



2013-2018 City of Lake City Comprehensive Plan



Mayor Willie Oswalt
Councilwoman Yvonne Kelly
Councilman Bobby Williams
Councilman J.B. Sowell
Councilman Dwight Ginn

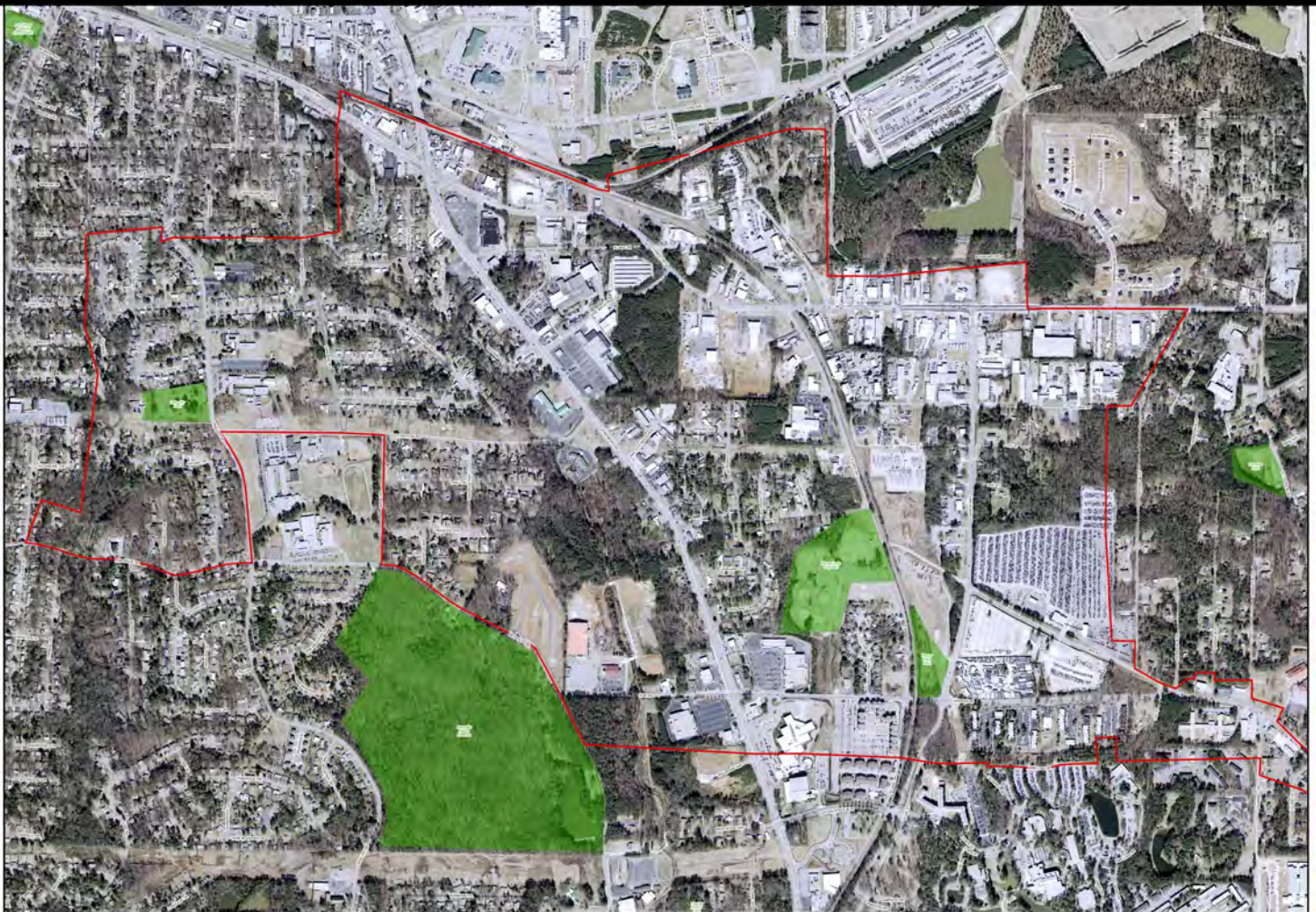
City Manager
Joel Lanken

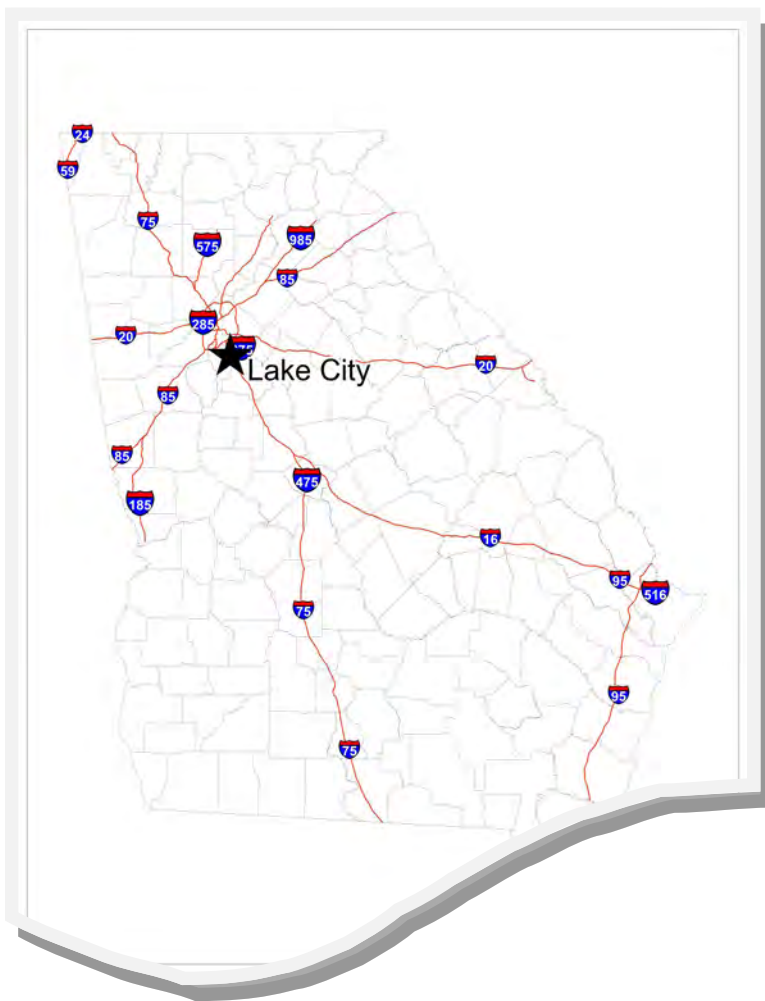
Lake City was incorporated on February 12, 1951. The city's name stems from three lakes once found within the corporate limits. Lake City is bounded by Fort Gillem and Forest Park on the north, Victory Drive and Trammel Road in unincorporated Clayton County on the east, Morrow on the south and Forest Park on the west. The corporate limits of Lake City encompass a land area of 1.4 square miles.

Lake City operates as a Mayor/Council form of government. Monthly City Council meetings are held at City Hall on Jonesboro Road at Kenyon Road which houses the Police Department, Public Works and the City Manager's administrative offices.

The use of a comprehensive plan for local governments is to show important relationships between community issues. A local comprehensive plan is a fact-based resource for local constituents that track implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, tax payers and the general public.

Lake City City Limits





Strategic Assets

These assets of the City of Lake City are items to be accentuated and improved on over time

Location-

The City of Lake City is conveniently located in Northern Clayton County near I-75, I-675 and Hartsfield-Jackson Atlanta International Airport (HJIAIA). These transportation connections provide residents and businesses within the city easy access to the Atlanta region and the world.

Two major state highways bisect Lake City. Jonesboro Road (State Route 54) is the primary north-south thoroughfare, providing vehicular access north to Atlanta and Morrow and Jonesboro to the south. Forest Parkway (S.R. 331), located in the northern portion of Lake City, is the main east-west route through northern Clayton. Jonesboro Road is a commercial corridor defining Lake City and continues to experience a conversion of single family dwellings to commercial uses. Forest Parkway is primarily a commercial and industrial corridor characterizing the northern portion of Lake City. Both routes are four-lane arterials.

Fort Gillem to the north of Lake City in the City of Forest Park was a major US Army installation until 2011 when it closed as a part of the Base Closure and Realignment Commission recommendations. Fort Gillem is now poised to redevelop to a major manufacturing and logistics center. This future development will have major impacts to the northern area of Lake City.

People

Throughout this process, the participants have stated that the City of Lake City have had a great sense of community with strong intergenerational connections. In addition the participants stated that they admire the diversity of cultures within the city.

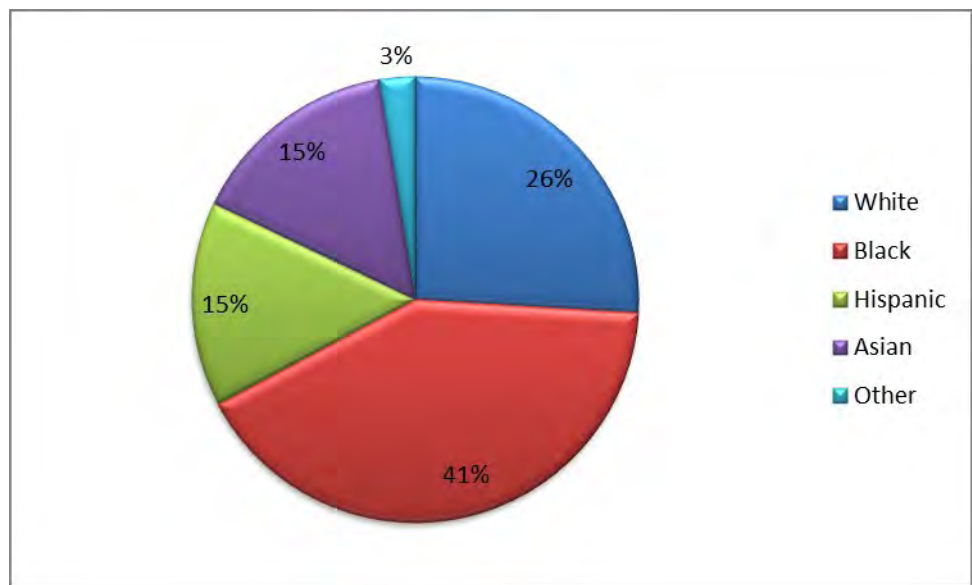


Figure 1 Diversity of the City of Lake City

A key issue is that Lake City’s population growth rate over the past 10 years has been negative in terms persons however it has grown in new housing units. Another key issue is that the majority of residents in Lake City commute outside of Lake City and employees within Lake City are commuting into the city.

With Clayton State University adjacent to the city, the City of Lake City has seen an increase in 10-29 year olds in population while the overall rate has been negative.

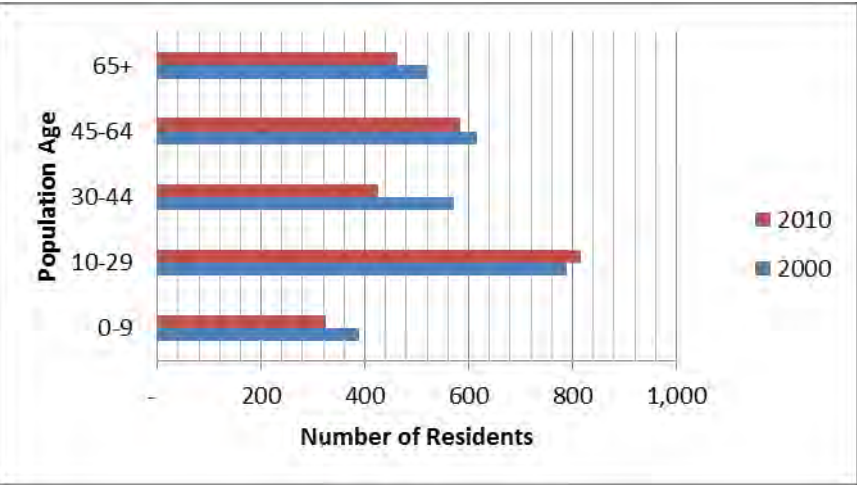


Figure 2 Age Trends

Government

During this planning process, the participants stated that they appreciate the approachable staff and elected officials, and the efficiency in providing services that the City of Lake City provides to its residents and employers. The City of Lake City has had a stable group of elected officials with many long term employees.

Amenities

For a city its size, the City of Lake City has great access to amenities within the city and adjacent to the city. The City of Lake City currently has four parks within its city limits and also adjacent to the city is the Reynolds Nature Preserve.

Adjacent to the city on the campus of Clayton State University is Spivey Hall. Spivey Hall presents jazz and classical music throughout the year, and is designed to be acoustically reflective in an effort to preserve the sound within and prolong its reverberation. With frequent appearances on American Public Media's "Performance Today," heard on public radio stations across the country, the hall has earned a national reputation for concerts.

Located on the border of the City of Lake City and the City of Morrow, The Southeast Region of the National Archives holds 180,000 cubic feet of archival holdings dating from 1716 to the 1980s, primarily of textual records but also maps, photographs, and architectural drawings. These resources are unique important to researchers and historians about the impacts and federal programs in the southeast.



Spivey Hall on the Campus of Clayton State University

This Page intentionally left blank

Challenges for the Future

Identity

Stakeholders have indicated that Lake City – while it does maintain a strong sense of community among residents – does not exhibit a true “sense of place.” Some participants, including City leadership, link this condition to Lake City’s lack of an identifiable downtown or well-defined core. Given the time period in which Lake City developed, this situation is not necessarily unique. Automobile-oriented residential and commercial development began to become the norm after World War II, and the creation of a new downtown in the early decades of Lake City’s development would have gone against the prevailing trends of the day. More recent thought in planning and zoning has brought about a renewed focus on the benefits of developing, revitalizing and sustaining compact, walkable, vibrant centers where people can live, work, play, do business, and gather as a community. Having a true downtown or core area will help Lake City create a sense of place and identity for the community.

Some community members also commented that Lake City lacks a recognizable brand as a municipality. Developing an image in this sense and embedding it in Lake City’s official communications, documents, collateral materials, and event planning could also assist in the effort to develop a sense of place and identity.

Changing Population and Jobs

Changing demographics and employment within the City of Lake City will challenge the city in the future. Since 2000 the City of Lake City has lost a significant population base of 30-44 year olds. Providing services and amenities to both older adults and young adults will be important in the future.

Currently the most of the residents of Lake City leave the city for work and most of the employees come to Lake City for work from other places. Increasing jobs within the city may help with attracting new residents, and limit the number of commuters coming into the city.

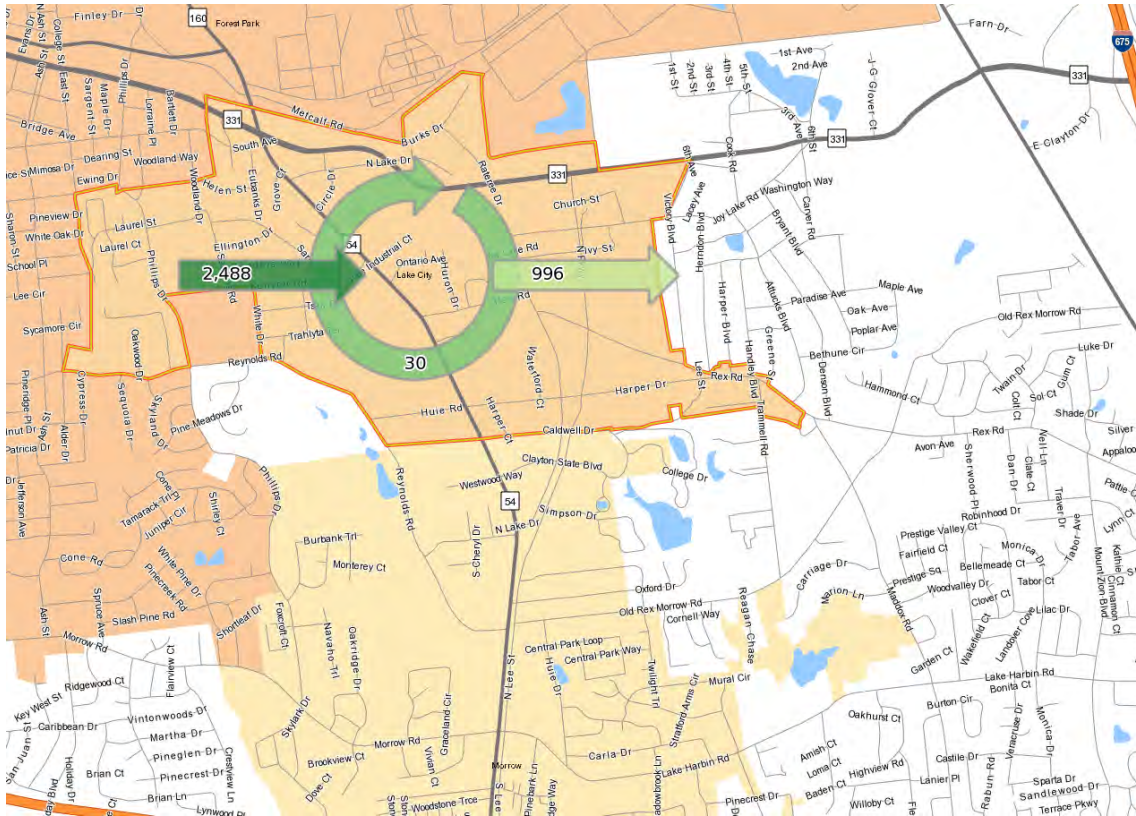
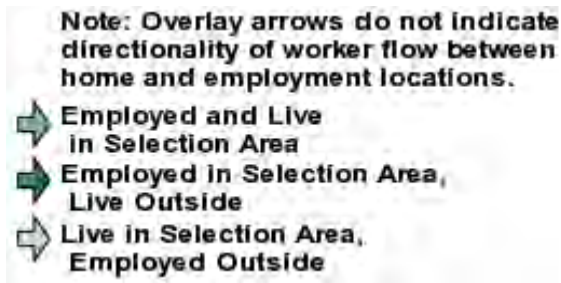


Figure 3 2010 Census Employment Characteristics



Foreclosures and Vacancies

Like all jurisdictions in metro Atlanta, Lake City is suffering from foreclosures and vacancies. According to data from Neighborhood Nexus, operated by the Atlanta Regional Commission, the area has a lower foreclosure rate than most of Clayton County but it is higher than the regional average.

Commercial vacancies are a larger problem in the city as two large shopping centers are currently vacant or mostly vacant. According to CoStar Realty Information, the City of Lake City has a 37% vacancy rate in commercial properties. This presents opportunities for future redevelopment along SR 54, Jonesboro Rd, which is the city's main commercial thoroughfare.

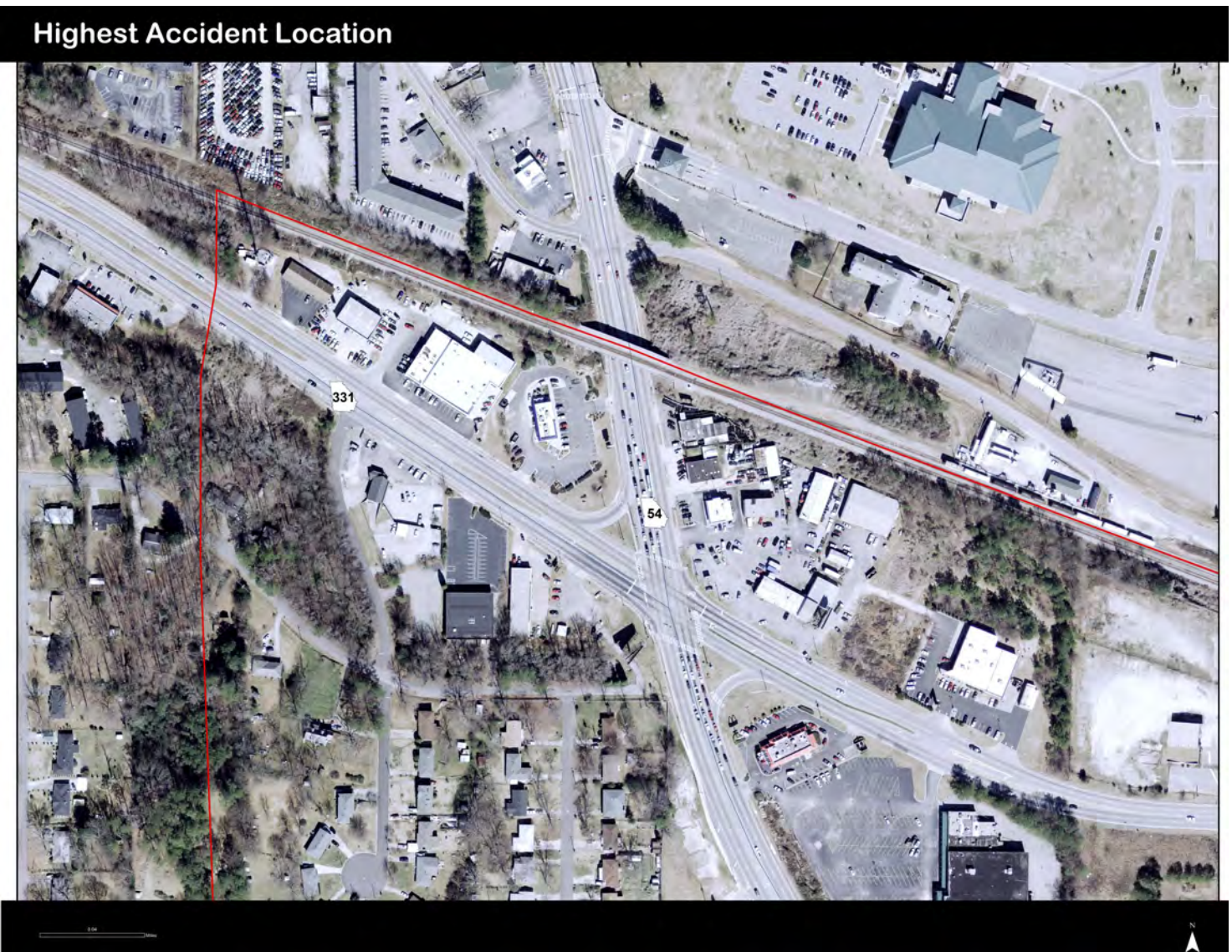
Infrastructure Services

Currently there exists within the City of Lake City, areas of limited sewer. This limits the type and scale of development that could happen within the city. If they city would like to grow in the future some of these areas will need new infrastructure investment.

Areas of Attention

At the public meeting and interviews with stakeholders, three areas were identified as areas requiring special attention. These are identified on the future land use map. For the two mostly vacant shopping centers, the participants expressed the desire to have those areas redeveloped into 2-4 story mixed use centers that are pedestrian oriented with plazas and outdoor dining.

The other area of attention is the intersection of Forest Parkway (SR 331) and Jonesboro Rd. (SR 54) Many participants at the public meetings expressed concerns that there was a high level of accidents at that intersection. Research by ARC, shows that it is the highest crash location within the city with 178 crashes between 2004-2007.





Vision of Lake City

To build a legacy for our community by...

- *Enhancing the quality of life for our residents*
- *Providing a strong sense of community*
- *Providing an attractive business climate*
- *Meeting the future needs of the community by providing the highest level of service delivery and infrastructure possible.*

Long Term Strategies

To implement the vision and to address the challenges for the future, the City of Lake City needs to work on the following long term strategies. These provide the foundation of the current Short Term Work Program and should provide guidance on future activities.

Redevelopment Areas

The City of Lake City should partner with governmental and other organizations to develop strategies and incentives for areas identified as redevelopment within the city.

The Georgia Conservancy Blueprints program is a low cost alternative program that develops detailed planning assistance to local communities and neighborhoods to develop a vision for the areas. This could be a potential partnership that the city explore in the near future.

Identity and Gateways

A reoccurring theme throughout the community meetings was how to promote Lake City as a place to do business and live, and to differentiate the city in a positive manner from its neighbors Forest Park and Morrow. The city should work on programs to both market the city and to develop a signage and landscaping program to ensure that residents and visitors know that they are within Lake City.

The Georgia Department of Transportation's GATEway Grant Program assists communities in their efforts to beautify roadsides along state routes. This could be a program that the City of Lake City applies to in the future.

Business and Economic Recruitment and Retention

With a high commercial vacancy rate and a strong industrial market, The City of Lake City should seek to attract new commercial businesses and promote investment within the city. Programs such as a Main Street Program and a Downtown Development Authority may help attract new workers and encourage business participation and promotion.

The Georgia Department of Community Affairs manages the State Opportunity Zone Program. The Opportunity Zone Program allows for business to get a maximum job tax credit of \$3,500 per job. The incentive, which is available for new or existing businesses that create two or more jobs, is a Job Tax Credit which can be taken against the business's Georgia income tax liability and payroll withholding tax. To be eligible, the City of Lake City needs to develop a Redevelopment Plan for the area and apply to the Georgia Department of Community Affairs.

Future Land Use

The Future Land Use Map is a graphic representation of goals and objectives of this Comprehensive Plan. Tools such as the Lake City Zoning Ordinance and Official Zoning Map as well as the City's Subdivision Regulations will enable Lake City to implement the Plan. The Future Land Use Map specifically aids decision makers in evaluating applications for development of property by comparing the use proposed to the use anticipated on the Future Land Use Map.

As the city is primarily built out redevelopment will be key to any growth within Lake City.

Residential – Areas where the predominate land use is residential structures such as single family homes, town houses and mobile homes.

Mixed Use- Areas of multiple uses or mixture of uses of commercial and residential within the same building or site.

Commercial - Areas used predominantly for the sale of products and services, including urban central business districts, shopping centers in suburban and outlying areas, commercial strip developments, junk yards and resorts. The main buildings, secondary structures and areas supporting the basic use are all included: office buildings, warehouses, driveways, sheds, parking lots, landscaped areas, waste disposal areas, etc.

Institutional - The built-up portions of institutional land holdings, including all buildings, grounds and parking lots that compose educational, religious, health, correctional and military facilities. Institutions occupying small areas (for example, many churches and some elementary and secondary schools) may be included in other categories, principally residential or commercial.

Industrial - Land associated with light or heavy manufacturing. **Transportation, and Utilities** - Also referred to as "TCU," this category encompasses various landuse types associated with transportation, communication, and utilities. Types of transportation include service and terminal facilities, railways, stations, parking lots, roundhouses, repair and switching yards, as well as overland track and spur connections . When practical, areas involved in the processing, treatment and transportation of water, gas, oil, and electricity, such as pumping stations and electric substations have been delineated. Likewise, areas used for airwave communications, such as radio, radar, or television may be mapped in this category.

Industrial and Commercial Complexes - Industrial and commercial areas that typically occur together or in close functional proximity with one another. In as much as various functions, such as warehousing, wholesaling and occasionally retailing may be found in the same structures or adjacent structures.

Parks - Active recreation areas, including baseball and other sports fields, tennis courts, swimming pools, camp grounds, parking lots, structures, drives, and trails. Forest areas and ponds are often included.

Forest - All forested areas of coniferous and/or deciduous trees.

Transportation

As a city within the Atlanta Region, the City of Lake City is a part of the Metropolitan Planning Organization hosted by Atlanta Regional Commission (ARC). As such ARC is responsible for transportation planning for the Atlanta Region. In 2007-2008, ARC funded a Comprehensive Transportation Plan for Clayton County. Major Projects identified in the Moderate Range Plan (FY14-FY18) that would impact the City of Lake City are:

SR 331 (Forest Parkway) at SR 54 (Jonesboro Road) - Safety Intersection Improvement

Phillips Drive - Lake City/Morrow Bicycle Facilities: Apply Sharrows (Shared-Use Arrow)

The SR 331 and SR 54 project is important to the City of Lake City because it is the highest crash location within the city with 178 crashes between 2004-2007.

Housing

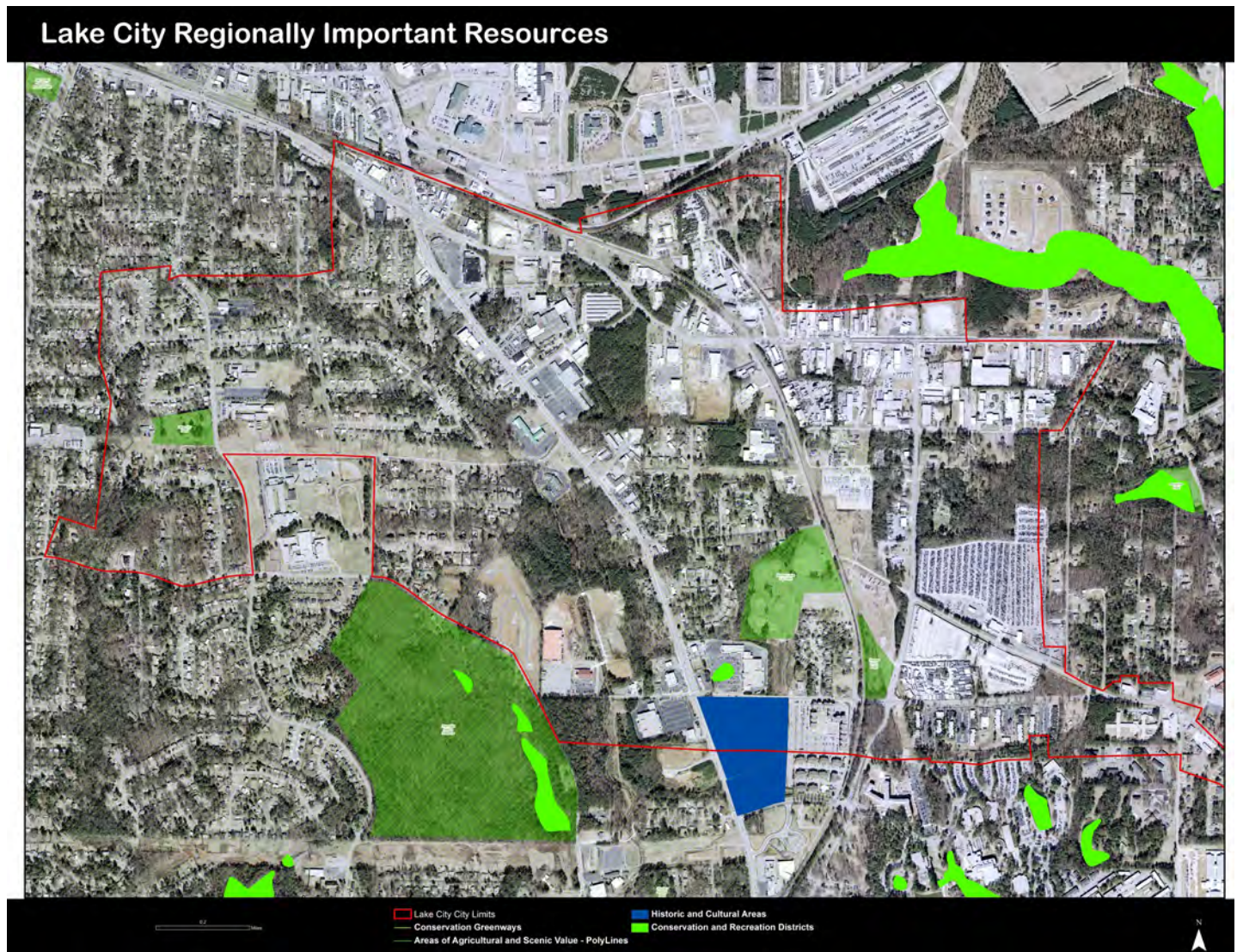
As a city in an Urban County defined by US Department of Housing and Urban Development, Housing planning in the City of Lake City is handed through the Consolidated Plan for Clayton County.

Water Resources

The City of Lake City is served by the Clayton County Water Authority for its water resource needs. According to the 2011 Plan Implementation Review of the Metropolitan North Georgia Water Planning District, the City of Lake City has met all of the applicable plan implementation measures within the Water District Plans.

Regionally Important Resources

The Regional Resource Plan allows ARC to coordinate activities and planning of local governments, land trusts and conservation or environmental protection groups in the region, as well as state agencies, toward the protection and management of Regionally Important Resources. Below is a map of the Regionally Important Resources within the City of Lake City.



		Report of Accomplishments (ROA)				
		From 2005-2009 STWP				
Planning Element & Associated Tasks	Status				Comments	
	Completed	Underway	Postponed	NA		
Economic Development						
Investigate such programs as mentoring and work with Clayton College & State University officials to promote higher education for Lake City residents		✓			Ongoing activity: working with interns, professors, and College Admin. on Community Development projects	
Promote implementation of Gateway Village District		✓			Ongoing activity: Project was renamed University Station in 2012 and a new promotion campaign was started.	
Natural and Cultural Resources						
Map all environmentally sensitive areas and incorporate information into the development plan review process		✓			Ongoing activity: Along with CCWA mapping of sensitive areas using GIS data. 70 % complete	
Community Facilities and Services						
Extend the Jester Creek Trail to City Hall	✓				Competition of the Jesters Creek stream restoration project and the Willie Oswalt Nature Park.	

Implement the Solid Waste Management Plan	✓	✓			Implemented on 12-12-2005 with renewal in 2014	
Foster creation of greenspace and recreation facilities within new developments	✓				Competition of the Jesters Creek stream restoration project and the Willie Oswalt Nature Park and adoption of the 2012 Green Construction Codes.	
Housing						
Continue to aggressively enforce housing and property maintenance codes	✓	✓			Ongoing activity: part of annual operating budgets	
Land Use						
Adopt zoning ordinance and map amendments consistent with implementation strategies of the Land Use Element	✓	✓			Ongoing activity: Adopted current Zoning map and ordinances pertaining to current and future land use map.	
Maximize training opportunities for Planning and Zoning staff and boards to ensure effective and responsive administration of land use regulations and development codes	✓	✓			Ongoing activity: part of annual operating budgets	
Intergovernmental						
Prepare a Community Greenspace Plan	✓	✓			Ongoing activity: Adopted the 2012 Green Construction Codes	
Transportation						
Advocate for the planned commuter rail in Morrow			✓		No funding available at this time for Commuter Rail	

Promote expansion of C-TRAN service, particularly additional bus stops.			✓	✓	C-Tran was cut from budget of Clayton County Government due to funding.	
Cooperate with Clayton County to facilitate installation of ¾ mile s of sidewalk along Harper Drive, Jonesboro Road, Kenyon Road and Forest Parkway			✓		No funding available at this time. Project was cut from SPLOST	

		2013-2018 Short-Term Work Program						
Need	Project	2013	2014	2015	2016	2018	Cost	Responsible Party
Promote Redevelopment	Develop Redevelopment Plan with ARC	X					Staff Time	City Manager
Promote Redevelopment	Submit Opportunity Zone Application		X				Staff Time	City Manager
Promote Redevelopment	Develop Downtown Development Authority/ City Business Improvement District		X				Staff Time	City Manager
Promote Identity	Apply for GDOT GateWay Grant			X			Staff Time	City Manager
Areas of Attention	Apply for ARC Safety Funds for Forest Parkway and GA 54				X		\$ 66,649	Clayton County