cornelius Holsendolph, Mayor
City of Remerton



Valdosta

Adoption Resolutions

Lowndes County

Dasher

Hahira

Lake Park

Remerton

Valdosta