

GREATER CRISP COUNTY COMPREHENSIVE PLAN
CITY OF ARABI, CITY OF CORDELE
COMMUNITY AGENDA
2009-2029

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July, 2009

Crisp County Board of Commissioners

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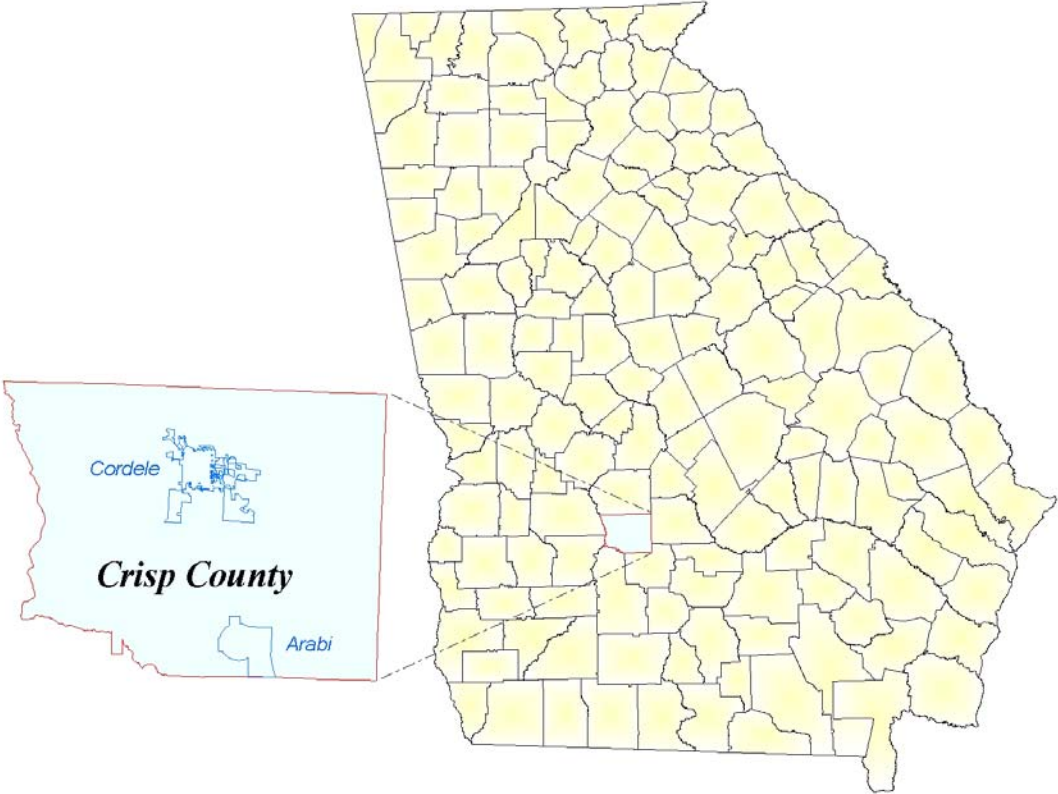
assistance provided by:

Middle Flint Regional Development Center

228 West Lamar Street

Americus, Georgia

SITE LOCATION MAP



RESOLUTION AUTHORIZING SUBMISSION
DRAFT COMMUNITY AGENDA ELEMENT
GREATER CRISP COMPREHENSIVE PLAN 2009-2029

WHEREAS; Crisp County and the Cities of Arabi and Cordele are preparing a joint comprehensive plan in accordance with the state Standards and Procedures for Local Comprehensive Planning, and

WHEREAS; said Standards and Procedures stipulate separate submissions of the two primary elements of the Greater Crisp Comprehensive Plan, the Community Assessment element, accompanied by a Community Participation Program, to be followed by submission of the Community Agenda, for state-mandated regional and state reviews, and

WHEREAS; the Community Assessment element and Community Participation Program, were submitted in September, 2008, and received favorable reviews by both regional and state review agencies, and

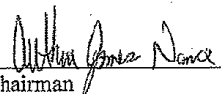
WHEREAS; the draft Community Agenda element has been prepared and is now ready for submission to regional and state review agencies, and

WHEREAS; the public hearing requirement for the Community Agenda element has been satisfied.

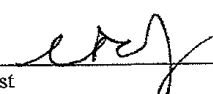
THEREFORE; in accordance with specific provisions of state Standards and Procedures for Local Comprehensive Planning the Crisp County Board of Commissioners hereby authorizes submission of the draft Community Agenda element of the Greater Crisp Comprehensive Plan 2009-2029 for state-mandated regional and state reviews.

Adopted and executed in session by:

CRISP COUNTY
BOARD OF COMMISSIONERS


Chairman

April 14, 2009


Attest

THEREFORE; in accordance with specific provisions of state Standards and Procedures for Local Comprehensive Planning the Arabi City Council hereby authorizes submission of the draft Community Agenda element of the Greater Crisp Comprehensive Plan 2009-2029 for state-mandated regional and state reviews.

Adopted in session by:

ARABI CITY COUNCIL

April 20, 2009

RESOLUTION AUTHORIZING SUBMISSION
DRAFT COMMUNITY AGENDA ELEMENT
GREATER CRISP COMPREHENSIVE PLAN 2009-2029

WHEREAS; the City of Arabi, Crisp County and the City of Cordele are preparing a joint comprehensive plan in accordance with state Standards and Procedures for Local Comprehensive Planning, and

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WHEREAS; the Community Assessment element and Community Participation Program were submitted in September, 2008, and received favorable reviews by both regional and state review agencies, and

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WHEREAS; the public hearing requirement for the Community Agenda element has been satisfied.

THEREFORE; in accordance with specific provisions of state Standards and Procedures for Local Comprehensive Planning the Arabi City Council hereby authorizes submission of the draft Community Agenda element of the Greater Crisp Comprehensive Plan 2009-2029 for state-mandated regional and state reviews.

Adopted in session by:

ARABI CITY COUNCIL

Mayor

April 20, 2009

Attest

RESOLUTION AUTHORIZING SUBMISSION
DRAFT COMMUNITY AGENDA ELEMENT
GREATER CRISP COMPREHENSIVE PLAN 2009-2029

WHEREAS; the City of Cordele, Crisp County and the City of Arabi are preparing a joint comprehensive plan in accordance with state Standards and Procedures for Local Comprehensive Planning, and

WHEREAS; said Standards and Procedures stipulate separate submissions of the two primary elements of the Greater Crisp Comprehensive Plan, the Community Assessment element, accompanied by a Community Participation Program, to be followed by submission of the Community Agenda, for state-mandated regional and state reviews, and

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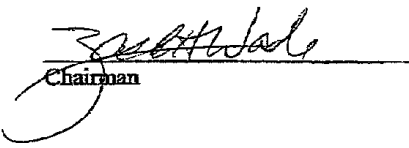
WHEREAS; the public hearing requirement for the Community Agenda element has been satisfied.

THEREFORE; in accordance with specific provisions of state Standards and Procedures for Local Comprehensive Planning the Cordele City Commission hereby authorizes submission of the draft Community Agenda element of the Greater Crisp Comprehensive Plan 2009-2029 for state-mandated regional and state reviews.

Adopted and executed in session by:

CORDELE CITY COMMISSION

April 21, 2009


Chairman


Attest

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INTRODUCTION

The purpose of the Community Agenda is to lay out a road map for the community's future, developed through a public process involving community leaders and stakeholders in making key decisions about the future of the community. It is the most important part of the plan, for it includes the community's vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Community Agenda is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure the plan is implemented.

The Community Agenda consists of three major components, all prepared with adequate public and stakeholder involvement as laid out in the previously developed Community Participation Program. The result is a concise, user-friendly document usable for day-to-day decision-making by community leaders as they work toward achieving the desired future of the community.

- A. Community Vision - a picture of what the community desires to become, including a complete description of the development patterns to be encouraged.
 1. Future Development Map - a delineation of major character areas covering the entire community. The character areas recommended in the Community Assessment have been revised, added and/or deleted on the basis of stakeholder input reflecting preferences for future development patterns.
 2. Character Area Defining Narrative - a carefully worded description of the specific vision for each character area. This defining narrative includes the following information:
 - A written description that make it clear what types, forms, styles, and patterns of development are to be encouraged in each area,
 - A listing of specific primary land uses or zoning categories to be allowed in each area,
 - A listing of the Quality Community Objectives that will be pursued in each area, and
 - Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.
- B. Community Issues and Opportunities - The final, locally agreed upon, list of issues and opportunities the community intends to address. The potential issues and opportunities identified in the Community Assessment were revised, added and deleted on the basis of stakeholder knowledge of the community and interpretation of the Community Assessment report. Each of these issues or opportunities is followed-up with corresponding implementation measures in the Implementation Program.

- C. Implementation Program - the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures to be undertaken by the community to implement the plan.
1. Short Term Work Program – identification of specific implementation actions the local government, or other entities, intend to take during the first five-year time frame of the planning period. This includes ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.
 2. Policies - the local governments will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

CHARACTER AREA DEFINITION

Communities are made up of distinct areas, each with characteristics that make it unique. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics;
- May evolve into a unique area under specific and intentional guidance;
- Require special attention due to unique development issues.

The character of developed areas can be characterized by:

- Site and configuration of lots;
- Features such as landscaping, parking, driveways, accessory structures;
- Street design;
- Intensity of development;
- Building location, dimensions, and orientation;
- Types and quantities of natural features;
- Location, extent, and type of civic buildings and public spaces.

Many such characteristics exist regardless of the activity which occurs in the area. Thus, the characteristics are based on how buildings, lots, site features, and streets are physically arranged, not individual use. Downtowns and historic districts are often identified because of their form, pattern, or character, rather than the array of individual land uses.

These same ideas can be used to identify and express desirable development patterns as a vision for any area. The vision may identify the need to create a new character.

Environmental characteristics can also be used to identify an area's character. The character of environmental areas is based primarily on natural resources such as:

- Greenways or green corridors;
- Bodies of water, such as lakes, rivers, streams, and seas;
- Wetlands, floodplains and floodways;
- Habitats;
- Mountains or areas with steep slopes.

Open spaces are a third type of character area. There may be areas that are vacant or sparsely settled; neither environmental areas nor (partially or wholly) developed. Some vacant land will be needed to accommodate future growth. Open space areas will most likely fall into three categories:

- Agricultural production;
- Open space; and
- Future development areas.

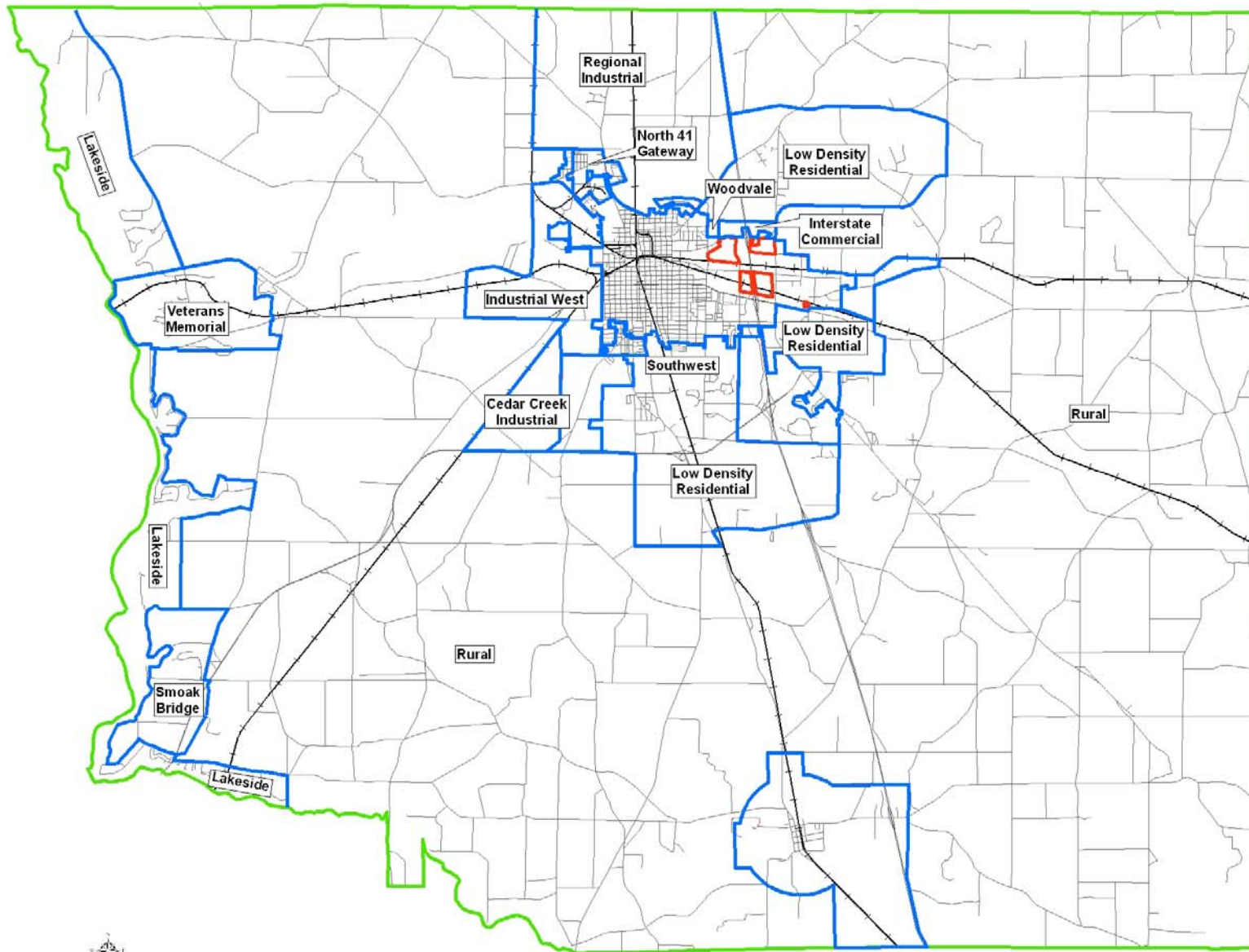
Future development areas should be identified based on development potential. Future development characteristics as envisioned in this plan should guide development decisions. In the absence of existing characteristics to preserve or redevelop, such areas are a "blank slate" as character areas.

Each individual character area is most often identified by prevailing characteristics, not uniformity of form or pattern. The character areas identified on the following pages have varying degrees of internal homogeneity and diversity of form and pattern. Variations occur most noticeably near the outer limits of each area where they often blend or merge with prevailing characteristics of adjoining character areas. While proposed land uses are identified for each character area, they are intended to be the primary, not exclusive, uses.

CRISP COUNTY
CHARACTER AREAS

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CRISP COUNTY CHARACTER AREAS



Explanatory Text Follows

CEDAR CREEK INDUSTRIAL

Description

This is a character area shared with Cordele on the city's southwest corporate limits. The unincorporated portion is currently undeveloped, primarily agricultural in character. A number of characteristics make this area attractive for industrial development; topography, location, accessible via four lane and rail, proximity to utilities.

Vision

Because of its attractive and highly visible location, the area has been targeted by the community for designation as the site of the state's inland port facility.

Primary Land Use

Industrial

Port and Warehousing

Quality Community Objectives*

Appropriate Businesses

Employment Options

Growth Preparedness

Regional Identity

Development Patterns

- New industry located close to town, making jobs accessible to residents by way of transit, walking, or bicycling.
- Park signage
- Restrictions on number and size of signs and billboards
- Landscaping of parking areas to minimize visual impact from off-site
- Location of parking at rear or side of buildings to minimize visibility from the street/road
- Shared parking arrangements
- Limited expanses of asphalt parking
- Encourage parking lots with pervious surfaces
- Tree islands to break up large expanses of paved parking.

Development Strategy-Implementation Measures

- Industrial park development standards
- landscaping and buffer guidelines
- State and Federal programs supporting economic development
- Sign / billboard regulation
- Shared parking
- Stormwater management
- Covenants

INDUSTRIAL EAST

Description

This area sits astride two rail lines on the eastern extremity of the city and is bounded on the west by I-75. Over half the acreage is developed; primarily with large metal industrial buildings and large asphalt parking lots. The balance of the area is in woodland or agricultural production but prime for industrial use because of location. There is little pass-through traffic; interior streets are highly trafficked by large transport trucks and employee vehicles.

Vision

The vision for this area is one with sufficient sites, acreage and amenities to make the community an attractive location for a wide variety of industrial prospects bringing diverse employment opportunities to residents.

Primary Land Use

Industrial

Light Industrial

Transportation

Quality Community Objectives*

Appropriate Businesses

Employment Options

Growth Preparedness

Infill Development

Development Patterns

- Restrictions on the number and size of signs and billboards
- Parking lots that incorporate on-site stormwater mitigation or retention features
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Infill development on vacant or under-utilized sites

Development Strategy-Implementation Measures

- Industrial recruitment program
- Target industry study
- Assistance with business capital formation
- State and federal programs promoting economic development
- Enterprise Zone
- Opportunity Zone
- Identifying workforce training resources
- Existing industry program
- Landscaping/buffer guidelines
- Signage regulations
- Shared parking
- Industrial park development standards
- Stormwater management program

INDUSTRIAL WEST

Description

This area is characterized by manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, and/or other nuisance characteristics may not be contained on-site. The area is served by rail and U.S highway 280, and originates and receives rail freight and large truck traffic. At present the area is mostly undeveloped.

Vision

An area with sufficient sites, acreage and amenities to make the community an attractive location for a wide variety of industrial prospects

Primary Land Use

Industrial-Manufacturing

Industrial-Transportation

Agricultural/Forestry related services

Select neighborhood and general commercial uses

Heavy commercial uses

Quality Community Objectives

Appropriate Businesses

Employment Options

Growth Preparedness

Infill Development

Development Patterns

- Restrictions on the number and size of signs and billboards
- Parking areas that incorporate on-site stormwater mitigation or retention features, such as (encouraging) pervious surfaces
- Use of landscaping to break up large expanses of parking areas
- Infill development on vacant or under-utilized sites

Development Strategy-Implementation Measures

- Choosing Businesses to Recruit and Support
- Identifying Workforce Training Resources
- Labor Market Information (LMI) Analysis
- Agricultural Marketing
- Capital Availability for Business Development/Revolving Loan Fund(s)
- Core Economic Development Sales Team
- Existing Industry Program
- State and Federal Programs Supporting Economic Development
- Matching Labor Needs with Training Resources and Workforce Availability
- Enterprise and Opportunity Zone designations
- Landscaping Guidelines
- Stormwater Management Program
- Orderly Expansion of Water and Sewer Services
- Special Purpose Local Option Sales Tax (SPLOST)

- Sign Regulations
- Service Delivery Strategy
- Establish Processes for Joint Decision-Making about Facilities and Infrastructure
- Industrial Park Development Standards

INTERSTATE COMMERCIAL

Description

This area is shared with Cordele on the city's northeast boundary centered on exit 102 of I-75. Predominantly undeveloped, the only development consists of two small, local commercial establishments near the eastern boundary.

Vision

The vision for this area is commercial development catering to the needs of the public traveling I-75 and visiting the community.

Primary Land Use

Commercial

Quality Community Objectives*

Appropriate Businesses
Employment Options
Growth Preparedness
Regional Identity

Development Patterns

- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development
- Gateway signage
- Development and signage regulation to present progressive community image
- Restrictions on the number and size of signs and billboards
- Interconnectivity between developments
- Green parking development
- "Self-contained" service entries, avoiding interference with other businesses
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses
- Location of parking at rear or side of buildings to minimize visibility from the street
- Buffered views of the rear of Big Boxes

Development Strategy-Implementation Measures

- State and Federal programs supporting economic development
- Structuring Big Box Development
- Sign Regulation
- Landscaping Guidelines through covenants
- Shared Parking
- Stormwater Management

LAKESIDE

Description

The Lakeside covers the full length (exclusive of Georgia Veterans Memorial State Park) of the community's western land boundary. Tree-shaded roads connecting the northern and southern ends of the lake meander roughly parallel to the water front and are separated from the water's edge by a dense and wide variety of residential construction types, each accessed by separate entrances.

Vision

Maintain Lake Blackshear's lakefront reputation as among the most desirable residential areas in the region by preserving attractive visual characteristics and environmental quality

Primary Land Use

Residential, single-family
Park/recreation
Agriculture/Forestry

Quality Community Objectives

Environmental Protection
Heritage Preservation
Housing Opportunities
Sense of Place
Regional Identity

Development Patterns

- New development matching existing densities
- Bike Routes
- Maintain water features as amenity that shapes identity and character of the area
- Site plans, building design and landscaping that are sensitive to natural features of the area
- Preservation of tree canopy
- Public/community wastewater collection/treatment

Development Strategy-Implementation Measures

- Orderly Expansion of Water and Sanitary Sewer Services
- Special Purpose Local Option Sales Tax (SPLOST)
- Septic System Installation Requirements
- Residential Infill Development
- Planned Unit Developments
- Public Nuisance Ordinance
- Bike Routes
- Right-of-Way Improvements
- Trails and Greenway Networks
- Zoning/Code enforcement

LOW DENSITY RESIDENTIAL

Description

These areas are found on the northeastern, eastern and southern peripheries of Cordele. Development is sparse and characterized by moderate to vast expanses of open space and separation between residences. The presence of wetlands and floodplains has and will continue to result in some curvilinear street patterns as residential streets contour around and between these natural resources.

Vision

The vision is for low density residential development with openness/separation between buildings.

Primary Land Use

Residential

Neighborhood commercial

Quality Community Objectives

Housing Opportunities

Development Patterns

- Distribution of affordably-priced homes
- New residential development that offers additional housing choice
- Residential development that offers a mix of housing types and densities (single family homes, town homes and apartments)

Development Strategy-Implementation Measures

- Archaeological Sites Survey and Natural and Cultural Resource Inventory
- Landscaping Guideline Covenants
- Conservation Subdivision Ordinance
- Environmental Planning Criteria
- Stormwater Management Program
- Orderly Expansion of Water and Sewer Services
- Special Purpose Local Option Sales Tax (SPLOST)
- Septic System Installation Requirements
- Manufactured Home Compatibility Standards
- Manufactured Home Park Regulations
- Site Plan Review
- Cluster Development
- Design Review
- Planned Unit Developments
- Public Nuisance Ordinance
- Sign Regulations

NORTH 41 GATEWAY

Description

This area is on the northeast corporate limits of Cordele and is comprised of mixed land uses with numerous blighting influences. There is a mixture of older (1940-1950) site-built and manufactured housing, all single-family, single-story on small lots; most show signs of deterioration. Tree-shaded lots are common. Half of the residential streets are in a grid pattern (Omar Heights), the balance (Meadow Park) are more curvilinear. Though streets are paved, drainage deficiencies are contributing to blight. There are not any sidewalks in the area. An automobile repair shop and automobile salvage yard on opposite ends of the area have numerous vehicles either sitting on the roadside or easily visible from the road. A demolished motor court and dilapidated, vacant commercial building sit on opposite sides of U. S. 41. A makeshift flea market also sits along side the highway.

Vision

The vision for this area is restoring economic vitality and mixed-use development centered on cross- or multi-seasonal potential of expanded commerce at the farmers market

Primary Land Use

Commercial

Residential

Light Industrial

Quality Community Objectives

Appropriate Businesses

Employment Options

Environmental Protection

Housing Opportunities

Infill Development

Regional Identity

Sense of Place

Development Patterns

- Redevelopment that converts deteriorated, vacant or abandoned structures/sites from blighted conditions to economic productivity
- Infill development
- Distribution of affordably-priced homes in residential sections of area
- Restrictions on the number and size of signs and billboards
- Housing rehabilitation
- Stormwater management

Development Strategy-Implementation Measures

- Agricultural Marketing/Agri-tourism
- Brownfield Site Remediation
- Capital Availability for Business Development/Revolving Loan Fund
- Existing Industry Program
- State and Federal Programs Supporting Economic Development

- Niche Marketing
- Regional Economic Assistance Projects promoting agri-tourism
- Enterprise and Opportunity Zones
- Rehabilitation Codes
- Landscaping guidelines
- Stormwater Management Program
- Fix It First Policy
- Georgia Initiative for Community Housing
- Homebuyer Education Programs
- Establish an Urban Redevelopment Area (OCGA 36-61-1)
- Manufactured Home Compatibility Standards
- Manufactured Home Park Regulations
- Adaptive Use
- Infill Development Program
- Public Nuisance enforcement
- Enhanced code enforcement
- Sign Regulations
- Right-of-Way Improvements
- Greyfield development

REGIONAL INDUSTRIAL

Description

This area is a strong candidate for development by/for very large industrial prospects. Characterized by sparse, rural development (farm and woodland) with soils conducive to virtually all types of development, direct access to multiple modes of transportation (a U. S. highway, interstate, two mainline railroads and an airport), overlying a productive groundwater aquifer and bordered on the northern and southern ends by municipal utilities (water, sanitary sewer and natural gas). Proper development and marketing of this “mega” industrial site could place Crisp County among a small group of communities nationwide competing for the largest industrial prospects.

Vision

Development into regional/MEGA industrial park attractive to major national corporations

Primary Land Use

Industrial-Manufacturing

Industrial-Transportation

Agricultural/Forestry related services

Warehousing

Bulk Storage of Industrial products

Quality Community Objectives

Appropriate Businesses

Employment Options

Growth Preparedness

Regional Cooperation

Regional Identity

Regional Solutions

Development Patterns

- Restrictions on the number and size of signs and billboards
- Parking that incorporates stormwater mitigation/retention features, such as (encouraging) pervious surfaces
- Use of landscaping to break up large expanses of paved parking to retain rural vistas
- Large tract development for major industrial employers
- Utility infrastructure development (water distribution, wastewater collection/treatment, enhanced road and railroad access, internet)

Development Strategy-Implementation Measures

- Choosing Businesses to Recruit and Support
- Identifying Workforce Training Resources
- Capital Availability for Business Location/Revolving Loan Funds
- Core Economic Development Sales Team
- State and Federal Programs Supporting Economic Development
- Matching Labor Needs with Training Resources and Workforce Availability

- Enterprise and Opportunity Zones
- Archaeological Sites Survey and Resource Inventory
- Major State Land Use Permits and Environmental Laws
- Landscaping Guidelines
- Stormwater Management
- Planned, orderly Expansion of Water and Sewer Services
- Special Purpose Local Option Sales Tax (SPLOST)
- Pre-Development Meeting
- Site Plan Review
- Sign Regulations
- Zoning

RURAL

Description

By far the largest in the county, the Rural character area is comprised of vast expanses of cultivated land, pasture and woodland. Parcels are usually large with great distances between buildings. Local and minor collector road surfaces are dirt. There are scattered, small pockets of housing; population density is low.

Vision

Maintain historic agrarian character by planned extension of public utility infrastructure

Primary Land Use

Residential, single-family
Agriculture
Forestry
Select commercial
Recreation

Quality Community Objectives

Appropriate Businesses
Employment Options
Environmental Protection
Heritage Preservation
Open Space Preservation
Regional Identity

Development Patterns

- Distribution of affordably-priced homes throughout area
- Clustering development to preserve open space within the development site
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources
- Limited development

Development Strategy-Implementation Measures

- Archaeological Sites Survey and Natural and Cultural Resource Inventory
- Major State Land Use Permits and Environmental Laws
- Total Maximum Daily Loads (TMDLs)
- Georgia and National Registers of Historic Places Nomination
- Scenic Byway Identification
- Conservation Subdivision Ordinance
- Environmental Planning Criteria
- Orderly Expansion of Water and Sewer Services
- Special Purpose Local Option Sales Tax (SPLOST)
- Septic System Installation Requirements
- Georgia Initiative for Community Housing
- Accessory Housing Units
- Manufactured Home Compatibility Standards

- Manufactured Home Park Regulations
- Site Plan Review
- Planned Unit Development
- Public Nuisance Ordinance
- Sign Regulations

SMOAK BRIDGE

Description

The area consists, in part, of the peninsula formed by the convergence of Swift Creek and the Flint River/Lake Blackshear. This area will be characterized by mixed Primary Land Uses; single family and higher-density housing unique in the community, “neighborhood” retail, service and highway commercial, office, restaurants, and diverse recreational opportunities mostly accessible via pedestrian/bicycle facilities.

Vision

Development into one of the region’s most desirable residential areas

Primary Land Use

Residential (single-family)
Planned Unit Developments
Commercial-general and highway
Recreation

Quality Community Objectives

Appropriate Businesses
Growth Preparedness
Housing Opportunities
Transportation Alternatives

Development Patterns

- Addition of neighborhood commercial centers
- Homes, shops, small businesses grouped together as attractive mixed use centers that serve the adjacent neighborhoods. These centers are very pedestrian friendly, and include pleasant community gathering spaces
- Bike routes
- Restrictions on the number and size of signs and billboards
- Residential development that offers a mix of housing types and densities (single family homes, town homes, condominiums and apartments)
- Parking areas that incorporate on-site stormwater mitigation or retention features, such as (encouraging) pervious surfaces
- Use of landscaping to break up expanses of paved parking
- Retain parks and greenbelts.

Development Strategy-Implementation Measures

- Controlling Big Box Development
- Enterprise Zones
- Opportunity Zones
- Archaeological Sites Survey and Natural and Cultural Resource Inventory
- Total Maximum Daily Loads (TMDLs)
- Conservation Subdivision Ordinance
- Environmental Planning Criteria
- Landscaping/Buffer Requirements

- Stormwater Management Program
- Orderly Expansion of Water and Sewer Services
- Special Purpose Local Option Sales Tax (SPLOST)
- Septic System Installation Requirements
- Accessory Housing Units
- Manufactured Home Compatibility Standards (DCA Model Code 4-4)
- Manufactured Home Park Regulations (DCA Model Code 4-5)
- Pre-Development Meetings
- Site Plan Review
- Cluster Development
- Design Review
- Planned Unit Developments
- Public Nuisance Ordinance
- Sign Regulations
- Bike Routes
- Right-of-Way Improvements

SOUTHWEST

Description

This character area sits astride the city-county jurisdictional boundary in the southwest corner of Cordele's built area south of 24th Avenue. The neighborhood consists mostly of modest mid-20th century Ranch-style houses, interspersed with streets of mobile homes, concrete masonry dwellings, and a wooden clapboard structures. The southernmost end of the area contains mobile home parks. Streets are linear but do form tight interconnected grid patterns. Setbacks are inconsistent with the exception of a cluster of Ranch houses bounded roughly by W. 25th Avenue, S. 8th Street, W. 28th Avenue, and S. 10th Street. Alleys are present behind houses in this area. Houses in the neighborhood are not well maintained and there appeared to be a considerable number vacant. Pedestrian orientation is low to medium. The land is flat with inconsistent tree canopy. There are no sidewalks.

Vision

The vision for this area is revitalization of neighborhood features to create a pedestrian friendly environment and promote neighborhood safety. Streetscape improvements and greater connectivity to adjacent neighborhoods and retail options are keys in promoting this type of environment.

Primary Land Use

Residential

Neighborhood commercial

Quality Community Objectives*

Appropriate Businesses

Heritage Preservation

Housing Opportunities

Infill Development

Sense of Place

Traditional Neighborhood

Development Patterns

- Housing rehabilitation
- Enhanced street lighting
- Clearance of dilapidated/abandoned structures
- Infill development
- Retrofit with pedestrian improvements and bicycle access to create connectivity
- New residential development matching typical densities of older center of community
- Distribution of affordably-priced homes
- New residential development that matches the mix of housing types and styles of older, closer-in neighborhoods of the community.
- New development that reflects traditional neighborhood design principles, such as small lots, uniform orientation to street, mix of housing types, pedestrian access to neighborhood uses

Development Strategy-Implementation Measures

- Adaptive reuse
- Crime prevention through environmental design
- Infill development program
- Design charrette
- Effective public involvement process
- Landscaping and buffer requirements
- Residential infill development
- Rehabilitation codes
- Enhanced code enforcement activity
- Urban redevelopment plan
- Manufactured home compatibility standards
- Manufactured home park regulations
- Storm water management
- Georgia Initiative for Community Housing

VETERANS MEMORIAL

Description

This area is limited to Georgia Veteran's Memorial State Park, a 1,300 acre facility consisting of lodging and conference facilities, separate restaurant, marina, camping, picnic and group shelters, an indoor and outdoor military museum, golf course, large open acreage and woodland.

Vision

Community support of the state park to maintain its reputation as one of the most visited facilities in the state park system

Primary Land Use

Recreation (complementary residential and commercial)

Quality Community Objectives

Appropriate Businesses
Educational Opportunities
Employment Options
Environmental Protection
Growth Preparedness
Heritage Preservation
Open Space Preservation
Regional Cooperation
Regional Identity
Sense of Place

Development Patterns

- This is a state park; all development is controlled by the Georgia Department of Natural Resources

Development Strategy-Implementation Measures

- Regulation of land use on surrounding/adjoining properties
- Inclusion of state park in community branding/marketing campaign
- Niche Marketing
- Regional Economic Assistance Projects (REAP)

WOODVALE

Description

Woodvale is a character area shared with Cordele on the city's northeast corporate limits. Development consists of modern, single-story apartments with off-street parking. A majority of the area is undeveloped (unincorporated) acreage under active management as a pecan grove and devoid of any road frontage.

Vision

The vision for the area is expansion of multi-family housing with pedestrian and bicycle access to the nearby county recreation complex.

Primary Land Use

Residential, multi-family

Quality Community Objectives*

Housing Opportunities

Transportation alternatives

Development Patterns

- Distribution of affordably priced homes
- Improved vehicle access
- Improved pedestrian access

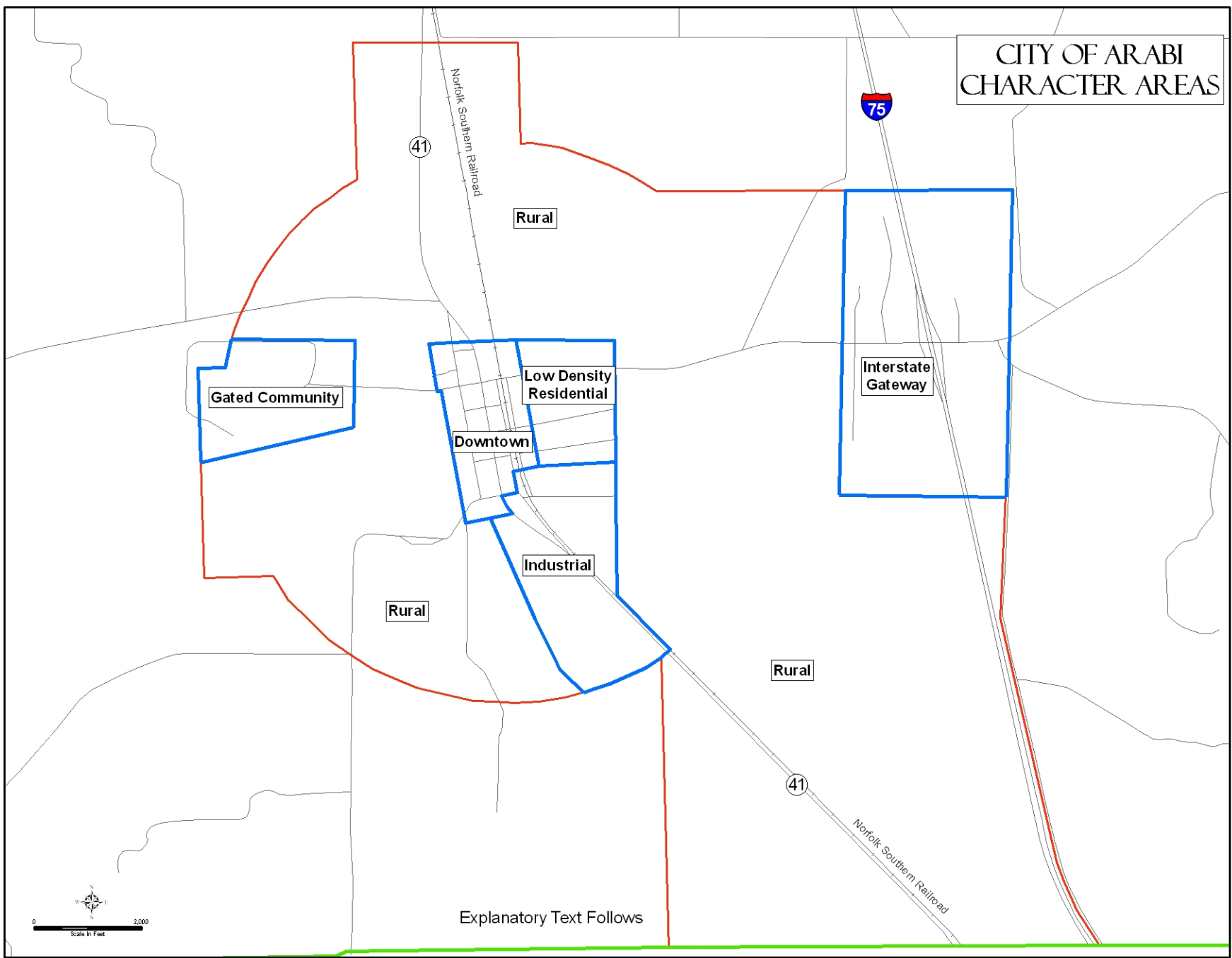
Development Strategy-Implementation Measures

- Street development
- Pedestrian and bicycle facilities

CITY OF ARABI
CHARACTER AREAS

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CITY OF ARABI CHARACTER AREAS



Explanatory Text Follows

DOWNTOWN

Description:

At the city's geographic core, this small area retains vestiges of the city's economic center from decades past. The U. S. Post Office and a retail establishment operate from the few remaining historic buildings facing the north-south thoroughfare. Area buildings of contemporary construction house city hall, a health clinic and convenience store. Housing is most commonly older, stick-built with a high incidence of substandard conditions. Some old warehouses and an agribusiness are located near the northern and eastern boundaries. The land is flat with mature trees. Streets are in a grid pattern. Sidewalks line both sides of the thoroughfare. Side streets are narrow. The area presents an overall picture of economic decline.

Vision

The vision for this area is to be the focal point of the community by increasing commercial, residential, and civic activities.

Primary Land Use

Commercial

Residential

Civic

Quality Community Objectives

Infill Development

Sense of Place

Development Patterns

- Revitalization to capture more commercial activity and maintain focal point
- Construction of sidewalk and improvement of street appearance
- On-street parking
- Infill development

Development Strategy-Implementation Measures

- State and federal programs promoting economic development
- Enterprise zone
- Opportunity zone
- Zoning ordinance review

GATED COMMUNITY

Description

The area is thinly wooded with tall pines and has deep residential setbacks with narrow lots. Houses are constructed on-site of brick or contemporary sidings. A recent development, most lots remain undeveloped. There are no sidewalks, curvilinear streets are gravel surfaced.

Vision

The vision is a conventional housing option in a rural/wooded setting with limited/controlled access.

Primary Land Use

Residential

Limited recreational

Quality Community Objectives

Housing Opportunities

Development Patterns

- Single-family housing
- New housing opportunities

Development Strategy-Implementation Measures

- Covenants

INDUSTRIAL

Description: This area is characterized by manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, and/or other nuisance characteristics may not be contained on-site. Structures are typically large buildings on large acreage, outside storage of products, materials and equipment are common. Activity can generate significant volumes of large truck traffic.

Vision:

An area with sufficient sites, acreage and amenities to make the community an attractive location for a wide variety of industrial prospects

Primary Land Use

Manufacturing

Transportation

Warehousing

Agricultural/Forestry related services

Heavy commercial

Quality Community Objectives

Appropriate Businesses

Employment Options

Development Patterns

- Restrictions on the number and size of signs and billboards
- Use of landscaping to break up large expanses of parking areas
- Parking areas that incorporate on-site stormwater mitigation or retention features, such as pervious surfaces
- Infill development

Development Strategy-Implementation Measures

- Existing industry program
- Target industry study
- Assistance with business capital formation
- State and federal programs promoting economic development
- Enterprise zone
- Opportunity zone
- Orderly Expansion of Water Services
- Identifying Workforce Training Resources
- Industrial Park Development Standards

INTERSTATE GATEWAY

Description: Located near the city's eastern corporate limits, the character area is centered around exit 92 of Interstate 75. Currently, it consists of low density commercial development; a mobile home park, RV campground and significant undeveloped acreage. The land is relatively flat, there are no sidewalks. The interstate maintains a high traffic volume.

Vision: A node catering to the commercial needs of interstate traffic (overnight accommodations, food, fuel, rest area, truck stop, tourist retail, etc.) and generating commercial employment opportunities for local residents

Primary Land Use

Commercial
Warehousing
Transportation
Industrial

Quality Community Objectives

Appropriate Businesses
Employment Options

Development Patterns

- Encourage high-density development
- Shared parking arrangements to reduce overall parking needs

Development Strategy-Implementation Measures

- Existing industry program
- Assist with business capital formation
- Target business/industry study
- State and federal programs promoting economic development
- Enterprise zone
- Opportunity zone
- Zoning ordinance review

LOW DENSITY RESIDENTIAL

Description

This area is located near the geographic center of the city. It is comprised mostly of small lots, many less than an acre. The city's largest number and most recently constructed housing, with most units dating to the 1960s-1970s, is concentrated here. Brick and masonry are the most common structural types; the city's largest number of mobile homes is found here as well. There is a significant incidence of substandard housing and areas of significant yard debris. Vacant warehouse-type buildings are located near the southwest boundary. There is a mix of grid-type and curvilinear paved streets; there is not any sidewalk. Open ditches provide drainage. Tree canopy is common, but not prevalent.

Vision

Area for redevelopment

Primary Land Use

Residential single-family
Neighborhood service

Quality Community Objectives

Housing Opportunities
Employment Options

Development Patterns

- Residential development offering a mix of housing types (conventionally constructed single family and manufactured housing)
- Redevelop sites of abandoned warehouse facilities for residential development
- New residential development that offers additional housing choice
- Infill development

Development Strategy-Implementation Measures

- Archaeological Sites Survey and Natural and Cultural Resource Inventory
- Environmental Planning Criteria
- Stormwater Management
- Special Purpose Local Option Sales Tax (SPLOST)
- Septic System Installation Requirements
- Manufactured Home Park Regulations

RURAL

Description

Covering much of the community, this character area consists overwhelmingly of open/cultivated land or woodland. Open space and farmland typify these areas. A few homes are situated on large lots. The land is relatively flat.

Vision

The vision for this area is to retain its rural, open space character with emphasis on preserving agriculture and/or woodland acreage.

Primary Land Use

Agriculture
Agribusiness
Forest
Limited residential

Quality Community Objectives

Environmental Protection
Open Space Preservation

Development Patterns

- Retaining significant site features (view corridors, farmland, etc.) as amenities that shape identity and character
- Clustering development to preserve open space within the development site

Development Strategy-Implementation Measures

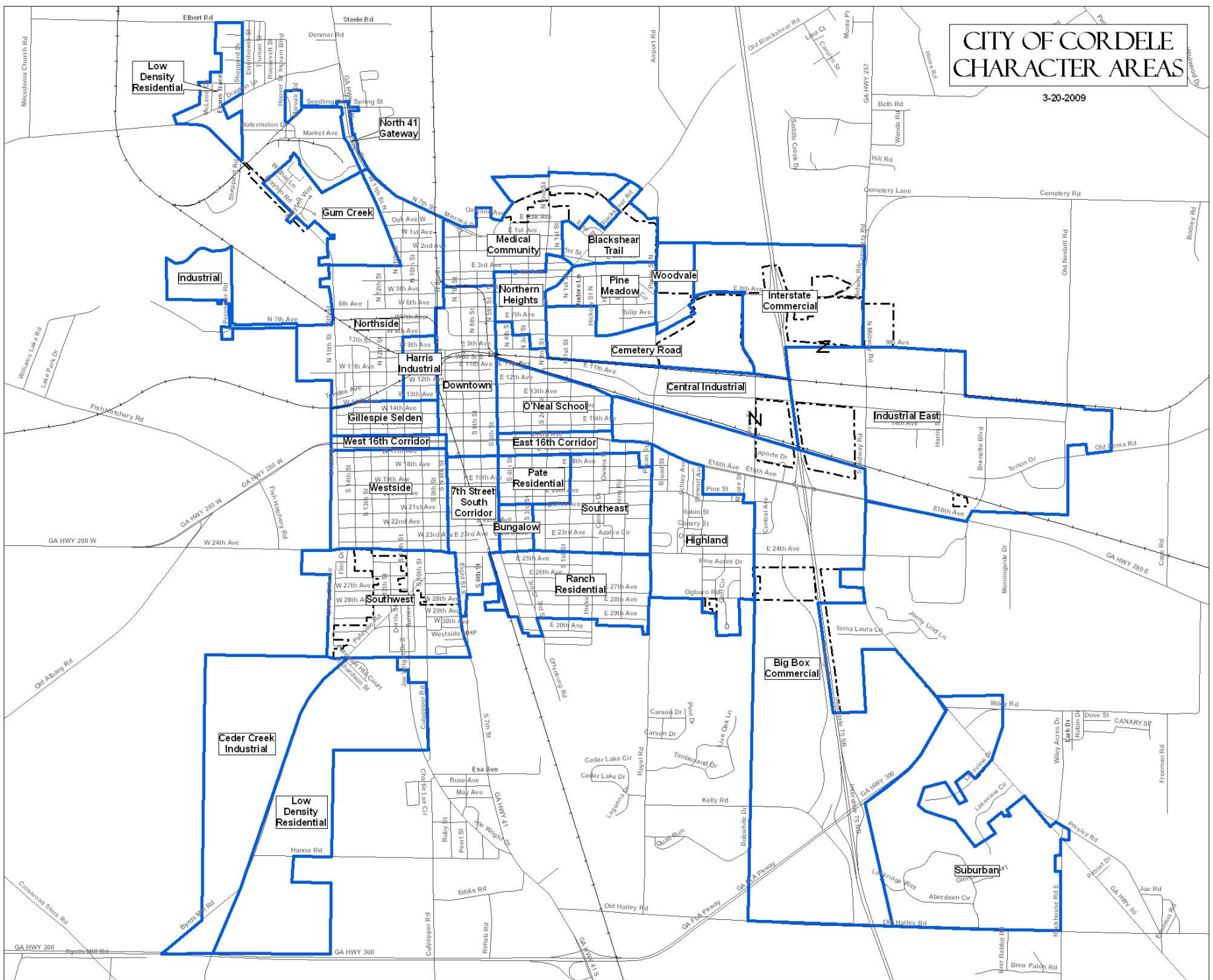
- Archaeological Sites Survey and Natural and Cultural Resource Inventory
- Major State Land Use Permits and Environmental Laws
- Conservation Subdivision Ordinance
- Environmental Planning Criteria
- Septic System Installation Requirements
- Manufactured Home Park Regulations

CITY OF CORDELE
CHARACTER AREAS

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CITY OF CORDELE CHARACTER AREAS

3-20-2009



BIG BOX COMMERCIAL

Description

The area is comprised primarily of large square-footage retail and service establishments with large asphalt parking lots located along the eastern third of 16th Avenue (U.S. 280), and extending south along 1-75 between exits 99 and 101. Businesses in this area satisfy the majority of retail trade needs of the community and some surrounding counties (grocery stores, dry goods, eating places, miscellaneous) and overnight accommodations, food and fuel needs of interstate traffic. The only pedestrian amenities are sidewalks along both sides of 16th Avenue west of 1-75. A turn lane facilitates automobile access to business establishments along 16th Avenue. Sixteenth Avenue is "built out"; the 1-75 segment has significant development potential. There are few trees, landscaping or greenspace in the area.

Vision

The vision for this area is to expand the community's role as a sub-regional commercial center and resting place for the traveling public, and to enhance the visual appearance of development with aesthetic harmony.

Primary Land Use

Retail ("big box," retail outlet, strip mall, walking mall)

Service

Restaurants

Hotels/motels

Small commercial establishments

Quality Community Objectives*

Appropriate Businesses

Employment Options Growth

Preparedness Regional Identity

Development Patterns

- Gateway signage
- Landscaping
- Development and signage regulation to present progressive community image
- Interconnectivity between developments
- Infill development
- Green parking development
- "Self-contained" service entries
- Buffered views of the rear of Big Boxes
- Preserve existing Big Box developments as active retail centers
- Big box development facilitating economic expansion, not mere relocation
- Adaptive reuse of vacant or partially occupied strip malls

Development Strategy-Implementation Measures

- Design "neighborhood" feel into big box development
- Core Economic Development Sales Team
- Adaptive Reuse of Vacant Buildings
- Landscaping Guidelines

- Improved Pedestrian Amenities
- Sign Regulations
- Shared Parking
- Transportation Enhancement
- Design Charrette
- Public-private partnership to screen “eyesores”

BLACKSHEAR TRAIL

Description

Located on the city's northeast corporate limits, it is roughly bound by the Cordele City Limits on the north and east, E. 3rd Avenue on the south, and N. 1st Street on the west. Blackshear Trail Road is a collector street that dissects the area on the diagonal. The area consists of medical and assisted living facilities, a few single-family units, multi-family housing, a church and school. The large, grassed acreage around Blackshear Trail Elementary School gives the area a feeling of openness. Buildings vary in size, height, and orientation to the street. Large parking areas are visible from the street. With the exception of a few, scattered mid-century brick Ranch-style houses, most buildings are of relatively new construction. There are not any sidewalks; traffic volume is heavy along Blackshear Trail. There are no definitive streetscape features. The land is flat with trees on the periphery.

Vision

The vision for this area is increased connectivity to adjacent neighborhoods and retail options. Improving the appearance of the streetscape, utilizing traffic calming devices on high traffic volume roads, and introducing pedestrian amenities such as crossing lanes and sidewalks are priorities for this area. Adaptive reuse of vacant buildings may in the future be needed to keep the area from suffering the negative effects of blight.

Primary Land Use

Multi-family residential
Educational/community
Assisted living/medical
Religious

Quality Community Objectives*

Housing Opportunities
Infill Development
Employment Options
Appropriate Businesses
Sense of Place
Transportation Alternatives

Development Patterns

- Streetscape enhancements
- Sidewalk construction

Development Strategy-Implementation Measures

- Georgia Initiative for Community Housing
- Manufactured home ordinance
- Adaptive reuse
- Infill development program

BUNGALOW

Description

This character area is bound by E. 21st Avenue to the north, S. 3rd Street to the east, E. 24th Avenue to the south, and S. 5th Street to the west. Streets in this residential neighborhood are mostly narrow and set in a grid pattern. Most residences were constructed in early to mid-twentieth century and have long, low Bungalow floor plans with low pitched roofs. Many of these are in fair to deteriorating condition. Houses are one story with uniform set backs. The land is flat with minimal tree cover. There are no sidewalks.

Vision

The vision for this area is a preservation of a locally unique architectural style and house type.

Primary Land Use

Residential

Quality Community Objectives*

Heritage Preservation

Housing Opportunities

Infill Development

Traditional Neighborhood

Transportation Alternatives

Development Patterns

- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- Distribution of affordably-priced homes
- New residential development that matches the mix of housing types and styles of older, closer-in neighborhoods of the community
- New development that reflects traditional neighborhood design principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial center
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas
- Infill development on vacant or under-utilized sites

Development Strategy-Implementation Measures

- Accessory housing
- Infill development program
- Residential infill development
- Sidewalk construction
- Right of way improvements
- Landscaping guidelines/ordinance
- Public nuisance ordinance

CEDAR CREEK INDUSTRIAL

Description

This is an undeveloped, agricultural area in the southwest corner of the city. It is bounded to the north and west by Cordele's corporate limits, to the east by Pateville Road and to the south by GA. 300, a divided four lane highway. An industrial speculative building is located in the intersection of these two roads.

Vision

Because of its attractive and highly visible location, the area is targeted for industrial development.

Primary Land Use

Industrial

Quality Community Objectives*

Appropriate Businesses

Employment Options

Growth Preparedness

Regional Identity

Development Patterns

- New industry located close to town, making jobs accessible to residents by way of transit, walking, or bicycling.
- Industrial park signage
- Restrictions on number and size of signs and billboards
- Landscaping of parking areas to minimize visual impact from off-site
- Location of parking at rear or side of buildings to minimize visibility from the street
- Shared parking arrangements
- Limited expanses of asphalt parking
- Parking lots with pervious surfaces
- Tree islands to break up large expanses of paved parking
- Roadway improvement and development
- Railroad/rail spur development

Development Strategy-Implementation Measures

- Industrial park development standards
- Landscaping and buffer guidelines
- State and federal programs supporting economic development
- Sign/billboard regulation
- Shared parking
- Stormwater management
- Transportation improvement

CEMETERY ROAD

Description

This area is bordered by E. 8th Avenue (Cemetery Road) on the north, N. Greer Street to the east, Georgia Southwestern Railroad to the south, and N. 2nd street to the west. It is characterized by a large municipal cemetery and large ball field complex. The large acreages consumed by the cemetery and recreation site limit through streets to a minimum. There is low pedestrian access and no sidewalks.

Vision

The vision for this area is to remain a park-like, open-air space with few viewshed intrusions. Attractive, visual buffers should be maintained to separate the cemetery from the adjoining railroad.

Primary Land Use

Cemetery
Church/funerary
Recreation

Quality Community Objectives*

Heritage Preservation
Open Space Preservation
Sense of Place

Development Patterns

- Restrictions on the number and size of signs and billboards
- Landscaping enhancements

Development Strategy-Implementation Measures

- Landscaping guidelines
- Sign regulations
- Traffic calming devices
- Stormwater management

CENTRAL INDUSTRIAL

Description

This character area is located in east-central Cordele, on both sides of East 11th Avenue. The area is bounded to the north and south by Georgia Southwestern and CSX Railroads, respectively, to the west by N. Fifth Street and to the east by I-75. Development is concentrated in the western half and consists of medium-to-large, older (some vacant) industrial buildings (both masonry and metal-sided), small service facilities, maintenance facilities of the city and the board of education and a commercial waste hauler. Service and maintenance establishments have materials stored on-site which are visible through commercial/industrial wire fencing. Development in the east half of the area is currently limited to a church, three, free-standing commercial establishments and two apartment complexes. The area is a narrow strip of land between two railroads and adjacent to an interstate, making it most attractive for industrial development.

Vision

The vision consists of increased economic activity in the area through adaptively reusing vacant industrial facilities and attracting new industrial investment, all with complimentary aesthetic enhancements.

Primary Land Use

Industry

Transportation

Services

Quality Community Objectives*

Appropriate Businesses

Employment Options

Infill Development

Development Patterns

- Restrictions on the number and size of signs and billboards
- Screened fencing
- Use of landscape enhancements
- Street and rail spur development

Development Strategy-Implementation Measures

- Existing industry program
- Business incubator
- Landscaping/buffer guidelines
- Sign regulations
- Shared parking
- Stormwater management
- Transportation enhancements

INTERSTATE COMMERCIAL

Description

This area is centered on exit 102 of I-75. Development currently consists of two small, local commercial establishments on the eastern boundary.

Vision

The vision for this area is commercial development catering to the needs of the public traveling I-75 and visiting the community.

Primary Land Use

Commercial

Quality Community Objectives*

Appropriate Businesses

Employment Options

Growth Preparedness

Regional Identity

Development Patterns

- Clustering high-density development at nodes along major corridors
- Gateway signage
- Development and signage regulation to present progressive community image
- Restrictions on the number and size of signs and billboards
- Interconnectivity between developments
- Green parking development
- "Self-contained" service entries, avoiding interference with other businesses
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses
- Location of parking at rear or side of buildings to minimize visibility from the street
- Buffered views of the rear of big boxes

Development Strategy-Implementation Measures

- State and federal programs supporting economic development
- Controlling big box development
- Sign regulation
- Landscaping guidelines
- Shared parking
- Stormwater management
- Landscaping guidelines

DOWNTOWN

Description

The Historic Downtown Commercial Character Area is roughly bound by... Most of this area within these boundaries overlaps the Downtown Commercial National Register Historic District. Freight trains run on three active railroads. Two mainline and one short-line tourism passenger train, the SAM Shortline, intersect in this character area and frequently interrupt automobile traffic. Streets are set in a tight grid pattern, which dates to the city's founding in 1888 at the intersection of two railroad lines. A number of one-story brick warehouses, both attached and freestanding, remain along the railroad lines. A large one-story brick warehouse-type building that housed an ice plant is still intact. One building remains from a cottonseed oil mill. The old city waterworks dating from 1914 with water tower and accompanying pump house across the railroad lines to the northwest are relatively rare examples of such structures. These facilities have been abandoned for many years. Within the downtown core are numerous one- and two-story attached brick commercial buildings constructed during the late 19th and early 20th centuries. These buildings exemplify stylistic treatments of early¹¹ century commercial architecture, featuring design elements of the Beaux-Arts, Italianate, Victorian Commercial, and Classical Revival architectural styles, cast terra cotta ornamentation, and decorative brickwork. Many of the buildings exhibit physical deterioration. Building density is high with buildings constructed on lot lines and sharing party walls. There are several vacant buildings but few undeveloped lots. Occupied buildings in the geographic core currently house commercial establishments, retail stores, civic organizations, and residential uses. Light industrial warehouses and smaller one-story historic commercial buildings are found on the northernmost boundary. The limited tree cover and green space present are confined to the area's northern and eastern boundaries. Sidewalks are a common feature, and pedestrian crossings are limited to the main thoroughfare traversing the full north-south length of the area. On-street parking is common; there are few parking lots.

Vision

The vision for the area is restoration of economic vitality and preservation of historic integrity of the community's original commercial core.

Primary Land Use

Mixed use (residential/commercial)

Retail and service businesses

Higher education

Civic institutions

Cultural institutions

Quality Community Objectives*

Heritage Preservation

Housing Opportunities

Infill Development

Sense of Place

Transportation Alternatives

Educational Opportunities

Development Patterns

- Increased retail activity
- Eliminate blight
- Preservation of historic buildings
- Additional parking that complements area character
- Increased opportunities for downtown living (loft apartments)
- Additional and improved sidewalk
- Additional street lighting on side streets

Development Strategy-Implementation Measures

- Business incubator
- Federal programs supporting economic development
- Local historic district designation
- Historic Preservation Ordinance/Design guidelines
- Historic signage
- Landscaping Guidelines
- Capital Improvements Programs
- Special Purpose Local Option Sales Tax (SPLOST)
- Infill Development Program
- Adaptive reuse of vacant or abandoned buildings
- Sign regulations
- Enhance Enforcement of Public Nuisance Ordinance
- Parking Study
- Additional streetscape improvements/Transportation Enhancement
- Design Charette / Master Plan
- Establishment of a local historic district
- Partnerships between existing and new businesses
- Revolving Loan Fund
- Redevelopment of SAM Depot block and surrounding area
- Viewing stand of railroad diamond
- Crime Prevention through Environmental Design

EAST 16th CORRIDOR

Description

16th Avenue east consists of a series of small, strip mall shopping centers interspersed with older single, free-standing retail and service establishments. Each individual business is typically small, single story with a relatively high floor-area ratio. There are some vacant store fronts in the strip malls. The potential for infill development is limited because the build-out rate is so high. Sidewalks front the entire corridor. This is a very economically active area and among the most heavily traveled routes for both local and transient traffic.

Vision

The vision for this area is the promotion of an attractive commercial center for residents and the public traveling this U. S. highway. These opportunities should entice travel westward into the downtown core.

Primary Land Use

Commercial
Retail Business

Quality Community Objectives*

Appropriate Businesses
Employment Options
Infill Development
Regional Identity

Development Patterns

- Sidewalk improvements
- Aesthetic harmony in future development
- Restrictions on the number and size of signs and billboards
- Landscaping of parking areas to minimize visual impact from off-site
- Location of parking at rear or side of buildings to minimize visibility from the street
- Shared parking arrangements that reduce overall parking needs
- Parking lots that incorporate pervious surfaces for stormwater management
- Reuse of existing vacant or underutilized structures

Development Strategy-Implementation Measures

- Landscaping/buffer guidelines
- Design guidelines (charrette)
- Shared parking
- Signage regulations
- Infill development program
- Transportation enhancement program
- Stormwater management
- Adaptive reuse

GILLESPIE-SELDEN

Description

The Gillespie-Selden Character Area overlaps the boundaries of the Gillespie-Selden National Register Historic District. It was listed in 2004 and is one of three National Register Historic Districts in the city. This character area is roughly bound by 16 Avenue, 15^l Street, 13* Avenue and 11 Street. It consists mostly of small single family dwellings, churches, and the historic Gillespie-Selden Institute. The Gillespie-Selden Institute is a complex of buildings, located at the corner of 15th Avenue and 12th Street, including the President's Home (1925), Founder's Home (1941), girl's dormitory (1929), Gillespie Memorial Hospital (1937), Administration Building (1937) and Selden Cottage (1949). The President's Home is brick and features Craftsman style detailing, while the dormitory, hospital and Administration Building are brick with Colonial Revival features. The Founder's House, also known as Dr. Clark's House after founder Dr. Augustus S. Clark, is a Colonial Revival style house. Selden Cottage is a brick building with no academic style. Dwellings are early 20th century construction with variations in form. Most are in poor physical condition. The neighborhood was founded in the early 1890's by African-Americans who worked for the railroad. Most of the residences are late 19 and early 20 century one-story wood framed buildings with minimal stylistic detailing and uniform setbacks. Wood clapboard and synthetic siding are the main exterior sheathing materials on conventionally constructed housing, the dominant housing type, though concrete masonry housing and mobile homes are also present. Most houses are brightly colored and graffiti is present in the neighborhood. Mobile homes are present and a high incidence of substandard housing contributes to a large number of vacant structures. The land is flat with mature trees. Streets are in a tight grid pattern with complimentary alleys. There are no sidewalks.

Vision

The vision for the area is to restore and preserve features that contributed to the neighborhood listing on the National Register of Historic Places:- Late 19th and early 20th century one-story wood framed buildings with minimal stylistic detailing and uniform setbacks; the Gillespie-Selden Institute complex of buildings (President's Home, Founder's Home, girl's dormitory, Gillespie Memorial Hospital, Administration Building and Selden Cottage), churches, corner stores, mature hardwood trees, grass lawns and foundation plantings.

Primary Land Use

Single-family residential
Neighborhood businesses
Home occupations
Churches

Quality Community Objectives*

Heritage Preservation
Housing Opportunities
Infill Development
Sense of Place
Traditional Neighborhood
Transportation Alternatives

Development Patterns

- Housing rehabilitation
- Demolition and clearance of dilapidated, abandoned structures
- Complementary redevelopment (infill) of currently vacant and cleared sites
- Signage denoting historic character of the neighborhood
- Preserve existing recreation facilities and supplement with active and passive parks
- Sidewalk construction
- Placement of streetlights and street furniture
- Preserve alleys
- Promote neighborhood stores and services
- Maintain tree canopy

Development Strategy-Implementation Measures

- Historic / Cultural Resources Survey Update
- Designate as a local historic district
- Landscaping Guidelines / Ordinance
- Sidewalk Construction
- Special Purpose Local Option Sales Tax (SPLOST)
- Stimulate Home Ownership
- Homeowner Education Programs
- Infill Development Program
- Stormwater management
- Transportation Enhancement
- Design Charrette
- Georgia Initiative for Community Housing
- Restore and preserve GSI campus
- Preserve single family housing
- Neighborhood Preservation Commission
- Development guidelines
- Redevelopment Codes
- Crime Prevention through Environmental Design

GUM CREEK

Description

Gum Creek is a mixed use area located near the city's northwest corner; bounded on the north by various property boundaries, on the east by W. 11th Street, on the south by W. 3rd. Avenue, on the west by the corporate limits. Bisected by and consisting primarily of wooded floodplain, there is limited acreage suitable for development. These areas are located along the northern boundary and the southeast corner between a cemetery and residential neighborhood.

Vision

Very limited development is envisioned because of the scarcity of developable acreage and the potential for adverse impacts on floodplain.

Primary Land Use

residential
Cemetery
Church

Quality Community Objectives*

Environmental Protection

Development Patterns

- Clustered development
- Preservation of environmentally sensitive area by setting it aside as public park or greenbelt

Development Strategy-Implementation Measures

- Update flood damage prevention ordinance in accordance with available digital floodplain mapping
- Stormwater management

HARRIS INDUSTRIAL

Description

Located in the city's northwest quadrant, this character area is bordered on the north by W. 8th Avenue, N.9th Street on the east, W. 13th Avenue on the south, and N. 11th Street on the west. The area is anchored by a single industry with two, tall, metal industrial buildings, one located between two converging railroad lines supported by adjoining, smaller buildings also of metal construction. These are flanked on the south by two, small, unrelated, commercial, metal-sided buildings, and on the north by the city's original water tower and an electrical substation. The area abuts Downtown on the east and residential neighborhoods comprised of single-family housing on the other three sides.

Vision

Maintain a well-established local industry easily accessible to residents of surrounding neighborhoods via foot, bicycle or transit. Encourage enhanced views of the industrial site at the surrounding residential street level.

Primary Land Use

Industrial
Commercial

Quality Community Objectives*

Appropriate Businesses
Employment Options

Development Patterns

- Restrictions on the number and size of signs
- Parking lots that incorporate on-site stormwater mitigation or retention features
- Landscaping/screening/visual buffers to soften industrial view from surrounding residential neighborhoods
- Off Street Parking

Development Strategy-Implementation Measures

- Existing industry program
- Landscaping guidelines
- Signage regulation
- Shared parking
- Stormwater management

HIGHLAND

Description:

This character area is located in southeast Cordele. It is bound on the north by E. 16th Avenue and Pine Street, Greer Street on the east, Ogburn Road on the south, and Pecan Street to the west. The area consists mostly of modest mid-twentieth century Ranch-type, mid-twentieth century split-level, and various types of contemporary infill, including multi-family housing. Many of the infill houses have been constructed since 1980-85. Single-family dwellings are one- to one-and-a-half stories with uniform setbacks. A middle school is in the southwest corner. Street patterns vary; most are curvilinear and open up small scattered pockets of green space. There are no sidewalks. The land is mostly flat with some mature trees and a thin tree canopy.

Vision

The vision for this area is to maintain its residential character and small-scale neighborhood amenities.

Primary Land Use

Residential, mostly single-family

Quality Community Objectives*

Housing Opportunities

Infill Development

Development Patterns

- Conservation subdivision

Development Strategy-Implementation Measures

- Residential infill development program
- Sidewalk construction
- Public nuisance ordinance
- Design standards or guidelines
- Traffic calming
- Stormwater management

INDUSTRIAL EAST

Description

This area sits astride two rail lines on the eastern extremity of the city and is bounded on the west by I-75. Over half the acreage is developed, primarily with large, metal-sided industrial buildings and large asphalt parking lots. The balance of the area is in woodland or agricultural production but prime for industrial use because of location. There is little pass-through traffic; interior streets are highly trafficked by large transport trucks and employee vehicles.

Vision

The vision for this area is one with sufficient sites, acreage and amenities to make the community an attractive location for a wide variety of industrial prospects bringing diverse employment opportunities to residents.

Primary Land Use

Industrial
Light industrial
Transportation

Quality Community Objectives*

Appropriate Businesses
Employment Options Growth
Preparedness Infill Development

Development Patterns

- Restrictions on the number and size of signs and billboards
- Parking lots that incorporate on-site stormwater mitigation or retention features
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Infill development on vacant or under-utilized sites

Development Strategy-Implementation Measures

- Industrial recruitment program
- Target industry study
- Assistance with business capital formation
- State and federal programs promoting economic development
- Enterprise zone
- Opportunity zone
- Identifying workforce training resources
- Existing industry program
- Landscaping/buffer guidelines
- Signage regulations
- Shared parking
- Industrial park development standards
- Stormwater management/green parking guidelines

LOW-DENSITY RESIDENTIAL

Description

These areas are located on the northwestern and southwestern corners of the city. They are characterized by either small concentrations of low density residential development or agriculture/wooded acreage. There are variations in house types, set-back, and in some cases orientation to the street. Street patterns are linear, there are no sidewalks.

Vision

The vision is for low density residential development with openness/separation between buildings.

Primary Land Use

Residential

Quality Community Objectives*

Housing Opportunities

Development Patterns

- Distribution of affordably-priced homes
- New residential development that offers additional housing choice
- Residential development that offers a mix of housing types and densities (single family homes, town homes and apartments)

Development Strategy-Implementation Measures

- Archaeological Sites Survey and Natural and Cultural Resource Inventory
- Landscaping Guideline Covenants
- Conservation Subdivision Ordinance
- Environmental Planning Criteria
- Stormwater Management Program
- Orderly Expansion of Water and Sewer Services
- Special Purpose Local Option Sales Tax (SPLOST)
- Septic System Installation Requirements
- Manufactured Home Compatibility Standards
- Manufactured Home Park Regulations
- Site Plan Review
- Cluster Development
- Design Review
- Planned Unit Developments
- Public Nuisance Ordinance
- Sign Regulations

MEDICAL COMMUNITY

Description

Anchored by Crisp Regional Hospital, the area is also home to the joint EMS/E-911 complex, pharmacies, doctor's and dentist's offices, two nursing homes and medical/health service agencies interspersed among older, deteriorating housing. The current hospital replaced one constructed on an adjoining site in the 1950s currently being used as medical offices. The recreation department is housed in a new facility on the area's northern extremity. The more recent of these medical-related developments either replaced existing residences with larger, modern brick buildings and parking areas, or converted to office use the early to mid-20th century single-family houses common throughout the area. Wood clapboard is the main residential sheathing material with examples of brick and synthetic sidings also present. The houses are one-story with uniform setbacks. The topography is flat, the street network is in a grid pattern and mature trees grace the neighborhood. There are no sidewalks. The medical-related developments have increased the traffic volume above residential street levels.

Vision

The vision for this area is expansion of the medical services provided the community and region while remaining sensitive to and maintaining as much of the residential character of the area as possible. The historic residential character should not be abandoned in favor of a medical/institutional character.

Primary Land Use

Residential

Medical

Health care related commercial

Quality Community Objectives*

Appropriate Businesses

Employment Options

Growth Preparedness

Infill Development

Regional Identity

Traditional Neighborhood Development

Housing Options

Development Patterns

- Housing rehabilitation
- Homes, small businesses, services, and institutions grouped together in attractive mixed use centers that serve the community
- Infill development
- New development matching character of surrounding neighborhood
- New development that reflects traditional neighborhood design principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood
- Retention of affordably-priced housing
- Landscaping of parking areas to minimize visual impact from off-site

- Location of parking at rear or side of buildings to minimize visibility from the street
- Use of landscaping to break up expanses of paved parking
- Shared parking arrangements that reduce overall parking needs
- Green parking development
- Infill development on vacant or under-utilized sites
- Reuse of existing vacant or underutilized structures (e.g. commercial centers, office spaces, warehouses) to accommodate new community facilities

Development Strategy-Implementation Measures

- Rehabilitation codes
- Infill development program
- Landscaping/buffer guidelines
- Design guidelines
- Stormwater management
- Adaptive reuse
- Design charrette
- Public nuisance ordinance
- Shared parking

NORTH 41 GATEWAY

Description: This area is on the northeast corporate limits of Cordele and is comprised of mixed land uses with numerous blighting influences. There is a mixture of older (1940-1950) site-built and manufactured housing, all single-family, single-story on small lots; most show signs of deterioration. Tree-shaded lots are common. Half of the residential streets are in a grid pattern (Omar Heights), the balance (Meadow Park) are more curvilinear. Though streets are paved, drainage deficiencies are contributing to blight. There are not any sidewalks in the area. An automobile repair shop and automobile salvage yard on opposite ends of the area have numerous vehicles either sitting on the roadside or easily visible from the road. A demolished motor court and dilapidated, vacant commercial building sit on opposite sides of U. S. 41. A makeshift flea market also sits along side the highway.

Vision

The vision for this area is restoring economic vitality and mixed-use development centered on cross- or multi-seasonal potential of expanded commerce at the farmers market

Primary Land Use

Commercial

Residential

Light Industrial

Quality Community Objectives

Appropriate Businesses

Employment Options

Environmental Protection

Housing Opportunities

Infill Development

Regional Identity

Sense of Place

Development Patterns

- Redevelopment that converts deteriorated, vacant or abandoned structures/sites from blighted conditions to economic productivity
- Infill development
- Distribution of affordably-priced homes in residential sections of area
- Restrictions on the number and size of signs and billboards
- Housing rehabilitation
- Stormwater management

Development Strategy-Implementation Measures

- Agricultural Marketing/Agri-tourism
- Brownfield Site Remediation
- Capital Availability for Business Development/Revolving Loan Fund
- Existing Industry Program
- State and Federal Programs Supporting Economic Development
- Niche Marketing

- Regional Economic Assistance Projects promoting agri-tourism
- Enterprise and Opportunity Zones
- Rehabilitation Codes
- Landscaping guidelines
- Stormwater Management Program
- Fix It First Policy
- Georgia Initiative for Community Housing
- Homebuyer Education Programs
- Establish an Urban Redevelopment Area (OCGA 36-61-1)
- Manufactured Home Compatibility Standards
- Manufactured Home Park Regulations
- Adaptive Use
- Infill Development Program
- Public Nuisance enforcement
- Enhanced code enforcement
- Sign Regulations
- Right-of-Way Improvements
- Greyfield development

NORTHERN HEIGHTS

Description

Northern Heights is a residential neighborhood bound by E. 3rd Avenue to north, N. 2nd Street to the east, E. 9th Avenue to the south, and N. 5th Street to the west. Most of the houses are in fair condition, but substandard housing is present. Dwellings date from early to mid-20th century, and most exhibit Craftsman or Colonial Revival stylistic elements. Wood clapboard is the main sheathing material, although stone and brick are also present. The majority of houses are one story, but several have one-and-a-half story Bungalow floor plans. Streets in this traditional residential neighborhood are set in a grid pattern. The land is flat with mature trees. There are no sidewalks.

Vision

The vision for this area is restoration and preservation of residential character, retention of the tree canopy and addition of pedestrian facilities

Primary Land Use

Residential, primarily single-family
Existing neighborhood businesses

Quality Community Objectives*

Heritage Preservation
Housing Opportunities Infill Development
Traditional Neighborhood
Transportation Alternatives

Development Patterns

- Housing rehabilitation
- Upgrade alleyways
- Maintain existing street grid pattern
- Sidewalk construction

Development Strategy-Implementation Measures

- Housing rehabilitation
- Accessory Housing Units
- Public Nuisance Ordinance
- Residential Infill
- Site Plan Review
- Right of Way improvements
- Traffic Calming
- Landscape Guidelines
- Stormwater management

NORTHSIDE

Description

Streets in this residential neighborhood in the northwest corner of the city are set in a grid pattern. Most residences were constructed in early to mid-twentieth century and are in poor condition. Houses are one story with uniform set backs. Dilapidated housing, vacant housing and vacant lots are evident. Mobile and manufactured homes are distributed throughout the area at varying orientations to the streets, among older stick-built housing. The land is flat, and residential blocks have a good tree canopy. Streets are narrow with no sidewalks. This area includes four large sites with three agribusinesses, which are not compatible with the surrounding residential area. Land use, large land area and height of buildings conflict with neighborhood scale. One of the agro-businesses/two sites is essentially abandoned; all four sites are significant blighting influences in the neighborhood. The land surrounding three of these sites is open with very little vegetation.

Vision

The vision for this area is revitalization of the residential areas and conversion of the conflicting land uses to residential development.

Primary Land Use

Residential

Neighborhood commercial

Quality Community Objectives*

Traditional Neighborhood

Transportation Alternatives

Development Patterns

- Housing rehabilitation
- Enhanced street lighting
- Clearance of dilapidated/abandoned structures
- Infill development
- Retrofit with pedestrian improvements and bicycle access to create connectivity
- New residential development matching typical densities of older center of community
- Distribution of affordably-priced homes
- New residential development that matches the mix of housing types and styles of older, closer-
- in neighborhoods of the community.
- New development that reflects traditional neighborhood design principles, such as small lots, Uniform orientation to street, mix of housing types, pedestrian access to neighborhood uses

Development Strategy-Implementation Measures

- Adaptive reuse
- Crime prevention through environmental design
- Infill development program
- Design charrette

- Landscaping and buffer requirements
- residential infill development
- rehabilitation codes
- enhanced code enforcement activity
- urban redevelopment plan
- manufactured home compatibility standards
- stormwater management

O'NEAL SCHOOL

Description

The O'Neal School Character Area is located east of downtown Cordele and contains historic residences, two commercial buildings and several community landmark buildings constructed between 1887 and 1954. It is roughly bounded by the Seaboard Coastline Railroad, Owens Street, 16th Avenue and 6th Street. This neighborhood is currently listed on the National Register of Historic Places and is currently the community's only locally-designated historic district. Dwellings are predominantly single family and consist of architectural styles, including Italianate, Queen Anne, Folk Victorian, Colonial Revival, Neoclassical Revival, English Vernacular Revival and Craftsman. The houses are one to two stories and feature wood, brick or stone facades and decorative elements. The larger high-style houses were built during the late 19th and early 20th centuries and are located on 12th, 13th, 14th and 15th Avenues. The more modest houses were constructed during the early to mid 20th century and are located along the borders of the neighborhood on 11th Avenue and 16th Avenue. The houses of the district share common setbacks and many still retain their historic outbuildings. It is a twenty-five block neighborhood with streets set into a grid pattern. The land is flat with a mature, moderate tree canopy. All residences appear to be occupied. Historic rusticated granite curbs are present. Sidewalks and street parking are pedestrian-oriented features.

Vision

The vision is preservation of the characteristics that warranted listing the neighborhood on the National Register of Historic Places and local designation as a historic district. Design guidelines should be enforced to preserve and enhance these characteristics.

Primary Land Use

Residential, single-family
School
Churches

Quality Community Objectives*

Heritage Preservation
Housing Opportunities
Infill Development
Sense of Place
Traditional Neighborhood
Transportation Alternatives

Development Patterns

- Housing rehabilitation
- Accessory housing
- In-fill or replacement housing that matches the current mix of architectural styles, structure, size, placement, etc.

Development Strategy-Implementation Measures

- Accessory housing
- Residential infill development
- Public nuisance ordinance

- Traffic calming devices
- Stormwater management
- Sidewalks/maintenance
- Rehabilitation codes
- Historic signage
- Historic street lighting

PATE RESIDENTIAL

Description

This character area is bound by E. 17th Avenue on the north, S. 1st Street on the east, E. 21st Avenue on the south, and S. 5th Street on the west. Streets in this residential neighborhood are narrow and set in a grid pattern. Most dwellings were constructed during the mid-twentieth century and exemplify the Minimal Traditional house type that became popular immediately after World War II. Notable secondary architectural characteristics include gabled front entryways with stoops, roof dormer windows, and gabled roofs. Some Ranch type dwellings and early twentieth century cottages are found on the peripheries of this character area. A small number of newer contemporary infill houses are present, and they blend well with older dwellings and neighborhood surroundings. Houses are single family, one story with uniform set backs. There is one church. The land is flat with mature trees and substantial tree canopy. There are no sidewalks.

Vision

The vision for this area is to maintain its neighborhood character and promote residential infill development for single family housing where appropriate.

Primary Land Use

Residential

Quality Community Objectives*

Heritage Preservation
Housing Opportunities
Infill Development
Traditional Neighborhood
Transportation Alternatives

Development Patterns

- Accessory housing
- Affordably-priced housing
- Compatible infill development
- New development that reflects traditional neighborhood design principles, such as
- Smaller lots, orientation to street, mix of housing types
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity

Development Strategy-Implementation Measures

- Residential infill development
- Design standards / guidelines
- Public nuisance ordinance
- Landscaping ordinance / guidelines
- Right of way improvements
- Stormwater management

PINE MEADOW

Description

Pine Meadow is a neighborhood in northeast Cordele, bounded roughly by E. 3rd Avenue on the north, N. Pecan Street on the east, E. 8th Avenue on the south, and N. 2nd Street on the west. Most interior streets are oriented north-south in a loose grid configuration. The neighborhood consists mainly of mid-20th century brick Ranch style houses interspersed with novelty-siding houses built circa 1965-1975. All dwellings are one-story with uniform setbacks. The land is flat with mature trees. There are no sidewalks.

Vision

The vision for this area is to maintain Ranch style architectural character, with the addition of pedestrian amenities for connectivity to adjacent neighborhoods.

Primary Land Use

Residential, single-family

Quality Community Objectives*

Housing Opportunities

Infill Development

Traditional Neighborhood

Development Patterns

- Housing rehabilitation
- Sidewalk development

Development Strategy-Implementation Measures

- Residential infill development
- Housing rehabilitation
- Sidewalk construction
- Public nuisance ordinance
- Homebuyer education programs
- Traffic calming
- Stormwater management

RANCH RESIDENTIAL

Description

This character area is bound by W. 24th Avenue to the north, Pecan Street on the south, the City Limits to the South, and the railroad tracks to the west. The area includes a cohesive collection of mid- to late-twentieth century brick Ranch-type Houses. Dwellings have long, low rectangular forms with secondary characteristics such as hipped roofs with wide overhanging eaves, recessed entry ways with stoops, and large, rectangular front facing picture windows. Contemporary infill houses are infrequently present. Streets in this residential neighborhood are narrow and set in a loose grid pattern. The land is gently rolling with a moderate tree canopy. There are no sidewalks.

Vision

The vision for this area is to maintain its neighborhood character and promote residential infill development for single family housing where appropriate. Listing of this neighborhood on the National Register of Historic Places is encouraged if examples of ranch housing are significant and sufficiently consistent.

Primary Land Use Residential

Education

Quality Community Objectives*

Heritage Preservation

Housing Opportunities

Infill Development

Sense of Place

Traditional Neighborhood

Development Patterns

- Compatible infill development
- Parks and greenspace where appropriate

Development Strategy-Implementation Measures

- Landscaping guidelines/ordinance
- Overlay districts, such as a local or national historic district
- Historic resource survey
- Local historic district / national register designation
- Public nuisance ordinance
- Sidewalk construction
- Traffic calming
- Design charrette
- Residential infill development

7th STREET SOUTH CORRIDOR

Description

This character area extends the length of the southern segment of the city's main, four-lane thoroughfare. Aging, low-density commercial buildings sit in a state of deterioration close to the street. There is potential for infill development along the corridor, but surroundings are not conducive to new investment despite the presence of more recently constructed government offices. On the southern half of the corridor street side operations of a cardboard recycler are inadequately screened, blighted mobile homes are visible and used appliances are left by the street side. Sidewalks parallel both sides of the street. The few trees present are located in the southern half of the corridor.

Vision

The vision for this area is an invigorated commercial corridor catering primarily to retail and service needs of the community.

Primary Land Use

Small businesses

Light industrial

Quality Community Objectives*

Infill Development

Appropriate Businesses

Sense of Place

Development Patterns

- Rehabilitation of structures
- Complementary development (infill) of sites currently vacant
- Enhanced street lighting
- Off-street (shared) parking
- Signage regulations
- Corridor signage
- Landscaping/streetscape improvements

Development Strategy-Implementation Measures

- Business incubator
- Niche marketing
- Existing industry program
- Landscaping guidelines
- Transportation enhancement program
- Sidewalk improvements
- Special purpose local option sales tax (SPLOST)
- Infill development program
- Adaptive reuse of vacant buildings
- Sign regulations
- Design charrette
- Shared parking

- Public nuisance ordinance
- Revolving loan fund

SOUTHEAST

Description

This character area is roughly bordered by E.17th Avenue and E. 21st Avenue to the north, S. Pecan Street to the east, W.24th Avenue to the south, and S. 3rd Street and S. 1st street to the west. Most dwellings were constructed in the early to mid-twentieth century and are in reasonably good condition. Notable examples of several mid-twentieth century architectural styles are found in this area, specifically Ranch House types. Many of these dwellings have front-facing gabled rooms projecting from the main facade. Dwellings are mostly one story with uniform setbacks, although some examples of later twentieth century split level dwellings are present. Most residences have the same orientation to the street. The land is flat with a thick pine tree canopy. Streets are narrow and are typically set in a grid pattern throughout the neighborhood. There are no sidewalks.

Vision

The vision for this area is to maintain its residential character and traditional neighborhood design.

Primary Land Use

Residential, single-family

Quality Community Objectives"

Heritage Preservation Housing
Opportunities Infill Development
Sense of Place Traditional
Neighborhood

Development Patterns

- Compatible infill development
- Parks and greenspace where appropriate

Development Strategy-Implementation Measures

- Landscaping guidelines
- Overlay districts, such as a local or national historic district
- Historic resource survey
- Local historic district / national register designation
- Public nuisance ordinance
- Sidewalk construction
- Traffic calming
- Design charrette
- Residential infill development
- Accessory housing units

SOUTHWEST

Description

This character area sits astride the city-county jurisdictional boundary in the southwest corner of Cordele's built area south of 24th Avenue. The neighborhood consists mostly of modest mid-20th century Ranch-style houses, interspersed with streets of mobile homes, concrete masonry dwellings, and a wooden clapboard structures. The southernmost end of the area contains mobile home parks. Streets are linear but do form tight interconnected grid patterns. Setbacks are inconsistent with the exception of a cluster of Ranch houses bounded roughly by W. 25th Avenue, S. 8th Street, W. 28th Avenue, and S. 10th Street. Alleys are present behind houses in this area. Houses in the neighborhood are not well maintained and there appeared to be a considerable number vacant. Pedestrian orientation is low to medium. The land is flat with inconsistent tree canopy. There are no sidewalks.

Vision

The vision for this area is revitalization of neighborhood features to create a pedestrian friendly environment and promote neighborhood safety. Streetscape improvements and greater connectivity to adjacent neighborhoods and retail options are keys in promoting this type of environment.

Primary Land Use

Residential

Neighborhood commercial

Quality Community Objectives*

Appropriate Businesses

Heritage Preservation

Housing Opportunities

Infill Development

Sense of Place

Traditional Neighborhood

Development Patterns

- Housing rehabilitation
- Enhanced street lighting
- Clearance of dilapidated/abandoned structures
- Infill development
- Retrofit with pedestrian improvements and bicycle access to create connectivity
- New residential development matching typical densities of older center of community
- Distribution of affordably-priced homes
- New residential development that matches the mix of housing types and styles of older, closer-in neighborhoods of the community.
- New development that reflects traditional neighborhood design principles, such as small lots, uniform orientation to street, mix of housing types, pedestrian access to neighborhood uses

Development Strategy-Implementation Measures

- Adaptive reuse
- Crime prevention through environmental design
- Infill development program
- Design charrette
- Effective public involvement process
- Landscaping and buffer requirements
- Residential infill development
- Rehabilitation codes
- Enhanced code enforcement activity
- Urban redevelopment plan
- Manufactured home compatibility standards
- Manufactured home park regulations
- Storm water management
- Georgia Initiative for Community Housing

SUBURBAN

Description

Located in the southeast corner of the corporate limits, the area is bounded on the northwest by Ga. Hwy 300, bounded generally on the northeast by Ga. Hwy 90, on the east by Rockhouse Road E., in the south by Old Hatley Road, and on the west by 1-75. The area consists of mid-century ranch, split-level, and contemporary infill houses. Many are new, built within the past 20 years. Houses are single-family, one to one-and-a-half stories, with uniform setbacks. Streets are varied, curvilinear, opening up pockets of green space. The land is gently rolling with mature trees. There are no sidewalks.

Vision

The vision for this area is densely developed residential subdivisions with access to retail and commercial options.

Primary Land Use

Residential

Quality Community Objectives*

Housing Opportunities

Development Patterns

- Distribution of affordably-priced homes

Development Strategy-Implementation Measures

- Homebuyer Education Programs
- Accessory Housing Units
- Public Nuisance Ordinance
- Planned Unit Developments
- Site Plan Review
- Sidewalk construction

WEST 16th CORRIDOR

Description

This corridor consists primarily of scattered, low density, single-story commercial development, though single family housing is present along the western extremity. Churches and the National Register listed Gillespie-Selden Institute also front this U. S. highway. The area is characterized by some larger vacant, blighted structures and presents an overall picture of economic distress. There is significant potential for infill development, but the surroundings are not conducive to new investment. This commercial corridor is a high traffic area and constitutes the main west entrance to the city.

Vision

The vision for this area is a lively attractive neighborhood center with retail and service options. Access to these amenities should be pedestrian friendly. Reuse and redevelopment of existing buildings will be encouraged to blend new business ventures with existing homes and businesses.

Primary Land Use

Neighborhood commercial
Religious
Civic

Quality Community Objectives*

Appropriate Businesses
Educational Opportunities
Employment Options
Heritage Preservation
Infill Development
Sense of Place

Development Patterns

- Revitalization of existing commercial centers to capture more market activity and serve as community focal points
- Addition of neighborhood commercial on appropriate infill sites to serve surrounding neighborhoods
- Restrictions on the number and size of signs and billboards
- Improvement of sidewalk and street appearance
- Redevelopment of older commercial facilities
- Infill development
- Facilities for bicycles
- Landscaped buffers
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses
- Location of parking at rear or side of buildings to minimize visibility from the street
- Shared parking arrangements that reduce overall parking needs
- Parking lots that incorporate on-site stormwater mitigation features, such as pervious pavements
- Greyfield redevelopment that converts vacant or under-utilized commercial areas

Development Strategy-Implementation Measures

- State and federal programs supporting economic development
- Business incubator
- Capital availability for business formation/revolving loan fund
- Regional economic assistance projects (REAP)
- Historic resource survey update
- Infill development program
- Design charrette
- Sign regulations
- Shared parking
- Transportation enhancement program
- Incentive zoning
- Storm water management
- Green parking areas
- Georgia Initiative for Community Housing
- Widen 16th Avenue

WESTSIDE

Description from assessment

The neighborhood consists primarily of small, early 20th century clapboard houses, interspersed with modest, mid-twentieth century brick ranch houses. Most of the clapboard houses display no academic style, but a few contain Craftsman or Colonial Revival style elements. Most have not been well-maintained; all are one-story with uniform setbacks. The land is flat with mature trees. The street network is in a tight grid pattern; there are no sidewalks.

Vision

The vision for this area is to maintain its residential characteristics while incorporating small neighborhood retail and service options. Pedestrian amenities will be added or improved to facilitate connectivity.

Land Use

Residential neighborhood

Retail neighborhood

Service

Quality Community Objectives*

Appropriate Businesses

Employment Options

Heritage Preservation

Housing Opportunities

Infill Development

Sense of Place

Traditional Neighborhood

Transportation Alternatives

Development Patterns

- New development matching typical densities of older center of community
- Infill development on vacant sites closer in to the center of the community, in-lieu of more development on greenfield sites
- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- Distribution of affordably-priced homes throughout locality/region.
- New residential development that matches the mix of housing types and styles of older, closer-in neighborhoods of the community
- New development that reflects traditional neighborhood design principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial center
- Residential development that offers a mix of housing types
- Residential development with suitable mix of uses within easy walking distance of residences.
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Infill development on vacant or under-utilized sites

Development Strategy-Implementation Measures

- Brownfield site remediation
- Business incubator
- Capital availability for business formation
- Federal programs supporting economic development
- Georgia programs supporting economic development
- Niche marketing
- Historic resource survey
- Landscaping guidelines/ordinance
- Stormwater management ordinance
- Environmental planning criteria
- Special purpose local option sales tax (SPLOST)
- Reassess utility infrastructure
- Historic resources design standards
- Georgia initiative for community housing
- Manufactured home compatibility standards
- Manufactured home park regulations
- Residential infill development
- Infill development program
- Public nuisance ordinance
- Sign regulations
- Transfer of development rights
- Corridor study
- Transportation enhancement program
- Sidewalk construction

WOODVALE

Description

Woodvale is a character area shared with the county on Cordele's northeast corporate limits. Development consists of modern, single-story apartments with off-street parking. A majority of the area is undeveloped (unincorporated) acreage under active management as a pecan grove and devoid of any road frontage.

Vision

The vision is of an area of modern, multi-family housing with pedestrian amenities.

Primary Land Use

Residential, multi-family

Quality Community Objectives*

Housing Opportunities

Transportation Alternatives

Development Patterns

- Distribution of affordably priced housing
- Improved vehicle access
- Improved pedestrian access

Development Strategy-Implementation Measures

- Street development
- Pedestrian and bicycle facilities

QUALITY COMMUNITY OBJECTIVES

Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Educational Opportunities

Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved.

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sanitary sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Housing Opportunities

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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and provide a range of housing choice to meet market needs.

Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Regional Identity

Each region should promote and preserve a regional "identity", or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.

Traditional Neighborhood

Traditional neighborhood development patterns should be encouraged, including use of more human-scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

ISSUES AND OPPORTUNITIES

Provided below is the final, locally agreed upon, list of issues and opportunities the community intends to address. The potential issues and opportunities identified in the Community Assessment, an earlier, complementary document, were revised, added and deleted on the basis of stakeholder knowledge of the community and interpretation of the Community Assessment report. Each of these issues or opportunities is followed-up with implementation measures shown in the Implementation Program in the rear of the document.

ISSUES

Population

1. high teen pregnancy rate
2. truancy
3. gang activity
4. abuse of legal and illicit substances
5. child abuse/neglect
6. juvenile delinquency
7. parents too immature/unprepared for the responsibility of parenthood
8. a disproportionately large at-risk population (ages 10-16)
9. high crime rate
10. breakdown of the family
11. absence of values
12. state's "highest rate" of STDs
13. high incidence of disabled citizens

Housing

1. housing options/choice is inadequate
2. substandard housing conditions are common in many residential neighborhoods
3. the majority of housing in Cordele is renter-occupied
4. housing education; maintenance, financial
5. general absence of attractive sites for residential development in Cordele; "landlocked"
6. stabilize the presence of low-income/assisted housing at current level
7. vacant lots in Cordele's west side neighborhoods
8. lack of staff for proper code enforcement activities
9. lack of affordable housing in standard condition

Community Facilities and Services

1. An improved and increased presence and capability is needed for all emergency services, i.e., substations/precincts, personnel, equipment, vehicles, including E-911 and hazmat
2. All emergency response agencies (EMS, E-911, fire departments and law enforcement) are having increasing difficulty attracting and retaining line personnel
3. Emergency response facilities, including E-911, vehicle storage and public works, need to be hardened (storm resistant)
4. Communications used by emergency response agencies need to be upgraded to digital
5. Litter, junk vehicles and other blighting influences are common in neighborhoods and along thoroughfares and entranceway
6. Different address systems complicates emergency dispatches to jurisdictional boundary
7. Efficiency study of cost-benefits of consolidating local (and quasi-government) services
8. Renovate courthouse for expanded and more efficient delivery of local government services
9. Gradually increasing presence of non-English speaking residents is presenting some
10. Communications problems, primarily for emergency response
11. Insufficient funding necessary for planning, maintaining and meeting the increasing demand for utility services "expansion and improvement of water, sanitary sewer facilities including water wells and water tanks"
12. Public wastewater treatment in developing areas of unincorporated county, e.g., Lake Blackshear
13. Insufficient funding to plan and implement stormwater best management practices community wide, and comply with MS4 mandates
14. County jail has exceeded maximum design capacity
15. Lighting/maintenance improvements are needed at recreation sites to facilitate greater use
16. Greater options for recreation activities are needed; Cordele's west side especially
17. Additional fields and facilities are needed at the Crisp County Youth Ball Complex to facilitate "cradle-to-grave" recreation program for residents and to better market the site/community for major regional and national tournaments
18. Upgrade/replacement of county's current method of household garbage collection
19. Community entranceways and signage need enhancements
20. Expansion of recycling activity beyond special events
21. Major redevelopment program is needed for historic downtown Cordele
22. Selection of appropriate site for permanent satellite campus for Darton College
23. Potential termination of the federal Rural Empowerment Zone designation
24. Prisoner reentry (to society) program
25. Location of Cordele city limits is not easily discernible to general public
26. Infiltration of stormwater in Cordele's sanitary sewer collection system

Economic Development

1. Poverty rate is high
2. Annual unemployment rate is consistently high
3. Educational attainment level of the adult population is low
4. The school-age population (grades 7-12) has a high drop out rate
5. Tutoring and mentoring programs for school-age children are insufficient
6. Wage levels make it difficult to retain/attract the community's best young workers
7. Too much of the adult population lacks basic work skills
8. Work ethic is deficient among many younger workers
9. Lack of adequate natural gas capacity to promote economic development
10. Need enhanced quality in retail options

Natural and Cultural Resources

1. Incorporate Crisp Area Arts Alliance into County's Leisure Opportunities Board
2. There is a general lack of appreciation for historic resources in the community
3. Need for funding to implement findings of watershed study
4. Need for expanded industrial acreage and facilities
5. Privatization of Georgia Veterans Memorial State Park

Transportation

1. Heavy truck traffic is contributing to congestion on 16th Avenue - truck route/bypass
2. More turn signals are needed to manage traffic congestion on 16th Avenue
3. Additional turn lanes needed on 16th Avenue west (11th Street-15th Street)
4. Four-lane connector for Ga. highway 300 between 1-75 and U. S. 280 E with turn lane
5. Numerous bridges need replacing in the county
6. There is a general need for more (funding for) road/street resurfacing, bridge maintenance, handicapped pedestrian access and existing and new sidewalk
7. Traffic congestion/interruptions caused by increasing rail traffic
8. Prospects for reduced state transportation assistance as a result of funding allocation methodology
9. Traffic light at 16th Avenue and 15th Street
10. Widen Midway Road between U. S. 280 and Ga. 257
11. Widen U. S. 280 between 1-75 and U. S. 280/Ga. 90 intersection
12. Four-lane 8th Avenue between Pecan Street and 1-75

OPPORTUNITIES

1. Possible designation of the community as an inland port
2. Establishment of a regional industrial park
3. SAM excursion train-related enhancements; train-viewing platform, excursion corridor management, development of "depot block" for tourist-related retail, train museum,
4. Designation of the community as an enterprise zone
5. Extension of Empowerment Zone designation
6. Airport improvements (new terminal, all-weather capacity, runway extension)
7. Development of a permanent Darton College satellite campus downtown Cordele
8. Develop/revise a community marketing/branding campaign
9. Use improved boat access at Lake Blackshear to increase promotion of lake and state park
10. Redevelopment of Cordele's west side and other neighborhoods
11. Adaptive reuse of downtown historic buildings (possible Darton campus)
12. Expansion of the South Georgia Technical College campus
13. Adaptive reuse of facilities at A. S. Clark for use by the general public
14. Future listing of ranch housing in Cordele as a district on National Register of Historic Places
15. Development of a foundation to assist with funding of community projects
16. Enhance state farmer's market as retail outlet
17. Commercial pressure for infrastructure development at exit 99
18. Scenic highway designation
19. Apprentice-retraining program (for dislocated workers)
20. Development of in-patient hospice facility
21. Development of domestic violence shelter
22. Undeveloped acreage in Georgia Veterans Memorial State Park

Crisp County Short Term Work Program

Fiscal Year 2010-2014

Project/Activity	Fiscal Year					Funding		Responsible Party
	'10	'11	'12	'13	'14	Amount	Source	
Population								
Support community efforts to implement programs addressing social issues	X	X	X	X	X	\$100K	DARE, School Resources Officers, BOE, EasterFest	Crisp County Community Council
Housing								
Maintain small acreage requirements as incentive for housing development	X	X	X	X	X	Staff time	Local	P&Z
Implement Georgia Initiative for Community Housing plan	X	X	X	X	X	Volunteer time	Local	GICH Board of Directors
Encourage/support revitalization of affordable housing; CHIP/CDBG, et. al.	X	X	X	X	X	\$300K/500K each	DCA	County Administrator
Continue support of Habitat for Humanity	X	X	X	X	X	Staff time	local	Board of Commissioners
Community Facilities and Services								
Enhance emergency response services, facilities and equipment	X	X	X	X	X	\$1M/year	Local, GEMA, FEMA, USDA-RDC, SPLOST, any grant funding	Emergency Response Agency Directors
Research possible incentives to attract and retain emergency responders	X	X	X	X	X	Staff time	Local	Emergency Response Agency Directors
Enhance enforcement of public nuisance and litter ordinances	X	X	X	X	X	Staff time	Local	P&Z, Keep Crisp Beautiful
Investigate cost-efficiency of consolidating select city/county services		X	X	X	X	\$30K/yr	Local, DCA, USDA	Crisp Board of Commissioners Cordele City Commission

Administrative Courthouse renovations	X	X	X	X		\$1.3M	Local-SPLOST	Board of Commissioners
Facilitate conversational Spanish classes for emergency responders	X	X	X	X	X	\$500-\$1K	Local	County Administrator
Pursue funding for enhancements to water system	X	X	X	X	X	As needed	OneGeorgia/USDA-RDA/SPLOST	County Administrator
Investigate options for public/community wastewater collection and treatment service in Lake Blackshear and other densely populated areas			X	X	X	As needed	OneGeorgia/USDA-RDA/SPLOST	Board of Commissioners
Identify funding sources for stormwater infrastructure	X	X	X	X	X	\$30K and Staff time	Local and Grant funding	County Administrator
Jail expansion				X	X	\$6M+	SPLOST Homeland Security	Sheriff
Radio system upgrade		X				±\$800K	Local	Sheriff
Recreation services expansion and facility enhancements			X	X	X	\$3.3M	Local, SPLOST, EZ, NPS, other grants	Leisure Services Director
Implement alternative system of waste collection	X	X	X			\$400K & in kind	Local, SPLOST, DCA-CDBG	Public Works Director
Develop county entranceways		X	X	X		\$10K/year	Local, DCA, Local Assistance, USDA	Chamber of Commerce
Support/facilitate prisoner reentry program	X	X	X	X	X	Staff time	Local	Faith Community
Road Paving: Remainder of Floyd Rd Crossroads Store Rd North section of Williford Crossing Road Airport Rd between Tremont and Blackshear		X	X		X X→	\$250K/mile	Local, DOT	Board of Commissioners
Road widening: Drayton Rd Arabi-Warwick Rd Antioch Rd			X	X	X X	\$150K/mile	BOC/Local, DOT	BOC/DOT

Widening U. S. 280 from two to four lanes			X	X	X	\$10M+	DOT	COT
Bike Routes near Lake Blackshear	X					\$3K & in kind	DOT/Local	Board of Commissioners
Intersection improvements: SR 257/Midway Rd SR 257/Farmers Market Rd U. S. 41/Rockhouse Rd SR 33/Arabi-Warwick Rd SR 300/Old Hatley Rd (or signalize)			X	X X	X	±500K each	DOT	Board of Commissioners
Improvements for truck traffic and accessibility: Floyd Road Coney Road Cannon Road Arabi-Warwick Rd Fenn Rd		X X	X	X X	X→ X	\$150K per mile	SPLOST/DOT	BOC
Accessibility/safety improvements for: inland port site regional industrial park new school on Old Hatley Rd		X X		X		As needed	Local/State/Federal	BOC/BOE/ IDC/IDA
Bridge replacements			X		X	±\$1.25M/yr	DOT (GA & US)	DOT
County road resurfacing	X	X	X	X	X	±\$300K annually	DOT/Local	Public Works Director
County road striping	X	X	X	X	X	±\$20K annually	DOT/Local	Public Works Director
Maintain transit service	X	X	X	X	X	±\$400K annually	DOT/Local/Private	CART
Cordele bypass/truck routes	Longer term project					unknown	DOT	DOT
Extend GA 300 from GA 90 to U. S. 280 E.	Longer term project					unknown	DOT	DOT
Construct new airport terminal, develop all-weather capacity, runway extensions	Longer term project					\$3M	DOT (GA & US) local	Airport Manager
Economic Development								
Utilize county web site to promote enrollment	X	X	X	X	X	Staff time	Local	SGTC/BOC/IDC/

in GED classes								CofC/IT
Promote volunteerism in tutoring and mentor programs on county web site	X	X	X	X	X	Staff time	Local	IDC/CofC/IT
Consider implementing aesthetic standards for industrial park development					X	Staff time	Local	IDC
Support establishment and subsequent maintenance of a business incubator	X	X	X	X	X	\$100K	USDA-RDA	Chamber of Commerce
Maintain Existing Industry program	X	X	X	X	X	Staff time	Local	Chamber of Commerce
Support apprentice-retraining program for dislocated workers	X	X	X	X	X	As needed	DOL	Workforce Investment Board
Maintain and enhance revolving loan program	X	X	X	X	X	As needed	Local, DCA, EDA, USDA-RDA	Board of Commissioners
Pursue establishment of an inland port	X	X	X	X	X	As needed	DOT/Local	IDC/IDA/BOC
Pursue establishment of a regional industrial park	X	X	X	X	X	Staff time	local	Crisp-Dooly JDA
Implement Community of Opportunity program	X	X				\$2.5K	Local/DCA	Family Connections
Pursue designations as an Enterprise Zone and an Opportunity Zone	X	X				±\$3K	Local	Chamber of Commerce
Revise the community's marketing/branding campaign (Lake Blackshear/Farmer's Market, etc)	X	X				±\$10K	Local	Chamber of Commerce
Support expansion of medical services	X	X	X	X	X	As needed	Local	CRH
Natural and Cultural Resources								
Collect, compile and map existing natural and cultural resource information						Staff time	Local	P&Z
Adopt applicable Part V Environmental Planning Criteria (pending state revisions)		X				Staff time	Local	Board of Commissioners
Investigate potential for scenic byway designation	X	X	X			Staff time	Local	Chamber of Commerce

City of Arabi Short Term Work Program

Fiscal Year 2010-2014

Project/Activity	Fiscal Year					Funding		Responsible Party
	'10	'11	'12	'13	'14	Amount	Source	
Population								
Support community efforts to implement programs addressing social issues	X	X	X	X	X	as needed	Grant funding	Family Connections
Housing								
Encourage/support new/revitalization of affordable housing	X	X	X	X	X	\$300-\$500K	CDBG/CHIP/ USDA-RDA/et al	City Council
Community Facilities and Services								
Identify sources of funding assistance for enhancements to water system	X	X	X	X	X	as needed	USDA-RDA, One-Georgia, GEFA	City Council
Identify sources of funding assistance for stormwater infrastructure needs	X	X	X	X	X	as needed	USDA-RDA, One-Georgia, CDBG	City Council
Road resurfacing	X		X		X	DOT allocation	LARP	City council
Enhance emergency response services, facilities and equipment	X	X	X	X	X	as needed	Local, GEMA, FEMA, USDA-RDC, SPLOST, any grant funding	City council
Maintain public service agreements with Crisp County (police, fire, E-911)	X	X	X	X	X	\$75K	Local	City council
Downtown Streetscape enhancements			X			\$10K	Local, DCA, USDA-RDA	City council
Widen Arabi-Warwick Rd/East 1 st Street					X	\$150K/mile	DOT	City council

Investigate options for public/community wastewater collection and treatment system	X	X	X			as needed	OneGeorgia/USDA-RDA/CDBG/SPLOST	City council
Enhance enforcement of public nuisance ordinance	X	X	X	X	X	as needed	Local	City council
Enhance enforcement of litter ordinance	X	X	X	X	X	as needed	Local	City council
Economic Development								
Maintain/enhance revolving loan fund for business development/expansion	X	X	X	X	X	Staff time	Local/USDA	City council
Target industry study		X				\$2.5K	Local, USDA	Chamber of Commerce
Maintain Existing Industry program	X	X	X	X	X	Staff time	Local	Arabi Industrial Development Auth.
Support county designation as an inland port	X	X	X			as needed	Local	City council
Pursue designations as an Enterprise Zone and an Opportunity Zone	X	X				as needed	Local	City council
Natural and Cultural Resources								
Adopt applicable Part V Environmental Planning Criteria (pending state revisions)		X				Staff time	Local	City council
Collect, compile and map existing natural and cultural resource information		X	X			Staff time	Local	City council

**City of Cordele Short Term Work Program
Fiscal Year 2010-2014**

Project/Activity	Fiscal Year					Funding		Responsible Party
	'10	'11	'12	'13	'14	Amount	Source	
Population								
Support community efforts to implement programs addressing social issues	X	X	X	X	X	\$100K	DARE, School Resource Off. BOE, EasterFest, et. al	Crisp County Community Council
Use city web page to encourage enrollment in GED classes, promote volunteerism in tutoring, mentoring and other community programs	X	X	X	X	X	Staff Time	Local	City Manager
Support/facilitate prisoner reentry program	X	X	X	X	X	Staff Time	Local	Faith Community
Investigate opportunities for establishing a foundation to help fund community projects	X	X	X	X	X	Staff Time	Local	Crisp County Community Council
Housing								
continue system for review of substandard housing in order to provide data necessary for accomplishing development	X	X	X	X	X	Staff Time	Local	Community Development
Consider implementing rehabilitation codes for housing	X	X				Staff Time	Local	Community Development/City Commission
Implement Georgia Initiative for Community Housing	X	X	X	X	X	Staff Time	Local	PHA
Pursue Westside redevelopment initiative	X	X	X	X	X	\$1M+	CHIP/CDBG USDA et. al.	City Commission
Encourage/support construction/revitalization of affordable housing	X	X	X	X	X	\$1M+	CHIP/CDBG USDA et. al.	City Commission
Continue homebuyer and homeowner education workshops	X	X	X	X	X	Staff Time	Local	Family Connections
Support Habitat for Humanity housing initiative	X	X	X	X	X	Staff Time	Local	Community Development
Community Facilities Services								
Investigate cost-efficiency of consolidating select city/county services		X	X	X	X	\$30K/yr	Local/DCA	Crisp Board of Commissioners/ Cordele Commission
maintain active enforcement of city codes and ordinances	X	X	X	X	X	\$100K/yr.	Local	CD Director
actively enforce abandoned automobile ordinance	X	X	X	X	X	Staff Time	Local	City / CD
Pursue funding for additional	X	X	X	X	X	\$50K/yr	Local	City Manager

staff to enhance ordinance enforcement: public nuisances, litter, unsafe buildings and premises						for staff		
obtain certification for codes personnel	X	X	X	X	X	Staff Time	Local	City / CD
Pursue funding for enhancements to water and wastewater systems	X	X	X	X	X	\$1M+	CDBG, One-Georgia, GEFA, SPLOST, Local	City Manger
continue project identification and water main replacement programs	X	X	X	X	X	\$250,000	Local, CDBG	City / Public Works
prepare and monitor cost analysis of water rates	X	X	X	X	X	\$15,000	Local	City / Public Works
continue inspections of county projects (primarily water and sanitary sewer) that will eventually be turned over to the city	X	X				Staff Time	Local	City / CD
continue maintaining GIS maps and databases for water, wastewater, and gas systems	X	X	X	X	X	Staff Time	Local	Community Development
train city personnel in computerized mapping and GIS	X	X	X	X	X	\$50,000	Local	City / Admin
continue upgrading and preparing GIS maps/databases of city cemeteries	X	X	X	X	X	\$50,000	Local	City / CD / Public Works
continue assessing city-owned cemetery operations	X	X	X	X	X	Staff Time	Local	City / Admin
review cemetery ordinance and revise as necessary	X	X	X	X	X	Staff Time	Local	City / Admin
upgrade and enhance the use of technology throughout city departments	X	X	X	X	X	\$50,000	Local	City / Admin
implement EPD required program for backflow prevention on water system	X	X	X	X	X	\$10K/yr	Local	City / Public Works
explore equitable financing methods/fees for utility extensions	X	X	X	X	X	Staff Time	Local	City / Admin
conduct infiltration/inflow analysis of wastewater collection system		X	X	X		\$250,000	Local	City / Public Works
actively pursue financial assistance from available state and federal grant/loan programs	X	X	X	X	X	Staff Time	Local	City / Admin
implement radio-read meters for water and natural gas	X	X	X	X	X	\$500,000	Local	City / CD
continue cathodic protection for gas system	X	X	X	X	X	\$50,000	Local	City / CD
upgrade natural gas system facilities and increase capacity	X	X	X	X	X	\$100,000+	Local	City / CD

of system								
Identify funding sources for stormwater infrastructure planning and development	X	X	X	X	X	Staff Time	Local	City Manager
evaluate "Big Ditch", Malcolm, Sanders, and Gum Creek corridors as elements in combined storm water management and recreation use	X	X	X	X	X	\$20,000	Local	City / Public Works
continue current GEMA buyout program-floodplain areas	X	X	X	X	X	\$500K	Local / GEMA	City / Admin
Improve recreation facilities and expand recreation options	X	X	X	X	X	\$100K+	Local, DNR, SPLOST	Leisure Services
monitor police and fire department needs and make improvements as warranted	X	X	X	X	X	\$250,000	Local	City / Admin
Research possible incentives to attract and retain emergency responders	X	X	X	X	X	Staff Time	Local	Emergency Response Agency Directors
Enhance emergency response services, facilities and equipment	X	X	X	X	X	\$1M	Local/SPLOST USDARDA OneGeorgia	Public Safety Director
Facilitate conversational Spanish classes for emergency responders	X	X	X	X	X	\$500-\$1K	Local	Public Safety Director
obtain national accreditation for police department		X				\$25,000	Local	City / Police Dept
continue the implementation of community policing and educate police personnel on expanded program	X	X	X	X	X	\$100,000	Local	City / Police Dept
maintain current ISO rating (4) through water system improvements and fire protection improvements	X	X	X	X	X	\$250,000	Local	City / Admin
plan for, construct, and equip new highway 90 fire station			X			\$750K	Local	Public Safety Director
repair bridges and streets per Georgia DOT	X	X	X	X	X	\$100K+	Local / DOT	City / Public Works
continue street resurfacing program	X	X	X	X	X	\$500,000	LARP / SPLOST	City / DOT
establish and implement priority system for SPLOST-funded street improvements	X	X	X	X	X	Staff Time	Local	City / Admin
Streetscape enhancements		X				\$250,000	DOT, Local	Community Development
Pursue funding for pedestrian and cyclist improvements throughout city	X	X	X	X	X	\$250K+	CDBG SPLOST, et. al	Community Development
Cordele bypass/truck routes	Long-term project						DOT	City Commission
Widen SR 300 to four lanes from I-75 to SR 90	Long-term project						DOT	City Commission

Widen SR 90 (Midway Rd) to four lanes, SR 300-SR 257	Long-term project					DOT	City Commission	
Widen 8 th Ave. to four lanes, Pecan St-I-75	Long-term project					DOT	City Commission	
Operational improvements on 16 th Avenue	Long-term project					DOT	City Commission	
SR 90 grade separation at Heart of GA RR	Long-term project					RR	City Commission	
11 th St. improvements to accommodate truck traffic	Long-term project					DOT	City Commission	
Improve grade crossings at RRs				X	X		RR	City Commission
Improve Frontage Rd. at intersection with SR 300 and north and south (including bridge) of intersection						\$2M+	DOT	City Commission
complete 11th Street sidewalks and widening from 16th Avenue to the north city limits		X	X	X	X	\$2 M	DOT	DOT
continue downtown improvements and 12th Avenue store upgrades	X	X	X	X	X	as needed	Local, TE, at al	Community Development
review current personnel policies and procedures and make improvements as needed	X	X	X	X	X	Staff Time	Local	City / Admin
obtain certification for human resources, city clerk, municipal court clerk, and other administrative staff	X	X	X	X	X	Staff Time	Local	City / Admin
explore the use of and implement recruitment incentives to attract and retain qualified employees	X	X	X	X	X	Staff Time	Local	City / Admin
prepare and implement emergency preparedness plan for city		X				\$15,000	Local	City / CD
Take advantage of viable options to harden emergency facilities	X	X	X	X	X	As needed	FEMA/GEMA	Public Safety Dir
continue maintenance/upgrades of city facilities, including city hall, public works buildings, library, and the community clubhouse	X	X	X	X	X	\$400,000	Local	City / Public Works
continue using inmate labor for city projects	X	X	X	X	X	Staff Time	Local	City / Admin
update city web page	X	X	X	X	X	\$5,000	local	City / Admin
explore the provision of new services such as cable television, telecommunications, fiber optics, internet, etc.	X	X	X	X	X	Staff Time	Local	City / Admin
Economic Development								
plan for land acquisition necessary to support future economic/industrial development	X	X	X	X	X	±\$1 M	Local / EDA	City Admin

undertake water, gas and rail spur improvements to industrial park	X					\$100K/yr	Local/DCA OneGeorgia	City / Public Works	
monitor existing ordinances and make amendments if necessary to facilitate quality economic development	X	X	X	X	X	Staff Time	Local	City/CD	
continue pursuing railroad spur to Cedar Creek Industrial park	X	X				\$1M	One Georgia EIP, EDA	IDC	
continue working with state agencies to attract new industry to the city	X	X	X	X	X	Staff Time	Local	City / Admin	
continue central business district redevelopment efforts	X	X	X	X	X	Staff Time	Local	City / CD	
evaluate the most effective use of various economic development agencies currently sponsored by the city	X	X	X	X	X	Staff Time	Local/DCA	City / Admin	
continue monitoring state and federal financial assistance programs for economic and community development	X	X	X	X	X	Staff Time	Local	City / CD	
prepare brochure describing city departments and contacts within departments to aid citizens and prospective business in understanding services provided	X					Local	\$5,000	City / Admin	
Maintain and enhance resources and services available through revolving loan fund	X	X	X	X	X	Staff Time	Local	Community Development Dir	
Consider implementing aesthetic/design standards for industrial areas	X	X				Staff Time	Local	IDC	
participate in SWGa Railroad Excursion Authority service enhancements	X	X	X	X	X	As needed	Local, One-Georgia, etal	City Commission	
Support establishment and maintenance of a business incubator	X	X	X	X	X	Staff Time	Local	Chamber of Commerce	
Maintain existing industry program	X	X	X	X	X	Staff Time	Local	Chamber of Commerce	
Enhance revolving loan programs	X	X	X	X	X	Staff Time	Local	City / Admin	
Pursue state designation as inland port	X	X				Staff Time	Local	City/County Commission/IDC	
Pursue establishment of a regional industrial park	X	X	X	X	X	Staff Time	Local	City/County Commission/IDC	
Implement Communities of Opportunity program	X	X				Staff Time	Local	Family Connections	
Pursue designations as Enterprise Zone and Opportunity Zone	X	X				Staff Time	Local	IDC/CD Director	
Natural and Cultural Resources									
continue planning for preservation	X	X	X	X	X	Staff Time	Local	City / Admin	

and development of historic part of the CBD								
prepare and adopt environmental protection ordinances for wetlands and groundwater recharge areas (per revised state standards)		X				\$1,000	Local	City / Admin
Consolidate historic/cultural resource survey data of city	X	X				Staff Time	Local	Community Development Director
continuing education for historic preservation committee members	X	X	X	X	X	\$2,000	Local	City / CD
Pursue additional local historic district designations and design guidelines	X	X	X	X	X	Staff Time	DNR-HPR Local	CD Director
Revise flood damage prevention ordinance in response to new digital floodplain maps	X					\$1K	Local	CD Director
Land Use								
maintain land use databases for GIS	X	X	X	X	X	\$5,000	Local	City / CD
continue using comprehensive plan in the review of rezoning and annexation requests	X	X	X	X	X	Staff Time	Local	City / CD
maintain housing inventory database for GIS	X	X	X	X	X	Staff Time	Local	City / CD
encourage infill of vacant lots created by structure demolition	X	X	X	X	X	Staff Time	Local	City / CD

Crisp County Short Term Work Program 2002-2006 Report of Accomplishments	
Activity	Accomplishment
2002	
County Commission-1010	
construct state patrol building and antenna	complete
youth & development center	complete
construct industrial water tank	complete
job creation/retention activities ('02-'06)	complete
provide additional county office space	judicial courthouse is under construction, freeing administrative space in existing courthouse
begin construction of New Town sewage system-phase II ('02-'03)	complete
tourism ('02-'06)	complete
excursion train ('02-'06)	complete
Maintenance-1012	
upgrade handrails outside courthouse ('02-'03)	complete
paint and retile health department	complete
replace bay heaters in two fire stations	complete
replace pump house roof at recreation dept	complete
repair golf course shop ceiling	complete
911-1040	
upgrade two 911 trunk lines	complete
replace one E-911 vehicle	requirement deleted
construct communication tower	complete
address posts	ongoing
Fire-1050	
purchase radios for tankers	complete
ventilation fans	complete
new fire engine & equipment	complete
replace chief's car	complete
Airport-1095	
design and rehabilitation of airport lighting	complete
EMS-1160	
replacement vehicle for EMS director	complete
12 lead EKG monitor ('02-'03)	complete
Recreation-1170	
replace two pickup trucks	1 replaced, 1 deferred indefinitely due to lack of funds
grading/drainage around recreation office	complete
swimming pool rehab	deferred-lack of funds, one pool underway

improvements to new football field (scoreboard, goal posts, benches)	complete
all-star basketball uniforms	complete
Sheriff-2050	
replace light systems on two patrol units	complete
purchase 5 shotguns	complete
purchase 5 patrol units ('02-'04)	complete
GCIC compliance	complete
construct training center	complete
Jail-2060 (no activity)	
Public Works/Road-3020	
upgrade bridges and widen Royal Road	complete
replace two bridges on County Line road with drainage pipe	deferred indefinitely due to lack of funds; posted new weight limits
replace bridge on Presley Road with drainage pipe	complete
pave (five) miles of road ('02-'06)	under contract
grade, drain, construct two miles of road ('02-'06)	under contract
resurface (ten) miles of road ('02, '04-'06)	2.6 miles completed with available funds
widen Drayton Rd shoulders and drainage structures	33% completed with funds available
purchase four pickup trucks	purchased 2, deferred 2 indefinitely due to lack of funds
purchase six R-O-W mowers and tractors	complete
Landfill-3040	
begin construction of cells 8 & 9 ('02-'03)	complete
Waterworks-3055	
clean & inspect interior & exterior of elevated tanks	complete
2003	
County Commission-1010	
complete construction of New Town sewage system-phase II ('02-'03)	complete
construct new health department building	deferred indefinitely due to lack of funds
job creation/retention activities ('02-'06)	complete
tourism ('02-'06)	complete
excursion train ('02-'06)	complete
Maintenance-1012	
upgrade handrails outside courthouse ('02-'03)	complete
courtroom renovation	complete
replace two pickup trucks	1 replaced, 1 deferred indefinitely due to lack of funds
911-1040	
pc upgrades	complete
add dispatch station	complete
purchase cad system	complete

Fire-1050	
purchase air mask bottles	complete
purchase fire hose	complete
purchase computer	complete
replace radios in stations	complete
purchase one pickup truck	no purchase-provided by public works
repair training tower	complete
Airport-1095	
construct new terminal building	deferred indefinitely due to lack of funds-identified in STWP as long range project
overlay runway 5/23	complete
EMS-1160	
replace ambulance	complete
12 lead EKG monitor ('02-'03)	complete
Recreation-1170	
improvements at 2 nd St. multi-purpose practice fields (drives, parking and bleachers)	complete
rehabilitation of parks ('03-'06)	ongoing
youth baseball field improvements ('03-'06)	completed phase 1
football uniforms (60)	complete
Sheriff-2050	
replace 2 patrol units ('03-'06)	complete
purchase 5 patrol units ('02-'04)	complete
replace two radar units	complete
Public Works-Road 3020	
upgrade bridge on Drayton Road	complete
replace bridge on Slade Road with drainage pipes	complete
replace bridge on Listonia Road with drainage pipes	complete
pave (four) miles of road ('02-'06)	complete
grade, drain and construct two miles of road ('02-'06)	under construction
widen and resurface five miles of road ('03-'06)	resurfacing complete; widening deferred to 2012-2014 due to lack of funds
purchase global positioning system and software	deferred indefinitely due to lack of funds
upgrade radios	complete
stripe thirty miles of road ('03-'06)	complete
Landfill-3040	
complete construction of cells 8 & 9 ('02-'03)	complete 2004
Waterworks-3055	
upgrade computer hardware & software	complete
purchase line locator	complete
2004	
County Commission-1010	

construct water system for Omar Heights & Meadow Park	complete
job creation/retention activities ('02-'06)	complete
tourism ('02-'06)	complete
excursion train ('02-'06)	complete
renovate old GSP for license examiners office	complete 2004
Maintenance-1012	
build pump houses for fire stations	complete
911-1040	
dictaphone upgrade	complete
building décor upgrade	complete
Fire-1050	
replace generators in two stations	deferred indefinitely – lack of funds
foam	complete
purchase portable radios	deferred indefinitely – lack of funds
upgrade air masks	deferred indefinitely – lack of funds
Airport-1095	
equipment for instrument approach runway 10/28	complete
rehabilitate taxiway parallel to runway 10/28	complete
land acquisition for runway 10 (50 acres)	deferred indefinitely due to lack of funds-identified in STWP as long-term project
EMS-1160 (no activity)	
Recreation-1170	
rehabilitation of parks ('03-'06)	on-going
youth baseball field improvements ('03-'06)	completed phase 1
construct playground and picnic area (next to pond)	complete
golf course improvement ('04-'06)	golf course closed
replace 6 golf carts ('04-'05)	golf course closed-carts not needed
Sheriff-2050	
purchase 5 patrol units ('02-'04)	complete
replace 2 patrol units ('03-'06)	complete
purchase two vehicle camera systems	complete
bullet proof/vest upgrade	complete
computer upgrade	complete
Jail-2060 (no activity)	
Public Works/Road-3020	
upgrade drainage on Hatley Road @ Deep Creek	complete
pave (two) miles of road ('02-'06)	deferred pending GDOT contract
grade, drain and construct two miles of road ('02-'06)	deferred pending GDOT contract
widen and resurface five miles of road ('03-'06)	deferred pending GDOT contract
resurface (five) miles of road ('02, '04-'06)	complete
replace bridge on Twin Pines Road with drainage pipe	deferred indefinitely due to lack of funds - posted new load limits

replace bridge off Watson Road	complete
replace bridge on Justice Road	deferred indefinitely – lack of funds
stripe thirty miles of road ('03-'06)	complete
replace John Deere 644d wheel loader	complete
Public Works/Garbage-3030	
replace ten 20-yard roll-off containers	under contract
Landfill-3040	
purchase one 615 Cat scraper or equivalent	complete 2006
Waterworks-3055	
replace truck	complete
2005	
County Commission-1010	
pursue sanitary sewer in Omar Heights, and Meadow Park	Omar Hgts. complete; anticipated completion of Meadow Park 2010
job creation/retention activities ('02-'06)	complete
review environmental ordinances per DNR rules	DNR Part V Criteria not updated
Maintenance-1012	
purchase tools	complete
911-1040	
radio system upgrade ('05-'06)	rescheduled for 2010-2012 due to lack of funds
Fire-1050	
tanker replacement	complete
generator	deferred indefinitely – lack of funds
equipment replacement	complete
pave training site	deferred indefinitely – lack of funds
Airport-1095	
extend runway 5/23 (1,000' x 75')	deferred indefinitely due to lack of funds-identified in STWP as long-term project
EMS-1160	
replace ambulance	complete
Recreation-1170	
rehabilitation of parks ('03-'06)	ongoing
golf course improvement ('04-'06)	course closed
youth baseball field improvements ('03-'06)	completed phase 1
construct competition-grade swimming pool	deferred indefinitely – lack of funds
replace 6 golf carts ('04-'05)	golf course closed-carts not needed
Sheriff-2050	
replace 5 patrol units ('03-'06)	complete
blue light upgrade	complete
radio/mobile data system	complete
Jail-2060 (no activity)	
Public Works/Road-3020	

pave (two) miles of road ('02-'06)	deferred to 2011-2014 - lack of funds
grade, drain and construct two miles of road ('02-'06)	complete
widen and resurface five miles of roads ('03-'06)	resurfacing complete; widening deferred indefinitely – lack of funds
replace bridge off Cown Rd.	deferred – lack of funds (see 2012 2014)
resurface (five) miles ('02, '04-'06)	complete
replace 772 grader/sloper	deferred indefinitely – lack of funds
stripe thirty miles of road ('03-'06)	complete
upgrade radios	complete
Landfill-3040	
replace Cat d7h with d6h	complete 2007
Waterworks-3055	
purchase 4 wheeler	vehicle no longer needed
2006	
County Commission-1010	
job creation/retention activities ('02-'06)	complete
tourism ('02-'06)	complete
excursion train ('02-'06)	complete
initiate update of comprehensive plan	DCA delayed to 2009; plan underway
Maintenance-1012	
replace park pavilion roof	complete
911-1040	
radio system upgrade ('05-'06)	deferred – lack of funds; rescheduled for 2010-2012
Fire-1050	
replace protective clothing	50% completed with funds available
purchase fire hose	completed for the period
test air bottles	completed for the period
replace tanker chassis	purchased new tank instead
construct burn building and burn cell	deferred indefinitely – lack of funds
Airport-1095	
rehabilitate apron	deferred for higher priorities
EMS-1160	
replace utility vehicle/truck	complete
Recreation-1170	
rehabilitation of parks ('03-'06)	completed for the period / ongoing
golf course improvement ('04-'06)	course closed
youth baseball field improvements ('03-'06)	completed phase 1
replace two lawnmowers	complete
Sheriff-2050	
replace 5 patrol units ('03-'06)	complete
radar upgrade	complete
weapons upgrade	complete

Jail-2060	
construct 40 bed addition	rescheduled for 2013-2014 due to lack of funds
Public Works/Road-3020	
pave (two) miles of road ('02-'06)	2.7 miles graveled in lieu of paving
grade, drain and construct two miles of road ('02-'06)	complete
widen and resurface five miles of road ('03-'06)	resurface complete – widening rescheduled for 2012-2014
resurface (five) miles of road ('02, '04-'06)	complete
replace 772 grader	deferred indefinitely – lack of funds
stripe thirty miles of road ('03-'06)	complete
upgrade radios	complete
Public Works/Garbage-3030	
complete reorganization of garbage collection system	rescheduled for 2010-2012
Landfill-3040	
purchase straw blower	deferred indefinitely – lack of funds
purchase used road scraper	deferred indefinitely – lack of funds
Waterworks-3055	
touch pads for pressure regulator	complete

Arabi Short Term Work Program 2002-2006 Report of Accomplishments	
Activity	Accomplishment
2002	
weather sirens	completed
irrigation system for city hall lawn	completed
extend walking track	
replace maintenance truck	completed
inspect/repair elevated tank	completed
repairs/improvements to maintenance building	
street resurfacing ('02,'04,'06)	completed
Third St./Fourth St. drainage	completed
Construct industrial building	
2003	
construct health clinic	completed
enact environmental ordinances	suspended pending DNR revisions to Part V Environmental Planning Criteria
inspect/repair elevated tank	completed
support job retention/creation	completed
2004	
recreation enhancements	
replace mower	Bush hog- 07
secure downtown buildings	Leased house next door-others torn down except one-is store. Own corner lot
improvements to industrial tract	
inspect/repair elevated tank	completed
purchase cruiser for sheriff's dept.	completed
update solid waste plan	completed
street resurfacing ('02,'04,'06)	completed
support job retention/creation ('02-'06)	completed
2005	
inspect elevated tank	completed
replace backhoe	2002
general repairs to water system	completed
support job retention/creation	completed
2006	
remodel and landscape city hall	Landscape completed
remodel fire hall	
inspect elevated tank	completed
<i>update comprehensive plan</i>	in progress
street resurfacing ('02,'04,'06)	completed
city clean-up/beautification	
support job retention/creation	completed

Cordele Short Term Work Program 2002-2006 Report of Accomplishments	
Activity	Accomplishments
Economic Development	
plan for land acquisition necessary to support future economic/industrial development ('02-'06)	complete for period-continuous effort
undertake infrastructure improvements to planned industrial park ('02-'06)	water, gas and rail spur to be bid 2009
monitor existing ordinances and make amendments if necessary to facilitate quality economic development ('02-'06)	complete for period-continuous effort
continue pursuing railroad spur to United Granite site ('02-'03)	railroad spur in progress for 2010
continue working with state agencies to attract new industry to the city ('02-'06)	complete for period-continuous effort
continue central business district redevelopment efforts ('02-'06)	continuous effort; Bd of Regents approved funds for Darton campus
prepare urban redevelopment plan ('02-'03)	completed
evaluate the most effective use of various economic development agencies currently sponsored by the city ('02-'06)	Continuing effort among city/county/state/fed/private sources
continue monitoring state and federal financial assistance programs for economic and community development ('02-'06)	complete for period-continuous effort
prepare brochure describing city departments and contacts within departments to aid citizens and prospective business in understanding services provided ('02-'06)	in process-anticipate completion 2009
Natural And Historic Resources	
continue planning for next phase of preservation and development of historic part of the CBD ('02-'06)	continuous effort
prepare and adopt environmental protection ordinances for wetlands and groundwater recharge areas ('04)	suspended pending DNR revision to Part V Environmental Planning Criteria
complete revisions to zoning ordinance regarding permitted uses in historic districts ('02)	completed
prepare updated solid waste management plan ('05-'06)	completed
file application for survey of historic properties ('02-'03)	completed
complete survey of historic properties with assistance from state historic preservation office ('02)	completed
provide education for historic preservation committee members ('03-'04)	complete for period-continuous effort
Community Facilities And Services	
issue bonds for needed water and wastewater	completed

system improvements ('03)	
actively pursue financial assistance from available state and federal grant/loan programs ('02-'06)	complete for period-continuous effort
complete U.S. 280 water well and storage tank ('06)	Cedar Cr. Park tank completed
evaluate "Big Ditch", Malcolm, Sanders, and Gum Creek corridors as elements in combined storm water management and recreation use ('02-'06)	complete for period-continuous effort
continue wastewater system upgrades and necessary land acquisition ('04-'06)	completed
implement EPD required program for backflow prevention on water system ('02-'06)	complete for period-continuous effort
prepare for pending state regulations regarding non-point source pollution ('04-'06)	completed
complete Greer Street/technical college water main project ('03)	completed
telemetry for well and lift stations ('04)	completed
complete sludge dewatering project ('02)	completed
conduct infiltration/inflow analysis at selected areas within the city ('03-'06)	complete for period-continuous effort
define and investigate the need for improved animal control facility ('02-'06)	completed
continue project identification and water main replacement programs ('02-'06)	complete for period-continuous effort
implement new communications system and tower for police department ('04-'06)	completed
review current E911 contract with Crisp County ('02-'03)	completed
obtain national accreditation for police department ('02-'04)	continuing effort
continue the implementation of community policing and educate police personnel on expanded program ('02-'06)	complete for period-continuous effort
obtain certificate of integrity for police department ('02-'04)	completed
plan for, construct, and equip new highway 90 fire station ('02-'03)	in planning-anticipate completion 20
monitor police and fire department needs and make improvements as warranted ('02-'06)	complete for period-continuous effort
maintain current ISO rating (4) through water system improvements and fire protection improvements ('02-'06)	complete for period-continuous effort
continue current GEMA buyout program-floodplain areas ('02-'06)	complete for period-continuous effort
upgrade and enhance the use of technology throughout city departments as necessary ('02-'06)	complete for period-continuous effort
continue maintaining GIS maps and databases for water, wastewater, and gas systems ('02-'06)	complete for period-continuous effort
continue cathodic protection for gas system ('02-'06)	complete for period-continuous effort

upgrade gas system facilities as necessary ('02-'06)	continuous effort – peak shaving plant
implement radio-read meters for water and gas ('02-'04)	complete for period-continuous effort
explore equitable financing methods/fees for utility extensions ('02-'06)	complete for period-continuous effort
prepare and monitor cost analysis of water rates ('02-'06)	complete for period-continuous effort
repair bridges and streets per Georgia DOT ('02-'06)	complete for period-continuous effort
complete 24th Avenue overpass ('03-'05)	completed
continue street resurfacing program ('02-'06)	complete for period-continuous effort
complete 7th Street TE project ('02-'03)	completed
continue downtown improvements and 12th Avenue store upgrades ('02-'06)	in process-sold store to BOE
establish and implement priority system for SPLOST-funded street improvements ('02-'06)	complete for period-continuous effort
complete 11th Street sidewalks and widening from 16th Avenue to the north city limits ('02-'06)	not completed - under DOT request
improve solid waste collection services through new equipment and additional personnel ('02-'06)	improvement achieved by privatizing residential and commercial collection
train city personnel in computerized mapping and GIS ('02-'06)	continuous effort
explore the provision of new services such as cable television, telecommunications, fiber optics, internet, etc. ('02-'06)	continuous effort
obtain certification for codes personnel ('02-'06)	continuous effort
review current personnel policies and procedures and make improvements as needed ('02-'06)	continuous effort
obtain certification for human resources, city clerk, municipal court clerk, and other administrative staff ('02-'06)	completed and continuing
explore the use of and implement recruitment incentives to attract and retain qualified employees ('02-'06)	completed and continuing
prepare and implement emergency preparedness plan for city ('02-'06)	under direction of EMS Dir/sheriff
continue current inspections of county projects (primarily water and sanitary sewer) that will eventually be turned over to the city ('02-'06)	projects and inspections continue; anticipate current project complete 2010
continue maintenance/upgrades of city facilities including city hall, public works buildings, library, and the community clubhouse ('02-'06)	complete for period-continuous effort
continue upgrading city cemeteries and prepare GIS maps/databases ('02-'06)	complete for period-continuous effort
continue assessing city-owned cemetery operations ('02-'06)	complete for period-continuous effort
review cemetery ordinance and revise as necessary ('02-'06)	complete for period-continuous effort
continue using inmate labor for city projects ('02-'06)	complete for period-continuous effort

actively enforce abandoned automobile ordinance ('02-'06)	complete for period-continuous effort
update and maintain city web page ('02-'06)	complete for period-continuous effort
continue active enforcement of unsafe buildings and premises ordinance ('02-'06)	complete for period-continuous effort
Housing	
continue system for review of substandard housing in order to provide data necessary for accomplishing development ('02-'06)	complete for period-continuous effort
continue the active enforcement of city codes and ordinances ('02-'06)	complete for period-continuous effort
Land Use	
maintain land use databases for GIS ('02-'06)	complete for period-continuous effort
continue using comprehensive plan in the review of rezoning and annexation requests ('02-'06)	complete for period-continuous effort
maintain housing inventory database for GIS ('02-'06)	complete for period-continuous effort
complete zoning ordinance update ('02)	completed
encourage infill of vacant lots created by structure demolition ('02-'06)	complete for period-continuous effort
hire city planner ('04)	continuous effort
General	
prepare and adopt new comprehensive plan and short term work program ('04-'06)	attached
update city code of ordinances ('02-'06)	complete for period-continuous effort
prepare annual updates to short term work program (STWP) ('02-'06)	completed
participate in SWGa Railroad Excursion Authority ('02-'06)	complete for period-continuous effort

POLICIES

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities.

Housing

- 1 We will attempt to reduce substandard or dilapidated housing in our community.
- 2 We will support infill housing development in existing neighborhoods.
- 3 We will seek affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- 4 We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- 5 We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood where allowed by zoning district.
- 6 We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).
- 7 We will seek opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

Facilities and Services

- 1 Our community will encourage efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- 2 We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- 3 We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- 4 We will limit development within our community to areas that can be reasonably served by public infrastructure.
- 5 We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- 6 We will coordinate provision of public facilities and services with land use planning to promote more compact urban development.
- 7 The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- 8 We will continue to promote investment in parks and open space to enhance the quality of life for our citizens.
- 9 We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

Economic Development

- 1 We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- 2 We will seek to balance the supply of housing and employment in our community
- 3 We will take into account access to housing and impacts on transportation when considering economic development projects.
- 4 We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- 5 We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects
- 6 We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

Natural and Cultural Resources

- 1 The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- 2 We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- 3 We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- 4 We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- 5 Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- 6 We will promote the protection and maintenance of trees and green open space in all new development.
- 7 We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- 8 We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- 9 We will promote enhanced solid waste reduction and recycling initiatives.

Land Use

- 1 Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- 2 We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- 3 We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- 4 Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- 5 We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- 6 Our gateways and corridors will create a "sense of place" for our community.
- 7 We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- 8 We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- 9 Creation of recreational facilities and set-aside of greenspace are important to our community.
- 10 We are committed to maintaining pleasant, accessible public gathering places and parks throughout the community.
- 11 We are committed to encouraging development and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.
- 12 We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- 13 We encourage mixed-use developments that are human-scale and less auto-oriented (in PUDs).
- 14 We support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- 15 We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- 16 We support new land uses that enhance housing options in our community.
- 17 We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways in accordance with zoning districts.
- 18 We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

Transportation

- 1 We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- 2 We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- 3 Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- 4 Our new and reconstructed roadways will encourage design to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- 5 We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).
- 6 We support creation of a community-wide pedestrian/bike path network.
- 7 We will encourage new development that supports and ties in well with existing and planned public transit options in the community.
- 8 We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

Intergovernmental Coordination

- 1 We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial and cost effective.
- 2 We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- 3 We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- 4 We will consult other public entities in our area when making decisions that are likely to impact them.
- 5 We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.
- 6 We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.