

3.0.0.0: Housing

Long County recognizes that housing is the cornerstone of a healthy economy and community development. The county and cities will promote the provision of adequate and affordable housing for all residents and support the preservation of historic homes and neighborhoods through sound management and regulatory practices.

Introduction

The housing element is an important part of the overall comprehensive plan as housing accounts for a significant share of land use in Long County, and is vital to economic development efforts.

The purpose of the housing section is to inventory and assess the existing housing stock and to formulate a set of goals, objectives and policies to ensure adequate housing for future populations. The private sector has and will continue to play the primary role in providing housing. However, Long County can facilitate the process through its statutory authority and regulatory power.

The Governor's Office has formulated a set of statewide planning goals that include Quality Community Goals to coordinate local government planning through the state under each of the comprehensive plan elements. One of the goals directly relates to housing: "To ensure that residents of the state have access to adequate and affordable housing." In accordance with the overall goal, the state has developed a Quality Community Objective to help direct local governments in formulating local goals, policies and objectives. The statewide objective is: "Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community."

Long County will work within the framework of the state initiative to support goals, objectives, and policies governing the future development of housing that meets the needs identified in the inventory and assessment components of this plan section.

3.1.0.0: Inventory

Housing Supply

Tables H-1 and H-2 identify the existing local housing stock and include historical data for comparison with state averages. Since 1980, the total number of housing units in Long County increased 144.2 per cent, more than double the state average of 63 per cent. Approximately 37 per cent of the current housing stock is stick built single-family units, with mobile homes or trailers accounting for 60.9 per cent. The percentage of single-family units has declined significantly in the past two decades. In 1980, single-family units accounted for 67.2 per cent of the total housing stock, 30 per cent more than in 2000. The number of multi-family units decreased from 5.0 per cent to 1.9 per cent in that same period.

The percentage of single-family units statewide has declined 8.7 per cent since 1980. Multi-family unit levels in Long County have historically been low compared to the state average as demand for multi-family units has always been low. These structures depend on public water and sewer connections, and only a portion of the county, the majority in Ludowici, is served by public water and sewer service.

The number of mobile home units in Long County has increased steadily in the past two decades, from 27.8 per cent of total housing units in 1980 to 60.0 per cent in 2000. By contrast, the number of mobile home units statewide has increased by less than 5 per cent in that same period. Manufactured housing is in high demand in Long County to accommodate the personnel and their families from Fort Stewart. This trend is typical for communities that depend upon a military installation for basic economic activity. Temporary housing is needed for soldiers and their dependents that may only remain in a community for a short while. In the event of a base closure, these homes can be moved to another county where there may be a greater demand for housing. Development of mobile home subdivisions and trailer parks enable a community to overcome economic losses more easily than if larger amounts of permanent housing structures were to remain.

Inventory Types of Housing in Long County

Table H-1					
Housing Characteristics					
Units				1980-2000 Change	
	1980	1990	2000	Change	%
Long County					
Single Family Housing	1,165	1,115	1,574	409	35.1%
Multi Family Housing	86	37	81	-5	5.81%
Manufactured Housing	482	1,486	2,577	2,095	434.6%
Total	1,733	2,638	4,232	2499	144.2%
Georgia					
Single Family Housing	1,525,070	1,712,259	2,201,467	676,397	44.4%
Multi Family Housing	334,622	598,271	681,019	346,397	103.5%
Manufactured Housing	152,948	327,888	394,938	241,990	158.2%
	2,012,640	2,638,418	3,281,737	1,269,097	63.1%

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

Table H-2			
Housing Characteristics Percentage			
Units			
	1980	1990	2000
Long County			
Single Family Housing	67.2%	42.3%	37.2%
Multi Family Housing	5.0%	1.4%	1.9%
Manufactured Housing	27.8%	56.3%	60.9%
Total	100.0%	100.0%	100.0%
Georgia			
Single Family Housing	75.8%	64.9%	67.1%
Multi Family Housing	16.6%	22.7%	20.8%
Manufactured Housing	7.6%	12.4%	12.1%
Total	100.0%	100.0%	100.0%

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

Table H-3 provides housing needs projections through 2025.

Table H-3

Long County: Types of Housing										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Housing Units	1,733	2,186	2,638	3,435	4,232	4,857	5,482	6,106	6,731	7,356
Single Units (detached)	1,165	1,140	1,115	1,345	1,574	1,676	1,779	1,881	1,983	2,085
Single Units (attached)	10	13	15	17	19	21	24	26	28	30
Double Units	16	10	3	12	21	22	24	25	26	27
3 to 9 Units	33	26	19	22	25	23	21	19	17	15
10 to 19 Units	6	3	0	0	0	0	0	0	0	0
20 to 49 Units	6	3	0	2	4	4	3	3	2	2
50 or more Units	15	8	0	6	12	11	11	10	9	8
Mobile Home or Trailer	482	975	1,467	2,013	2,559	3,078	3,598	4,117	4,636	5,155
All Other	0	10	19	19	18	23	27	32	36	41

Original Source: U.S. Bureau of the Census (SF3)

Inventory of Age and Condition of Housing Stock

Age and Condition of Housing Supply

Table H-4 provides data on the age of the housing stock within Long County. Overall, the housing stock in Long County is comparable to the coastal region and state averages. The coastal counties of the Coastal Georgia Regional Development Center include Bryan, Bulloch, Camden, Chatham, Effingham, Glynn, Liberty, Long, McIntosh, and Screven counties. Approximately 7.1 per cent of the coastal region homes and 5.9 per cent of Georgia homes were built prior to 1939, compared to 4.9 per cent in Long County.

Over 71 per cent of Long County's housing supply was constructed after 1980. The largest period of housing construction occurred from 1995 to 1998 when over 25 per cent of housing units were built.

Table H-4
Housing Stock by Age, 1980-2000

Year	Long Total	County %	Coastal Total	Region %	Georgia Total	%
1939 or earlier	217	14.6%	14,239	7.1%	172,014	5.7%
1940 to 1959	225	13.4%	31,230	15.5%	384,397	12.7%
1960 to 1969	231	11.9%	21,911	10.9%	376,827	12.5%
1970 to 1979	663	20.2%	33,813	16.8%	558,943	18.5%
1980 to 1989	1144	16.3%	42,674	21.1%	669,953	22.8%
1990 to 1994	247	8.9%	23,855	11.8%	348,006	11.5%
1995 to 1998	285	10.3%	27,399	13.5%	387,634	12.8%
1999 to 2000	123	4.4%	6654	3.3%	108,607	3.6%
Total	2,767	100.0%	201,775	100.0%	3,006,369	100.0%

Source: U.S.

Bureau of Census

The percentage of homes lacking plumbing facilities and percentage of homes lacking full kitchen facilities are often used as indicators of substandard housing. Overall, housing conditions throughout Long County are adequate and comparable to state levels (Tables H-4 and H-5). This represents a significant improvement, particularly for the county, which managed to cut the number of housing units without complete plumbing facilities from 9.3 per cent 1980 to 1.2 per cent in 2000.

Table H-5					
Percentage of Homes Lacking Complete Plumbing Facilities					
	1980	1990	2000	1980-2000 Change	
				Change	%
Georgia	1.80%	1.10%	0.90%	-0.90%	-50.0%
Coastal Region	3.10%	0.70%	1.30%	-1.80%	-58.1%
Long County	9.3%	1.10%	1.20%	-8.10%	-87.1%

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

Table H-6					
Percentage of Homes Lacking Complete Kitchen Facilities					
	1980	1990	2000	1980-2000 Change	
				Change	%
Georgia	3.5%	0.9%	1.00%	-2.50%	-71.4%
Coastal Region	2.9%	0.80%	1.30%	-1.60%	-55.2%
Long County	5.1%	1.00%	1.50%	-3.60%	-70.6%

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

Occupancy and Tenure

Housing occupancy and tenure characteristics are important variables in determining the adequacy of the existing housing stock. Owner-occupied housing in Long County is comparable and slightly lower in 2000 than coastal region and state averages (Table H-6), reflecting higher rates of rental property due to the proximity of the military base. The percentage of owner-occupied housing units has remained relatively stable in Long County.

The owner to renter ratio mirrors the above-mentioned trends and highlights increased home ownership throughout most jurisdictions in the county. In the county, the ratio has decreased from 2.04:1 to 1.96:1 in the past decade, indicating that for every renter-occupied unit, there are 1.96 owner-occupied units. The trend of owner to renter ratios has mirrored the region and the state.

Vacant homes and apartment units are necessary to provide a choice of location and price for housing consumers. A healthy vacancy rate is approximately 5 per cent and fluctuates according to the housing market. Too few vacant units drive up prices and limit housing choices, while too many reduces the demand for new units. Vacancy rates throughout Long County are above both the coastal region and state average (Table H-6). In 2000, the vacancy rate in Long County was 15.5 per cent. In the past decade, vacancy rates declined in the county, and regional and state averages dropped slightly in that same period.

The owner vacancy rate throughout Long County is slightly above 2 per cent, in line with regional and state averages. Renter vacancy rates are significantly above regional and state averages. Since a 5 per cent vacancy is often cited as necessary for a healthy rental market, this suggests that no more rental units are needed in the county.

Seasonal and recreational homes comprise 18.2 per cent of all housing in the state of Georgia. In Long County, approximately 1.3 per cent of housing is in the “seasonal and recreational” category. Seasonal units are not a significant portion of the housing supply Long County.

Table H-7					
Long County Housing Characteristics					
Units	1980	1990	2000	1980-2000 Change	
				Change	%
Occupied Units	1,734	2,638	4,232	2,498	144.05%
Vacancy Rate	11.4%	16.8%	15.5%	4.1	35.96%
Owner Occupied %	60.6%	55.9%	66.2%	5.6	9.24%
Owner Vacancy			2.7%		
Renter-Occupied %	28.0%	27.4%	33.8%	5.8	20.71%
Renter Vacancy Rates			17.4%		
Owner-Renter Ratio	2.16:1	2.04:1	1.96:1	-0.2	9.26%

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

**Table H-8
Georgia Housing Characteristics**

Units	1980	1990	2000	1980-2000 Change	
				Change	%
Occupied Units	1,871,700	2,366,600	3,006,400	1,134,700	60.62%
Vacancy Rate	7.0%	10.3%	8.4%	1.4	20.00%
Owner Occupied %	60.4%	58.2%	67.5%	7.1	11.75%
Owner Vacancy			2.2%		
Renter-Occupied %	32.0%	31.5%	32.5%	0.5	1.56%
Renter Vacancy Rates			8.4%		
Owner-Renter Ratio	1.85:1	1.85:1	2.0:1	0.15	8.18%

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

**Table H-9
Coastal Region Housing Characteristics**

Units	1980	1990	2000	1980-2000 Change	
				Change	%
Occupied Units	131,236	168,518	200,920	69,684	53.10%
Vacancy Rate	9.8%	11.7%	11.4%	1.6	16.32%
Owner Occupied %	56.2%	54.0%	62.8%	6.6	11.74%
Owner Vacancy			2.4%		
Renter-Occupied %	33.9%	34.4%	37.2%	3.3	9.73%
Renter Vacancy Rates			11.1%		
Owner-Renter Ratio	1.66:1	1.57:1	2.69:1	1.03	62.05%

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

Cost of Housing

The cost of housing in Long County has increased steadily since 1990 but remains significantly below regional and state median values (Table H-9). The median property value of a Long County home in 2000 was \$71,100. By contrast, the median value of a home in the coastal region is \$93,767 and \$100,600 statewide. Between 1990 and 2000, the median value of a home in Long County increased by 80.5 per cent. Median property values in the region and state average have increased by 41.1 per cent since 1990.

Median monthly rent throughout Long County averages just over \$500, below the region and state averages. This is primarily due to the lack of high-end apartment units for rent in the county and the high number of manufactured housing units.

Table H-10				
Housing Characteristics				
	1990-2000 Change			
	1990 Owner Median Value	1990 Median Rent	2000 Owner Median Value	2000 Median Rent
Georgia	71,278	365	100,600	505
Coastal Region	N/D	N/D	93,767	500
Long County	39,400	362	71,100	456

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

3.2.0.0: Assessment

Housing Stock

In the past two decades, the total number of housing units in Long County has increased more than 144 per cent. The housing growth rate was more than double the state average of 63 per cent. The statewide population increased along with new housing growth. During that same period, the local population increased by 129.2 per cent. Compounding population increases is a decreasing household size (-3.0 per cent since 1980) and a 32.8 per cent increase in the number of new households across Long County.

Approximately 37 per cent of the current housing supply is stick built single-family units, with mobile homes or trailers accounting for 60.9 per cent. Since 1980, there has been a shift in the county's housing types. Single family units, the dominant form of housing units in the 1980s, have continually declined both in absolute numbers and in their percentage of the total housing supply. In 1980, 67.2 per cent of the housing stock in Long County was single-family units. By 2000, the rate dropped to less than 38 per cent.

Overall, the total number of single-family units increased by 409 units, and the number of multi-family units decreased throughout Long County. The growth of these housing types has not kept pace with increases in mobile home units. The growth of mobile home units has been explosive. Since 1980, over 2095 new units were added to county's total housing supply and currently account for more than 60 per cent of the housing stock.

A number of causes explain these housing trends. First, the increase in manufactured homes mirrors population increases during the past two decades. Second, the increase in mobile home units is directly related to housing affordability. While the median value of a home in Long County is \$71,100, mobile homes values rarely exceed \$33,000. Countywide income levels highlight the increasing popularity of mobile housing. Per capita and average household incomes are significantly below the state average. Finally, over 21 per cent of Long County households earn less than \$10,000 per year. In short, mobile home units are partly a response to housing affordability issues.

Related to population and income indicators are local government ordinances and regulations. In the past decade neighboring jurisdictions, including Liberty County have adopted strict mobile home ordinances that led many mobile home owners to locate in Long County. Because the county has not adopted land use regulations limiting the size, age, type and location of mobile homes, and income levels are not projected to increase substantially over the next twenty years, the number of mobile home units is projected to increase through 2025.

For the local community, there are primarily two issues related to mobile home ownership. First, mobile homes do not provide sufficient revenue to offset the cost of infrastructure provided. Second, it is widely accepted that stick-built units encourage community stability because it limits mobility and increases a homeowner's financial stake in the community.

Overall, there range of local housing types is sufficiently diversified. There is no longer a dominant housing type like as in the 1980s when single-family units accounted for in excess of 67 per cent of the housing supply. The level of multi-family housing, through mostly affordable and public housing units, provides more diversity in housing choices.

The existing supply of housing units in Long County meets the community's current needs. Both the number of households and the number of total units has increased at a higher rate than the population. Between 1980 and 2000, the total number of households in Long County grew 132.8 per cent while housing units increased by over 144 per cent.

The predominance of homes as manufactured housing meets the community need to supply affordable housing to Fort Stewart military reservation personnel and families while safeguarding the community's economy in the event of base closure.

Income and Housing Adequacy

Increases in housing costs must generally correlate with increases in income to ensure that affordable housing options are available to the entire population. The cost of living in Long County is significantly lower than the state average because of the rural nature of the county and the absence of large-scale development. The wages and earnings of residents as a whole have continually risen since the 1980s. While local wages are low compared to the state average, the cost of purchasing a home or renting in Long County is well below the state average.

Concern with housing affordability lies with low-income groups. More than 17 per cent of Long County residents fall below the poverty line. The number of households earning less than \$29,999/year in household income represents more than 48 per cent of the total households. Low incomes are offset only by the lower cost of living.

The community's non-resident workforce's housing needs is more complicated to quantify because of the assumption that they wish to reside in Long County. The idea behind the statewide objective of "to make it possible for all who work in the community to also live in the community" relates primarily to communities in which the non-resident workforce commutes to areas where the cost of housing is unaffordable, not to rural jurisdictions where housing cost differentials are minimal from one county to the other. Over 30 per cent of the county's

nonresident population commutes from counties adjacent to Long County. The majority of the nonresident population commutes from Liberty County where the median value of a home is 50 per cent higher and more services are provided. Per capita incomes are \$1,368 higher in Long County while average household incomes are \$5,760 more in Liberty County. Both owner and renter vacancy rates in Liberty County are lower than in Long County (2.5 per cent vs 2.7 per cent and 12.2 per cent vs. 17.4 per cent respectively).

Housing Conditions

In general, the housing stock in Long County is comparable to the regional and state averages. Less than 5.9 per cent of Georgia homes were built prior to 1939, as compared to 4.9 per cent in Long County.

Over 71 per cent of Long County's housing supply was constructed after to 1980, relatively higher than the 49.7 per cent for the region and 50.1 per cent for the state. The largest period of housing construction in Long County occurred during 1995 to 1998 when more than 25 per cent of the housing units were built.

Overall, the condition of the housing stock is adequate throughout the county and very comparable to regional and state levels. Over seventy percent of Long County's housing units have been built in the past twenty-five years. The lack of complete plumbing facilities in the county has declined from 9.3 per cent in 1980 to 1.2 per cent in 2000, and is comparable to regional (1.3 per cent) and statewide (0.9 per cent) averages. Housing conditions have improved drastically since 1980, primarily because of the phasing out of older units and increased care by homeowners.

Assessment of Occupied Units

Homeownership trends vary throughout the region. In the coastal region, homeownership has increased gradually since 1980, from 56.2 per cent to 62.8 per cent in 2000. This mirrors a statewide trend towards increased homeownership. Statewide, homeownership increased from 60.4 per cent to 67.5 per cent in the last past two decades. In Long County, the home ownership rate has also increased by more than 9 per cent since 1980.

Homeownership trends are reflected in the owner-to-renter ratio. In the region, there are 2.69 owners for every renter, up from 1.66 since 1980. Statewide, the ratio is has increased from 1.85 to 2.00 in the past two decades. By contrast, the ratio in Long County has decreased since 1980.

Vacancy rates throughout Long County are above both the regional and state average. In 2000, the vacancy rate in Long County was 15.5 per cent, slightly

below the 16.8 per cent rate in 1990. The vacancy rate in the region is 11.4 per cent and 8.4 per cent statewide.

The owner vacancy rate in Long County is below 3 per cent, slightly above regional and state averages. Renter vacancy rates are 17.4 per cent. The renter vacancy rate is high compared to the region (11.1 per cent) and state (8.4 per cent) averages. Since 5 per cent is a desired rate for rental unit availability, this suggests that no more units will be needed in light of projected increases in new households through 2025.

Seasonal Units

There are very few seasonal units in Long County.

Housing Costs

The median property value in Long County is \$71,100. Median property values countywide are significantly below the regional average of \$93,767 and state average of \$100,600. Since 1980, the median value of a home in Long County increased by 80.5 per cent. By contrast, median property values in the region and statewide have increased by 40 per cent in that same period.

Median monthly rents in Long County are \$456, slightly below median rents found in the region (\$500) and statewide (\$505). In the past decade, median rents increased 25 per cent. The supply of affordable housing for the resident and nonresident commuting populations is readily available. Property values and rents are affordable to even the lowest paid workers, and vacancy rates ensure an adequate supply.

Future Demand

The forecast of future housing demand is based primarily on the projected population and economic trends established in previous sections of this chapter and the plan. Currently, the majority of the county's housing inventory is manufactured housing units with a relatively small percentage of multi-family, and a small increase in percentage of single-family units.

Owner vacancy rates in Long County are comparable to regional and state averages and may highlight a future housing shortage. Total population is expected to increase by 49.2 per cent through 2025, and the total number of households is projected to increase by 22.6 per cent through 2025. Furthermore, the fastest growing demographic during the planning period is the 55+ age groups (+100 per cent). The number of younger age groups, particularly those of child-raising age, will continue to increase. This will result in an increase in

average household size through 2025. Given these demographic shifts, and assuming the owner-renter ratio remains constant over the planning period, the result will be a net shortage of available owner units and a rental vacancy rate that must keep pace with demographics.

Employment base remains a significant consideration in planning for housing. The workforce is projected to increase by 38.6 per cent through 2025, with most of the employment growth in services. Without an adequate supply of housing units, Long County will fail to house the projected workforce and will struggle to attract new commercial and industrial employers. Currently, close to 30 per cent of Long County jobs are held by non-residents. Most commuters are from adjacent counties with an average commute of 30 miles. These workers tend to work in highly specialized public administration occupations. The county needs to view these workers as potential homeowners and support housing policies that will encourage commuters to reside in the county.

Median incomes will continue to rise in Long County. This rise is particularly evident in household income, which will reach \$38,839 by 2025. Current incomes are adequate to afford median-priced homes within the county. While projections for household income distribution are unavailable, two trends suggest overall income increases in middle-income groups. First, median incomes are rising at relatively high rates. Second, sector earnings indicate that one of the fastest growing employment sectors in the local economy will also be the highest paid.

The Georgia Department of Community Affairs Housing Finance Division compiles data on home sale trends. Based on a sample of 31 units, DCA found the average sale price of an existing structure in Long County to be \$68,562 in 2002. This average sales price is \$108,306 below the state average of \$176,868 and, based on variable income indicators discussed in the previous section, makes housing affordable to most workers in Long County. However, this price range may be difficult for a significant portion of the low-wage retail trade and services workforce and residents dependent on transfer payments to afford housing. Units in the \$50,000-\$70,000 range will be needed to provide affordable housing to these population groups.

There are two significant special needs populations identified in Long County. First, the number of residents 65+ years of age will increase by 80 per cent to 1195 residents and account for over 8 per cent of the population through 2025. Currently, Long County has one nursing home/long-term care facility to meet the special needs of Long County's elderly population. This facility contains 66 beds. An assisted living complex has an additional 34 apartments. Additional beds will be needed through the planning period to keep pace with the projected growth in the elderly population.

Long County contains a public housing supply of 40 units. Given the county's high poverty rate and income distribution slanted towards lower income groups,

the supply of public housing units may not be sufficient to keep pace with the demand. While incomes are projected to rise through 2025, the county will need to plan for additional public housing units.

3.3.0.0: Goals & Implementation

Housing

Long County is committed to ensuring that safe, secure, and affordable housing is available to residents. To that end, the following actions must be taken:

Goal 1: Provide housing choice, in a variety of price ranges, for both homeowners and renters.

Policy 1.1: Encourage a wide range of housing types to support persons with special needs and to accommodate varying age groups, household sizes and work force needs throughout the community.

Policy 1.2: Ensure adequate supply of special needs and affordable housing for seniors and low and moderate-income households.

Policy 1.3: Ensure that all housing meets minimum federal housing standards.

Policy 1.4: Encourage the renovation of substandard or vacant units for use as affordable housing units for low-to-moderate income households.

Policy 1.5: Seek state and federal funding assistance for housing rehabilitation and special needs housing assistance.

Policy 1.6: Encourage an equitable distribution of public housing units.

Policy 1.7: Periodically review the need for a county-wide building department and code enforcement board.

Policy 1.8: Encourage and support facilities for the homeless.

Goal 2: Encourage new housing development to locate in proximity to existing or planned infrastructure and near important community attractions.

Policy 2.1: Encourage housing development to locate in areas convenient to shopping, recreation facilities, schools and other community activities.

Policy 2.2: Encourage infill-housing development, where

appropriate, in suitable areas supported by necessary infrastructure.

Policy 2.3: Encourage mixed-use development within downtown districts.

Policy 2.4: Periodically review the need for adoption and administration of zoning regulations.

Long County Housing Long: Report of Accomplishments

Housing		
Activity	Status	Explanation
Continue to review the creation of a countywide building department and code enforcement board.	Completed	
Consider administration of Building Code or other construction management process on all new construction and mobile home placement and relocation.	Completed	
Consider adoption and administration of Subdivision Regulations.	Completed	
Consider adoption and administration of Zoning Regulations.	Not Accomplished	Evaluation indicated lack of adequate resources. Issue will be periodically re-evaluated as will appropriate alternatives.
Consider adoption and administration of Condemnation Ordinance.	Postponed	Evaluation indicated lack of adequate resources. Issue will be periodically re-evaluated as will appropriate alternatives.

Short Term Work Program

Housing				
Activity	Years	Responsible	Cost	Funding

		Party	Estimate	Source
Encourage and support facilities for the homeless.	2005, 2006, 2007, 2008, 2009	County	Unknown	Local, community support
Periodically review the need for adoption and administration of zoning regulations.	2005, 2006, 2007, 2008, 2009	County	None	Permit fees