

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **LAKELAND FUTURE LAND USE**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Lakeland: Report of Accomplishments FY 1999-2004

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

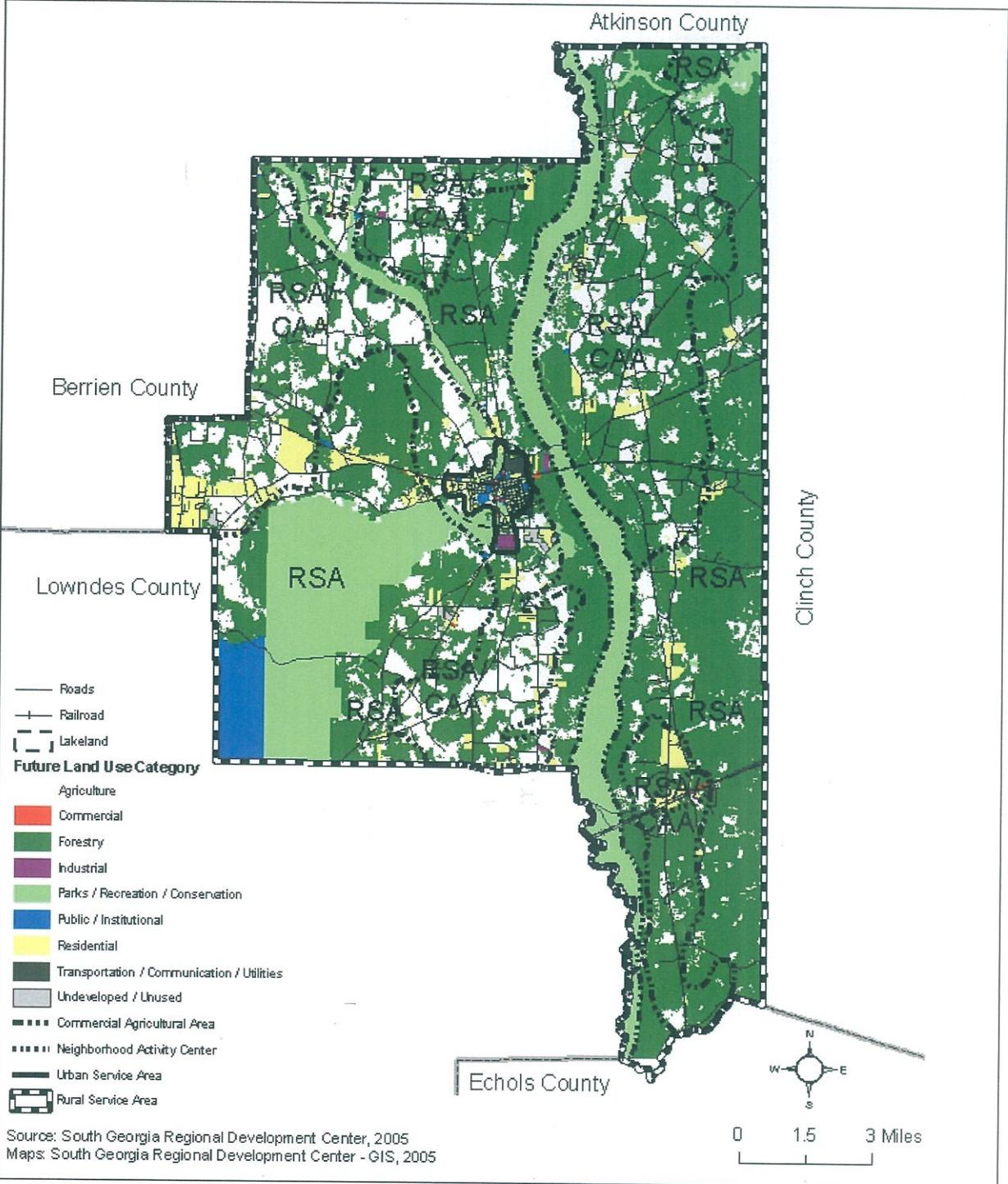
<b>Economic Development</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Continue to support the program objectives of the Lakeland/Lanier County Chamber of Commerce	2005, 2006, 2007, 2008, 2009	City Council	\$100/y	General Fund
Continue to support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

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

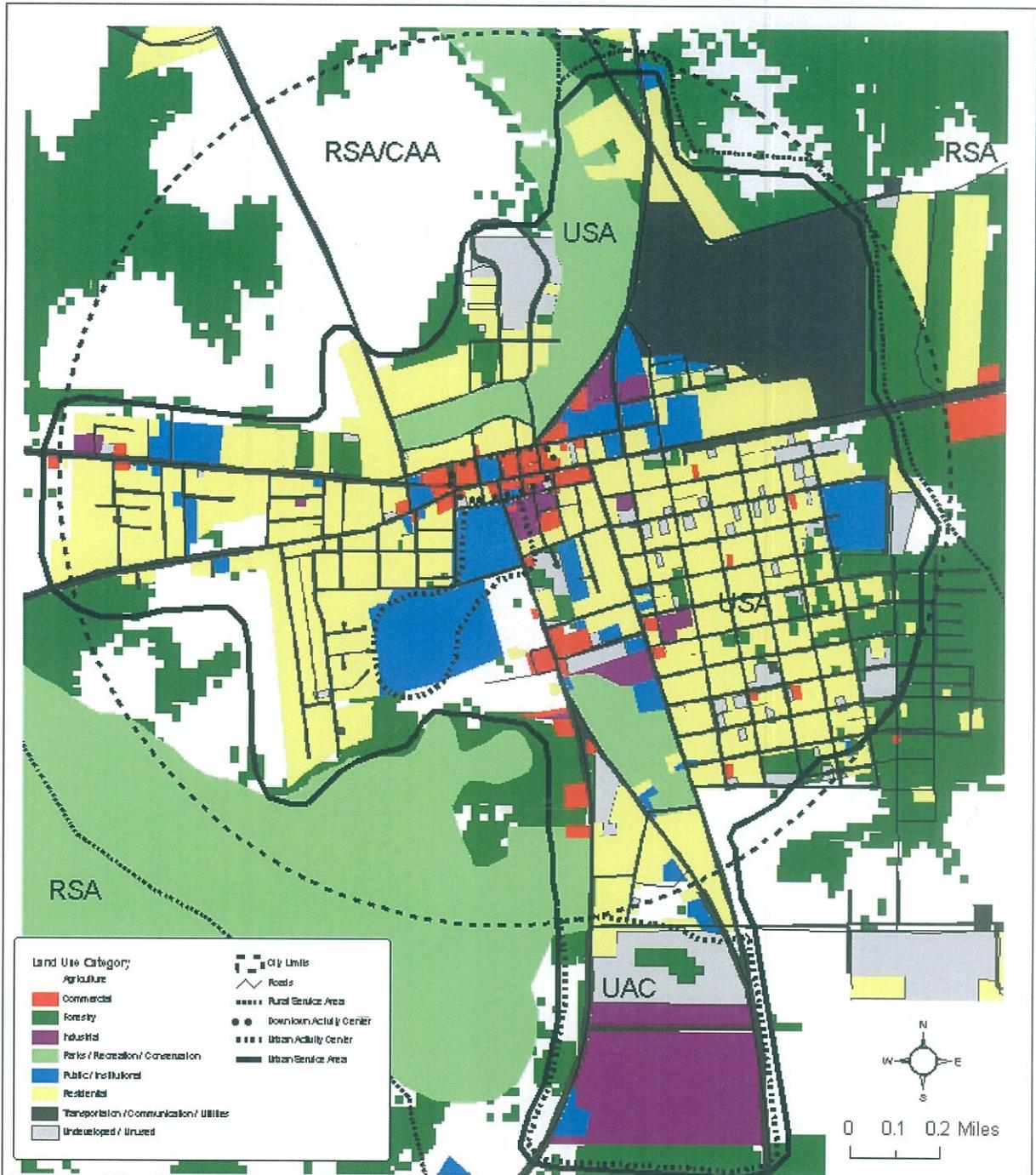
<b>Land Use</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Update and amend the zoning ordinance to implement the Lakeland Future Land Use Plan	2005, 2006, 2007, 2008, 2009	City Council/Lakeland-Lanier County PAC	N/A	General Fund

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

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



MAP III-1 LANIER COUNTY  
 FUTURE LAND USE



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

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