

# Community Agenda

For the Cities of  
**Boston,  
and  
Meigs  
Ochlocknee**

March 2008



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# Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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**City of Meigs  
Community Agenda**

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## **City of Meigs Vision**

The community vision element of the Community Agenda reflects the city's long-term goals and desired future with respect to future development patterns. The vision paints a picture of what the community desires to become and describes the city's favored development patterns.

### **Vision Statement**

**“Meigs will be a beautiful & safe residential community with a viable economy:**

- **It will have sharing and caring neighbors**
- **It will be a drug free environment**
- **The educational level will increase considerably**
- **We will be positive in attitude and actions**
- **We will have attractive & affordable housing for all.”**

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## Community Character Areas

Community character areas attempt to address the overall pattern of development within an area rather than focusing on the specific use of each individual parcel. Areas are defined in terms of the desired development characteristics and the appropriate types of land uses. The purpose of the community character area is to:

- Link the city's vision, goals, policies, and regulations.
- Define the mixing and integration of appropriate and complimentary uses.
- Provide guidance to developers regarding the qualitative aspects of desired development patterns.
- Provide land use compatibility and transition standards.
- Coordinate the goals and policies of all other components of the Comprehensive Plan within land use decisions.

The desired patterns of future development are represented on the Future Development Map by the various Character Areas. The map represents the Comprehensive Plan's goals and policies and reflects current development patterns and expected trends. Each of the map designations illustrates the predominant types of land uses proposed within the general areas. The map, along with the supportive goals and policies should be considered together as a guide for rezoning decisions.

## *Agricultural Area*

### **Description**

The agricultural area are areas within the city limits that currently support viable agricultural activities. Agriculture has always been a mainstay for the city and has contributed to the overall character of the city and should be allowed to continue for as long as needed.

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## *Appropriate Land Uses*

Appropriate land uses for these agricultural areas located within the city limits include residential development at various densities depending on its specific location in the City and in relation to available utilities and other residential developments. Commercial development should be allowed near the U.S. 19 corridor if annexation of those lands ever takes place. Industrial development should be allowed in areas near necessary infrastructure (utilities, highway and rail access, etc.).

## *Zoning Compatibility*

- Single and Multi-Family Residential
- R-PUD Residential Planned Unit Development
- C-1 Neighborhood Commercial District
- C-3 Highway Commercial District
- C-PUD Commercial Planned Units Development
- I Industrial

## *Quality Community Objectives Pursued*

The following Quality Community Objectives will be pursued in the Agricultural Area:

- **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.
- **Housing Choices:** 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



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and age groups in each community, and to provide a range of housing choices to meet market needs.

### **Implementation Strategies**

- Rezone appropriate areas for commercial and Industrial uses.
- Steer residential development to areas in town where redevelopment is needed and/or utilities already exist or can be put in place quickly and affordably.

## ***Declining Neighborhood***

### **Description**

The Declining Neighborhood character area in the city consists predominantly of residential development that due to a any variety of reasons is showing signs of moderate disinvestment. These areas are generally in the middle of or next to stable neighborhoods within the city. Areas designated as Declining Neighborhoods are in need of a variety of recovery approaches in order to cover the gamut of each areas specific need(s).

### **Appropriate Land Uses**

Appropriate land uses for these Declining Neighborhoods located within the city limits should be limited to residential development at various densities depending on the wants and needs of the City as a whole, and the existing character of development surrounding the specific area.

### **Zoning Compatibility**

- Single and Multi-Family Residential
- R-PUD Residential Planned Unit Development

### **Quality Community Objectives Pursued**

The following Quality Community Objectives will be pursued in the Declining Neighborhoods:

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- **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.
- **Housing Choices:** 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 to provide a range of housing choices 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.

### Implementation Strategies

- Homeownership/credit counseling programs designed to educate and promote responsible homeowners.
- Develop more stringent codes that affect the city as a whole in terms of how properties appear from the street.
- Increased code enforcement efforts.
- Organize neighborhood volunteer work groups to help do minor repairs for the elderly/disabled residents.
- Organize and promote Community/Neighborhood cleanup days.
- Organize neighborhood watch groups to clean up any social problems that may be affecting the area.
- Designate areas as “revitalization areas” and pursue grants to help with funding of projects.

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## *Historic Residential Neighborhood*

### Description

The Historic Residential Neighborhoods in town consist of areas that are noticeably different in terms of lot size, housing size, tree cover, and architecture. These neighborhoods generally are in close proximity to the traditional downtown.

### Appropriate Land Uses

Appropriate land uses for these Historic Residential Neighborhoods should be limited to residential development that complements existing historic areas with appropriate size, massing, setbacks and architectural features. New residential development should not look historic but should have the same setback and massing as its immediate neighbors.

### Zoning Compatibility

- Single-Family Residential

### Quality Community Objectives Pursued

The following Quality Community Objectives will be pursued in the Historic Residential Neighborhoods:

- **Traditional Neighborhoods:** 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.
- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

### Implementation Strategies

- Review zoning ordinances to ensure compatibility of infill development

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- Delineate boundaries and create a local historic district
- Create historic district ordinance

### *Residential Redevelopment Area*

#### Description

The Residential Redevelopment Area are neighborhoods in the city characterized by significant levels of disinvestment and overall blight. These areas generally contain older/abandoned mobile homes that need to be gotten rid of. The future of these areas is bleak and the easiest and most affordable way to clean up these areas is to wipe the slate clean and start over with the existing infrastructure.

#### Appropriate Land Uses

Appropriate land uses for these Residential Redevelopment Areas should include predominantly residential development and, depending the specific location in town, some neighborhood commercial.

#### Zoning Compatibility

- Single and Multi-Family Residential
- Residential Planned Unit Development
- Neighborhood Commercial

#### Quality Community Objectives Pursued

The following Quality Community Objectives will be pursued in the Residential Redevelopment Areas:

- **Traditional Neighborhoods:** 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.

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- **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.
- **Housing Choices:** 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 to provide a range of housing choices to meet market needs.

### ***Implementation Strategies***

- Designate areas as “revitalization areas” and pursue grants to help with funding of projects.
- Clear the property and start over!

## ***Stable Neighborhood***

### ***Description***

The Stable Neighborhoods in the city are characterized by properly maintained properties, paved streets, and adequate tree cover. Most areas have a variety of housing sizes and designs with similar setbacks some with sidewalks and some without.

### ***Appropriate Land Uses***

Appropriate land uses for these Stable Neighborhoods should include predominantly residential development and, depending the specific location in town, some appropriate neighborhood commercial.

### ***Zoning Compatibility***

- Single and Multi-Family Residential
- Residential Planned Unit Development

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- Neighborhood Commercial

### **Quality Community Objectives Pursued**

The following Quality Community Objectives will be pursued in the Stable Neighborhoods:

- **Housing Choices:** 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 to provide a range of housing choices 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.
- **Traditional Neighborhoods:** 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.

### **Implementation Strategies**

- Organize Neighborhood Watch groups to enhance the sense of community and help deter crime.

## ***Downtown***

### **Description**

The Downtown area in the city is characterized by poorly maintained properties and significant disinvestment. Economic activity has virtually ceased and it will take significant investment to bring the historic downtown back to a viable economic area.

### **Appropriate Land Uses**

Appropriate land uses for the Downtown should exclude everything except commercial develop-

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ment and, depending the specific structure, some upper story residential.

### Zoning Compatibility

- Appropriate commercial (C-2)

### Quality Community Objectives Pursued

The following Quality Community Objectives will be pursued in the Downtown:

- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **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.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.
- **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.

### Implementation Strategies

- Develop programs to assist existing property owners.
- National Register designation would provide owners that wish to rehabilitate, financial assistance through tax credits

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- Create a Downtown Development Authority to market and manage the downtown.
- Work closely with state economic development agencies to get a plan together specifically dealing with economic development in these areas and in the industrial areas.

### *Greenspace*

#### *Description*

The Greenspace areas in town are areas that are important for the preservation of the rural character of the city and provide natural habitat for various species of flora and fauna. Many of the areas contain environmentally sensitive areas that should be afforded extra protection from contamination and degradation from other surrounding uses.

#### *Appropriate Land Uses*

Appropriate land uses for the Greenspace areas should exclude everything except recreational and existing agricultural uses. Areas containing environmentally sensitive areas should be left untouched or designated as passive recreational areas. If these areas are to be converted to residential development, open space types of residential development should be mandatory.

#### *Zoning Compatibility*

- Not Applicable

#### *Quality Community Objectives Pursued*

The following Quality Community Objectives will be pursued in the Greenspace Areas:

- **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. Wherever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's



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character.

- **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.

### ***Implementation Strategies***

- Develop both active and passive recreational programs and facilities.
- Encourage the land owners to donate it, put it into a land bank, sell the development rights, or if financially feasible, buy it outright.

## ***Industrial Area***

### ***Description***

The overall character of the area is intended for large-scale, employment intensive industrial and commercial uses. The area is designed to provide a compatible mix of light and heavy industrial, commercial development (retail and services), and professional offices.

The intended types of development require access to the necessary supportive infrastructure, including public water and sewerage service and major transportation networks.

Developments using planned development concepts are encouraged, such as business/office parks that provide internal transportation networks minimizing the traffic impacts on the arterial road network.

### ***Appropriate Land Uses***

All levels of industry are appropriate for this area. Large commercial developments should be focused on US Highway 19 while industry and large office developments should have direct access to Rail and/or preferably U.S. 19. Office type developments should be clustered to mitigate the effects of increased traffic and would be appropriate with the appropriate design standards on abandoned industrial sites that are along main routes in and out of town.

### ***Zoning Compatibility***

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- Industrial
- Commercial Planned Unit Developments

### ***Quality Community Objectives Pursued***

The following Quality Community Objectives will be pursued in the Industrial Areas:

- **Growth Preparedness:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, 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
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.
- **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 redevelopment of a transportation network.

### ***Implementation Strategies***

- Work with the Thomasville/Thomas County Chamber to promote development.
- Create local Business Association to work on promoting available properties.
- Work closely with state economic development agencies to get a plan together specifically dealing with economic development in these areas and in the downtown.

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## *Old GA 3 Corridor*

### *Description*

Before U.S. 19, the Old Dixie Highway (GA 3) was the route through the City. This route connected Meigs to Ochlocknee and Pelham. It paralleled the railroad tracks for most of its length and in Meigs, formed the heart of the downtown commercial area. After U.S. Highway 19 came through town, the Old Dixie Highway became largely abandoned and has become just another county road. Fortunately, many of the historic resources surrounding the road in Meigs are still intact.

### *Appropriate Land Uses*

Commercial activity should be allowed on a small scale because the road is not equipped to handle the large amount of traffic generated by too much commercial and scattered large scale residential development. It should be of utmost concern to the local governments to help maintain the local historic fabric of this corridor through local regulations.

### *Zoning Compatibility*

- R-1 & R-2 Residential
- R-PUD Residential Planned Unit Development where appropriate
- C-1 Neighborhood Business District (w/ design standards applied)

### *Quality Community Objectives Pursued*

- **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.
- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's

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character.

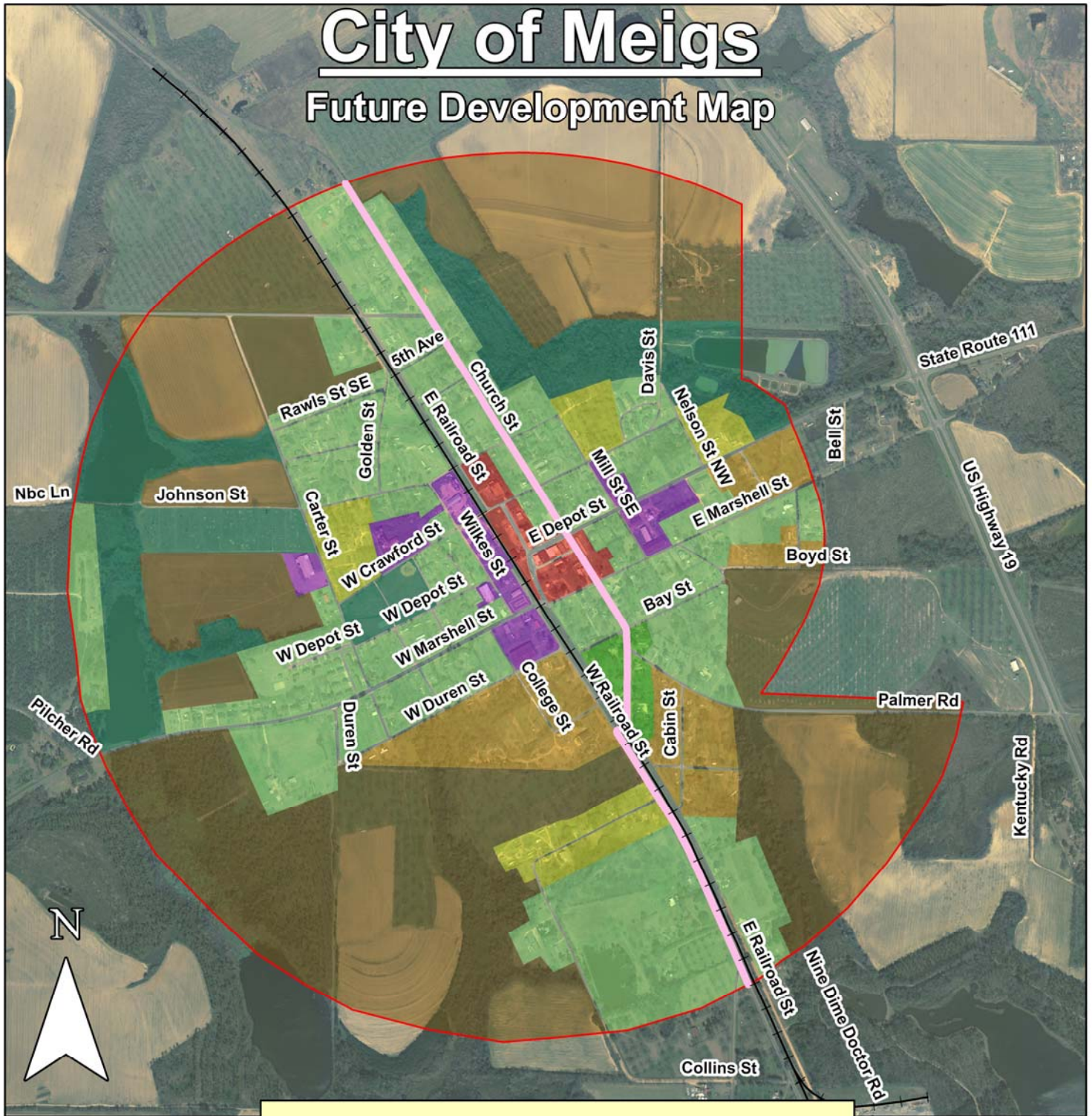
- **Sense of Place:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.
- **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.

### **Implementation Strategies**

- Corridor design standards
- Scenic byway designation
- Replacing/restoring historic road county boundary marker

# City of Meigs

## Future Development Map



**Legend**

Rail	Greenspace
Old GA 3 Corridor	Historic Residential Neighborhood
City Limits	Industrial Area
Agricultural Area	Residential Redevelopment Area
Declining Neighborhood	Stable Neighborhood
Downtown	



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## **City of Meigs Issues & Opportunities**

### **Population**

- Declining population within the City but increases in the County

### **Demographics**

- Worker aged population is increasing
- Racial shift is occurring: Caucasians out, African Americans and Hispanics in

### **Housing**

- Many small areas of dilapidated or vacant houses
- Good housing variety
- Areas in need of redevelopment
- Much of the existing housing stock is poorly maintained but many of the neighborhoods are stable; others are declining or in need of redevelopment
- Need for attractive affordable housing

### **Income**

- Low median household income
- High poverty level

### **Transportation & Circulation**

- Disconnected from U.S. 19
- Low traffic flows in town
- Narrow streets provide traffic calming but lack of sidewalks in most areas is a problem
- Convenient highway and rail access
- Need more paved streets
- More reliable transit system needed, whether it be buses or an organized carpool.

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### **Economic Development**

- Strong agricultural based industry
- A broader industrial base is needed
- Stagnant downtown business environment that needs private investment
- The disconnect from U.S. 19 is stifling the economy of the town
- Need for all types of commercial activity

### **Cultural Environment**

- The GA 3 corridor and the rail corridor it parallels are historic corridors that are the main reason for the city's existence
- There are a number of historic homes in Meigs, but many are in disrepair or contain historically inappropriate architectural additions or repairs
- The lack of local historic preservation ordinances provides no protection to historic structures
- The historic quality of the downtown is showing signs of degradation
- The school building is a historic structure that currently is an eyesore, but has potential

### **Community Facilities & Services**

- Most of the residences are on municipal water and sewer
- Solid waste services are provided by the City of Thomasville
- Gas service are provided by the City of Meigs
- There are not enough recreational facilities and no organized recreational programming to keep children off the streets. After school programs would be very helpful.
- City wide beautification efforts are needed
- Need for improved law enforcement efforts

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### **Residential Land Use**

- There are many areas available for residential expansion within the city limits
- There are many areas suitable for redevelopment within the city limits
- Loose development standards are a cause for concern. Design standards would begin to help the image of Meigs.

### **Commercial Land Use**

- Commercial growth is stagnant or declining throughout the city, and is most evident in the downtown where most of the buildings are empty
- There is a need for commercial growth and space available to accommodate it

### **Industrial Land Use**

- There are still viable industrial areas, but the need for industrial redevelopment is apparent.
- There is a need to identify areas for future industrial uses



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## *Goals & Policies*

### **Economic Development**

***Goal:*** *Develop a an economically viable Downtown.*

#### ***Policies***

- Create a Meigs Development Authority
- Designate the area as a National Register district
- Pursue Community Development Block Grants to aid in funding public projects.
- Attract regional service companies by promoting low land prices and geographic location
- Develop design standards/overlay zoning for commercial development

***Goal:*** *Attract industrial/commercial uses to provide jobs for the town and diversify the tax base.*

#### ***Policies***

- Target agri-business to help improve industrial base and appropriate ancillary commercial ventures.
- Promote available utilities/infrastructure to attract commercial/industrial development.

***Goal:*** *Develop a better labor force.*

#### ***Policies***

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- Promote adult education classes and technical college courses.
- Promote night GED/adult education classes.

**Goal:** *Develop a strong overall economic development plan for the City of Meigs.*

### **Policies**

- Investigate the possibilities given what's available and examine the strengths and weaknesses of each.
- Figure out what the City of Meigs wants for commercial development (What type(s) of commercial environment can we achieve and sustain)
- Depending on annexation of highway frontage, determine where we want commercial development.
- 

**Goal:** *The City of Meigs will strive attract/provide the basic amenities necessary for the daily life of its citizens including but not limited to Daycare facilities, Grocery/General store, doctors clinic, etc."*

### **Policies**

- Offer tax incentives to certain startup businesses.
- Actively recruit identified businesses.

## Housing

**Goal:** *The City of Meigs will provide attractive and affordable housing opportunities to all residents.*

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### ***Policies***

- Work closely with the Southwest Georgia Housing Task Force
- Promote infill development.
- Increase homeownership in the City.
- Improve zoning ordinances by adding design standards to new development
- Develop redevelopment/revitalization plans for designated areas

### **Natural and Cultural Resources**

***Goal:*** *The City of Meigs will protect and enhance its historic character.*

### ***Policies***

- Work diligently towards a renovated downtown area.
- Establish a Historic District and an ordinance.
- Preserve and enhance the Old GA 3 Corridor
- Investigate the possibility of acquiring and renovating the old school building along W. Railroad St. for historic designation and a new public use.

### **Community Facilities and Services**

***Goal:*** *Provide a safe convenient after school destination for recreation, tutoring, and other uses as needed.*

### ***Policies***

- Investigate the possibility of acquiring and renovating the old school building along W.

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Railroad St. for a community recreation center.

- Investigate what programming is needed for to keep kids off the streets.

***Goal: Provide and maintain adequate parks and recreational facilities for the people of Meigs.***

### ***Policies***

- Create more recreational facilities.
- Create a variety of different recreational facilities.
- Acquire land and develop passive recreational opportunities for residents of Meigs including walking trails and natural settings.

***Goal: Provide a safe and inviting environment for the residents of Meigs***

### ***Policies***

- Provide adequate police coverage in Meigs.
- Revisit the idea of incorporating neighborhood watch groups
- Work with the Thomas County Sheriffs department on increasing patrols.
- Develop and enforce city codes regarding nuisances and blight.
- Promote the city wide beautification more and have it more often.
- Investigate/prioritize areas in need of beautification and concentrate efforts there.
- Increase avenues of communication between the City and the residents of Meigs

***Goal: Provide adequate public utilities for all types of development in Meigs***

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### ***Policies***

- Identify infrastructure (particularly water/sewer) capabilities and address where improvements could be made

## **Transportation and Circulation**

***Goal:*** Capitalize on proximity to existing transportation routes

### ***Policies***

- Annex land separating Meigs from U.S. Highway 19
- Prepare a “What if” plan for road expansions of U.S. 19 and Highway 111.
- Promote location in reference to transportation routes (highway, rail) to lure private investment in economic development

***Goal:*** Provide safe and well maintained street/sidewalk network

### ***Policies***

- Inventory and prioritize future street paving/resurfacing projects
- Develop a sidewalk inventory and destination plan for current and potential future developments.

***Goal:*** Provide the residents of Meigs with reliable forms of Transit

### ***Policies***

- Organize a carpool for routine trips (groceries, shopping, educational classes, Healthcare, etc.)
- Actively participate with Thomas County Public Transit for improved transit services
- Form local transportation committee

**City of Meigs Short Term Work Program 2008-2012**

Economic Development Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Develop overall economic development plan	X	X				City	\$\$	General Funds
Create a Meigs Development Authority	X	X	X			City	\$\$	General Funds
Inventory potential properties for commercial/industrial development	X	X	X			City	\$	General Fund
Promote available utilities/transportation routes to attract commercial/industrial development		X				City	\$	General Fund
Actively recruit businesses necessary for daily life (grocery/general store, daycare, clinic)	X	X	X	X	X	City	\$	General Fund
Promote adult education/GED classes and area technical colleges	X	X	X	X	X	City	\$	General Fund, Grants
Attract ancillary facilities to complement existing agri-business			X	X	X	City/ Development Authority	\$	General Fund
<b>Housing Objectives</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Responsible Party</b>	<b>Cost Estimate \$ - \$\$\$\$\$</b>	<b>Possible Funding Source</b>
Work closely w/ Southwest Georgia Housing Task Force	X	X	X	X	X	City	n/a	General Fund
Promote infill development	X	X	X	X	X	City	n/a	General Fund
Develop infill guidelines	X	X	X			City	\$\$	General Funds
Promote and increase participation in homeownership/credit counseling programs	X	X	X	X	X	City	\$	General Funds, Grants
Develop redevelopment/revitalization plans for designated areas	X	X	X	X	X	City	\$\$	General Fund
<b>Natural and Cultural Resources Objectives</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Responsible Party</b>	<b>Cost Estimate \$ - \$\$\$\$\$</b>	<b>Possible Funding Source</b>
Work to renovate downtown buildings	X	X	X	X	X	City	\$	General Fund, Grants
Preservation Plan for the GA 3 Corridor				X	X	City	\$\$	General Fund
Establish a National Register historic district and an ordinance				X	X	City	\$\$	General Fund

**City of Meigs Short Term Work Program 2008-2012**

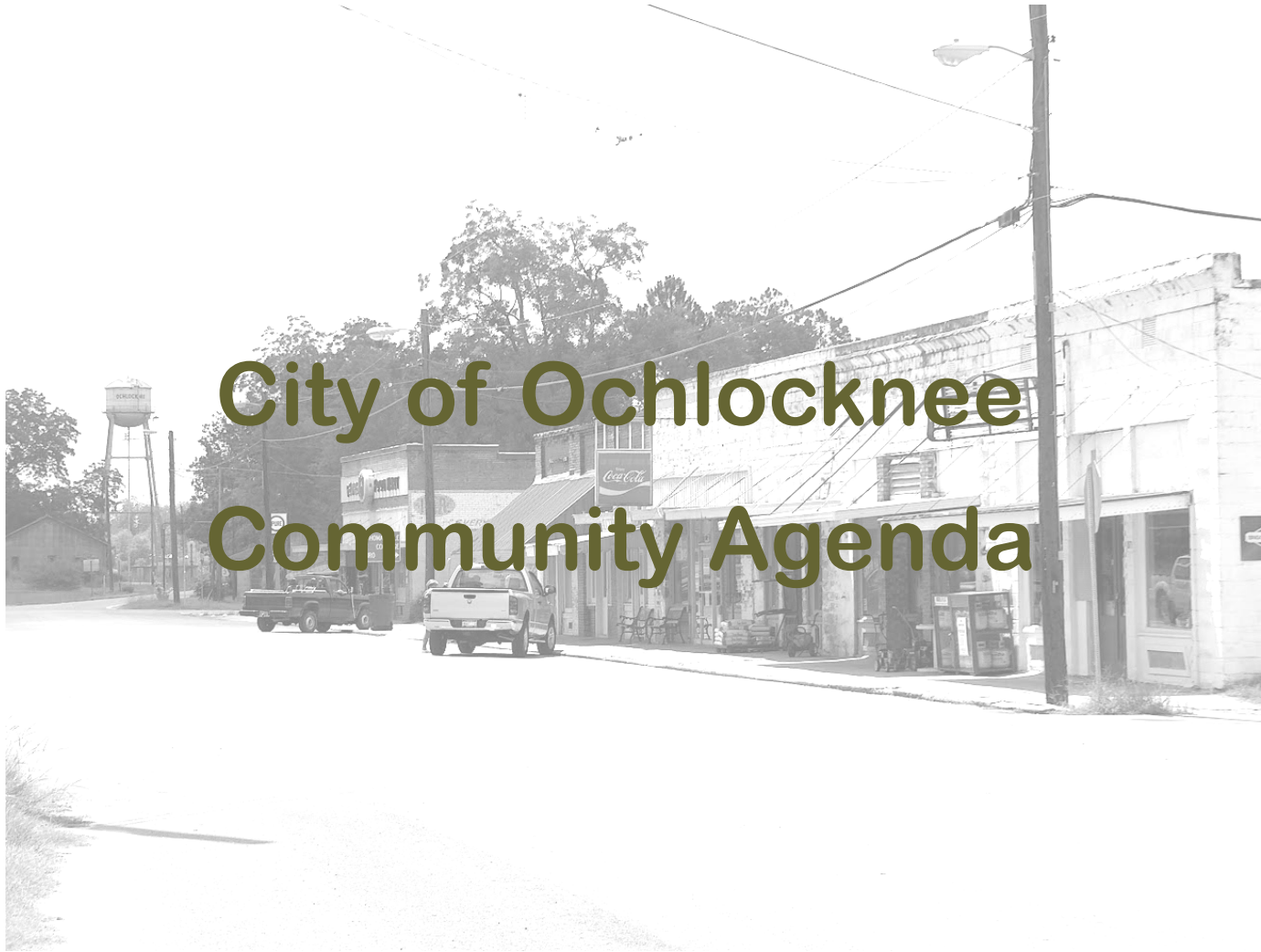
Community Facilities & Services Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Investigate the possibility of acquiring and renovating the old school building on Railroad St. for a public use		X	X	X		City	\$	General Fund, Grants
Create a plan for recreational land & facilities (where & what)	X	X				City	\$-\$	General Fund
Work with sheriff's dept for improved police coverage	X	X	X	X	X	City/County	\$	General Fund
Revive the neighborhood watch groups	X	X	X	X	X	City	\$	General Fund
Improve/replace wastewater treatment plant		X	X	X	X	City	\$\$\$\$\$	General Fund, Grants
Better promotion and more frequent city beautification	X	X				City	\$	General Fund, Grants
Investigate ways to improve the communication between the City government and the residents of Meigs	X					City	\$	General Fund
Investigate and prioritize areas in need of beautification	X	X	X	X	X	City	n/a	General Fund
<b>Transportation &amp; Circulation Objectives</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Responsible Party</b>	<b>Cost Estimate \$ - \$\$\$\$\$</b>	<b>Possible Funding Source</b>
Prepare "what if" Plans/scenarios for expansions of Hwys 19 and 111	X	X				City	\$	General Fund
Develop a sidewalk inventory and destination plan		X	X	X		City	\$	General Fund
Work with Thomas County Public Transit for improved transit services	X	X	X	X	X	City/County	n/a	General Fund
Inventory and prioritize future street paving/resurfacing projects and coordinate water/sewer line replacement	X	X	X	X	X	City	\$	General Fund
<b>Land Use Objectives</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Responsible Party</b>	<b>Cost Estimate \$ - \$\$\$\$\$</b>	<b>Possible Funding Source</b>
Review and revise existing ordinance for best management practices	X	X	X	X	X	City	\$	General Fund
Develop and implement design standards for commercial development and GA 3 corridor		X	X	X		City	\$	General Fund
Annex land along U.S. Hwy 19 for commercial use			X	X		City	\$	General Fund

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**Consolidated Comprehensive Plan Agenda for the Cities of Meigs,  
Ochlocknee, and Boston**

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## **Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston**

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### **City of Ochlocknee Vision**

The community vision element of the Community Agenda reflects the city's long-term goals and desired future with respect to future development patterns. The vision paints a picture of what the community desires to become and describes the city's favored development patterns.

#### **Vision Statement**

***“We the citizens of Ochlocknee, by the year 2028 will have adequate utilities and infrastructure, revitalized downtown, additional job opportunities, attractive neighborhoods and an improved commercial environment while maintaining our rural character.”***

# **Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston**

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## **Community Character Areas**

Community character areas attempt to address the overall pattern of development within an area rather than focusing on the specific use of each individual parcel. Areas are defined in terms of the desired development characteristics and the appropriate types of land uses. The purpose of the community character area is to:

- Link the city's vision, goals, policies, and regulations.
- Define the mixing and integration of appropriate and complimentary uses.
- Provide guidance to developers regarding the qualitative aspects of desired development patterns.
- Provide land use compatibility and transition standards.
- Coordinate the goals and policies of all other components of the Comprehensive Plan within land use decisions.

The desired patterns of future development are represented on the Future Development Map by the various Character Areas. The map represents the Comprehensive Plan's goals and policies and reflects current development patterns and expected trends. Each of the map designations illustrates the predominant types of land uses proposed within the general areas. The map, along with the supportive goals and policies should be considered together as a guide for rezoning decisions.

# Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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## *Agricultural Area*

### *Description*

The agricultural area are areas within the city limits that currently support viable agricultural activities. Agriculture has always been a mainstay for the city and has contributed to the overall character of the city and should be allowed to continue for as long as needed.

### *Appropriate Land Uses*

Appropriate land uses for these agricultural areas located within the city limits include residential development at various densities depending on its specific location in the City and in relation to available utilities and other residential developments. Commercial development should allowed near the U.S. 19 corridor if more annexation of those lands ever takes place. Industrial development should be allowed in areas near necessary infrastructure (utilities, highway and rail access, etc.).

### *Zoning Compatibility*

- Single and Multi-Family Residential
- R-PUD Residential Planned Unit Development
- C-1 Neighborhood Commercial District
- C-3 Highway Commercial District
- C-PUD Commercial Planned Units Development
- I Industrial

### *Quality Community Objectives Pursued*

The following Quality Community Objectives will be pursued in the Agricultural Area:

- **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

## **Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston**

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as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

- **Housing Choices:** 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 to provide a range of housing choices to meet market needs.

### **Implementation Strategies**

- Rezone appropriate areas for commercial and Industrial uses.
- Steer residential development to areas in town where redevelopment is needed and/or utilities already exist or can be put in place quickly and affordably.

## ***Declining Neighborhood***

### **Description**

The Declining Neighborhood character area in the city consists predominantly of residential development that due to a any variety of reasons is showing signs of moderate disinvestment. These areas are generally in the middle of or next to stable neighborhoods within the city. Areas designated as Declining Neighborhoods are in need of a variety of recovery approaches in order to cover the gamut of each areas specific need(s).

### **Appropriate Land Uses**

Appropriate land uses for these Declining Neighborhoods located within the city limits should be limited to residential development at various densities depending on the wants and needs of the City as a whole, and the existing character of development surrounding the specific area.

### **Zoning Compatibility**

- Single and Multi-Family Residential
- R-PUD Residential Planned Unit Development

### **Quality Community Objectives Pursued**

## Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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The following Quality Community Objectives will be pursued in the Declining Neighborhoods:

- **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.
- **Housing Choices:** 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 to provide a range of housing choices 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.

### ***Implementation Strategies***

- Homeownership/credit counseling programs designed to educate and promote responsible homeowners.
- Develop more stringent codes that affect the city as a whole in terms of how properties appear from the street.
- Increased code enforcement efforts.
- Organize neighborhood volunteer work groups to help do minor repairs for the elderly/disabled residents.
- Organize and promote Community/Neighborhood cleanup days.
- Organize neighborhood watch groups to clean up any social problems that may be affecting the area.
- Designate areas as “revitalization areas” and pursue grants to help with funding of projects.

# Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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## *Residential Redevelopment Area*

### Description

The Residential Redevelopment Area are neighborhoods in the city characterized by significant levels of disinvestment and overall blight. These areas generally contain older/abandoned mobile homes that need to be gotten rid of. The future of these areas is bleak and the easiest and most affordable way to clean up these areas is to wipe the slate clean and start over with the existing infrastructure.

### Appropriate Land Uses

Appropriate land uses for these Residential Redevelopment Areas should include predominantly residential development and, depending on the specific location in town, some neighborhood commercial.

### Zoning Compatibility

- Single and Multi-Family Residential
- Residential Planned Unit Development
- Neighborhood Commercial

### Quality Community Objectives Pursued

The following Quality Community Objectives will be pursued in the Residential Redevelopment Areas:

- **Traditional Neighborhoods:** 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.
- **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.
- **Housing Choices:** 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 to provide a range of housing choices to meet market

## Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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needs.

### ***Implementation Strategies***

- Designate areas as “revitalization areas” and pursue grants to help with funding of projects.
- Clear the property and start over!

## ***Stable Neighborhood***

### ***Description***

The Stable Neighborhoods in the city are characterized by properly maintained properties, paved streets, and adequate tree cover. Most areas have a variety of housing sizes and designs with similar setbacks some with sidewalks and some without.

### ***Appropriate Land Uses***

Appropriate land uses for these Stable Neighborhoods should include predominantly residential development and, depending the specific location in town, some appropriate neighborhood commercial.

### ***Zoning Compatibility***

- Single and Multi-Family Residential
- Residential Planned Unit Development
- Neighborhood Commercial

### ***Quality Community Objectives Pursued***

The following Quality Community Objectives will be pursued in the Stable Neighborhoods:

- **Housing Choices:** 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 to provide a range of housing choices 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



## Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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development or redevelopment of sites closer to the downtown or traditional urban core of the community.

- **Traditional Neighborhoods:** 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.

### Implementation Strategies

- Organize Neighborhood Watch groups to enhance the sense of community and help deter crime.

## *Downtown*

### Description

The Downtown area in the city is characterized by maintained properties with moderate signs of disinvestment. Economic activity has continued to do well despite the signs of disinvestment.

### Appropriate Land Uses

Appropriate land uses for the Downtown should exclude everything except commercial development and, depending on the specific structure, some upper story residential could be allowed.

### Zoning Compatibility

- Appropriate commercial (C-2)

### Quality Community Objectives Pursued

The following Quality Community Objectives will be pursued in the Downtown:

- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **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

## Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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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.

- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.
- **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.

### **Implementation Strategies**

- Develop programs to assist existing property owners.
- Historic District designation would provide owners that wish to rehabilitate, financial assistance through tax credits
- Create a Downtown Development Authority to market and manage the downtown.
- Work closely with state economic development agencies to get a plan together specifically dealing with economic development in these areas and in the industrial areas.

## ***Greenspace***

### **Description**

The Greenspace areas in town are areas that are important for the preservation of the rural character of the city and provide natural habitat for various species of flora and fauna. Many of the areas contain environmentally sensitive areas that should be afforded extra protection from contamination and degradation from other surrounding uses.

### **Appropriate Land Uses**

Appropriate land uses for the Greenspace areas should exclude everything except recreational uses. Areas containing environmentally sensitive areas should be left untouched or designated as passive recreational areas. If these areas are to be converted to residential development, open space types of residential development should be mandatory.

# Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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## Zoning Compatibility

- Not Applicable

## Quality Community Objectives Pursued

The following Quality Community Objectives will be pursued in the Greenspace Areas:

- **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. Wherever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **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.

## Implementation Strategies

- Develop both active and passive recreational programs and facilities.

## ***Industrial Area***

### Description

The overall character of the area is intended for large-scale, employment intensive industrial and commercial uses. The area is designed to provide a compatible mix of light and heavy industrial, commercial development (retail and services), and professional offices.

The intended types of development require access to the necessary supportive infrastructure, in-

## Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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cluding public water and sewerage service and major transportation networks.

Developments using planned development concepts are encouraged, such as business/office parks that provide internal transportation networks minimizing the traffic impacts on the arterial road network.

### **Appropriate Land Uses**

All levels of industry are appropriate for this area. Large commercial developments should be focused on US Highway 19 while industry and large office developments should have direct access to Rail and/or preferably U.S. 19. Office type developments should be clustered to mitigate the effects of increased traffic and would be appropriate with the appropriate design standards on abandoned industrial sites that are along main routes in and out of town.

### **Zoning Compatibility**

- Industrial
- Commercial Planned Unit Developments

### **Quality Community Objectives Pursued**

The following Quality Community Objectives will be pursued in the Industrial Areas:

- **Growth Preparedness:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, 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
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.
- **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 redevelop-

## Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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opment of a transportation network.

### **Implementation Strategies**

- Work with the Thomasville/Thomas County Chamber to promote development.
- Create your own local Development Authority or Business Association to work on promoting available properties.

### ***Old GA 3 Corridor***

#### **Description**

Before U.S. 19, the Old Dixie Highway (GA 3) was the route through the City. This route connected Ochlocknee to Meigs and Thomasville. It paralleled the railroad tracks for most of its length and in Ochlocknee, formed the heart of the downtown commercial area. After U.S. Highway 19 came through town, the Old Dixie Highway became largely abandoned and has become just another county road. Fortunately, many of the historic resources surrounding the road in Ochlocknee are still intact.

#### **Appropriate Land Uses**

Commercial activity should be allowed on a small scale because the road is not equipped to handle the large amount of traffic generated by too much commercial and scattered large scale residential development. It should be of utmost concern to the local governments to help maintain the local historic fabric of this corridor through local regulations.

#### **Zoning Compatibility**

- R-1 & R-2 Residential
- R-PUD Residential Planned Unit Development where appropriate
- C-1 Neighborhood Business District (w/ design standards applied)

#### **Quality Community Objectives Pursued**

- **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.

## Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **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.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.
- **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.

### ***Implementation Strategies***

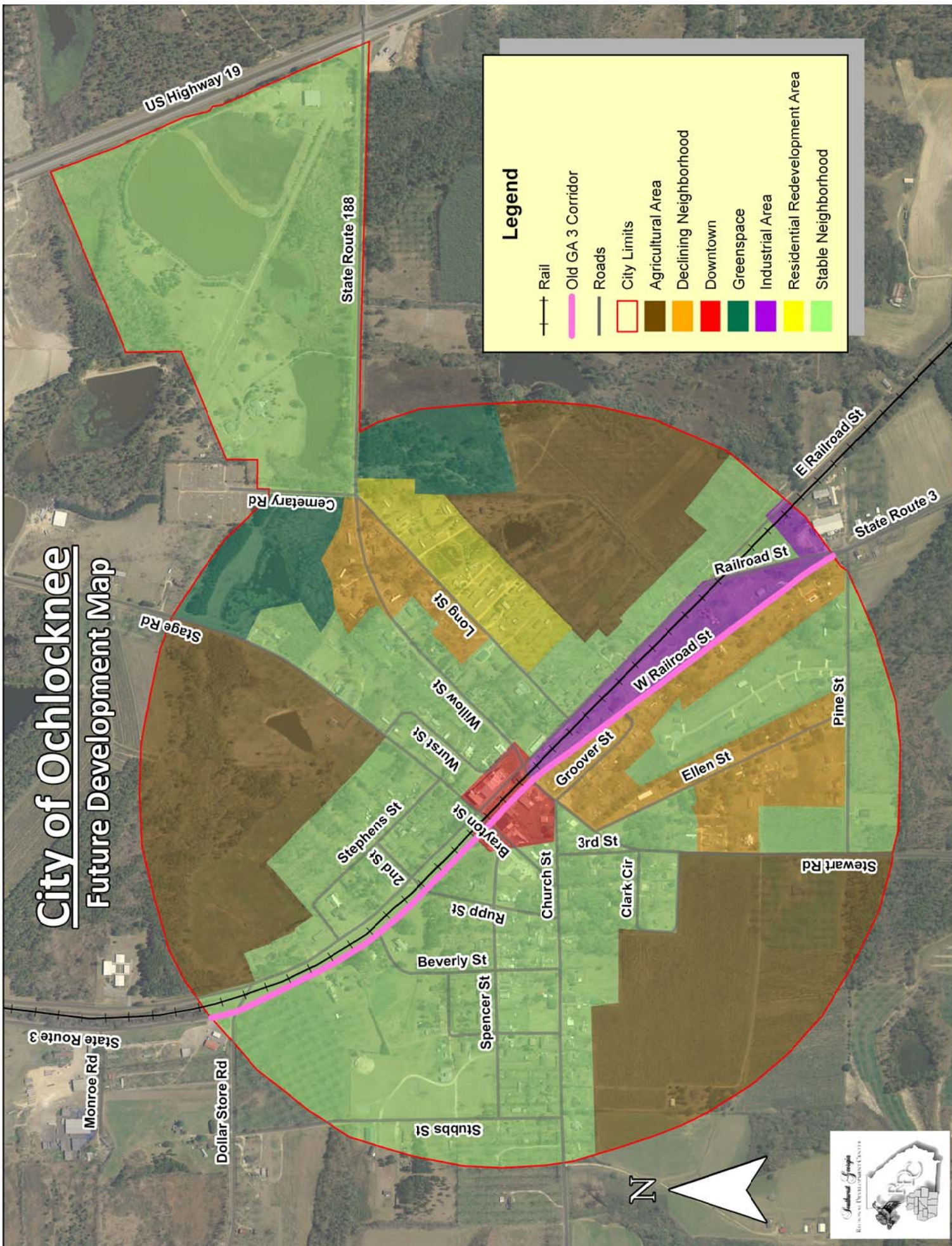
- Corridor design standards
- Scenic byway designation

# City of Ochlocknee

## Future Development Map

**Legend**

- Rail
- Old GA 3 Corridor
- Roads
- City Limits
- Agricultural Area
- Declining Neighborhood
- Downtown
- Greenspace
- Industrial Area
- Residential Redevelopment Area
- Stable Neighborhood



# Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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## City of Ochlocknee Issues & Opportunities

### Population

- Slowly increasing population within the City but increases in the County

### Demographics

- Worker aged population is increasing

### Housing

- Mostly stable neighborhoods
- Good housing variety (price/style/age)
- Some residential areas in decline
- Some of the existing housing stock is poorly maintained and many neighborhoods are stable, but a couple areas are declining or in need of redevelopment

### Income

- Moderate median household income
- High poverty level

### Transportation & Circulation

- Property within city limits provides good access to U.S. 19
- Narrow streets calm traffic but the lack of sidewalks in most areas is a problem

### Economic Development

- Strong agricultural based industry
- Stable downtown business environment

### Cultural Environment

- The GA 3 corridor is a historic corridor that, along with the railroad, is the main reason for the town's existence
- There are a number of historic homes present but many are in disrepair or contain inappropriate architectural additions/repairs



## **Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston**

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- Lack of local historic preservation ordinances provides no protection to these historic structures
- The historic fabric of the downtown is showing signs of deterioration
- Large tracts of open space and agricultural lands

### **Community Facilities & Services**

- The city provides water to all of its residents
- Sewer is provided to approximately 70% of its residents
- Solid waste services are provided by the City
- Police, Fire, and Ambulance services are provided by the County
- There are adequate recreational facilities, but no organized recreational programming

### **Residential Land Use**

- There are many areas available for residential expansion within the city limits
- There are areas available for redevelopment within the city limits
- The loose development standards are cause for concern
- Very few conflicting land uses

### **Commercial Land Use**

- There is space available for much-needed commercial growth

### **Industrial Land Use**

- Very little industrial uses within the City limits
- Need for identification of future industrial land

# Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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## *Goals & Policies*

### **Economic Development**

**Goal:** *Attract new business and industry to Ochlocknee.*

#### **Policies**

- Create a Ochlocknee Development Authority or Business Association
- Develop design standards/overlay zoning for commercial development
- Promote available utilities/infrastructure to attract commercial/industrial development.

### **Housing**

**Goal:** *The City of Ochlocknee will provide attractive and affordable housing opportunities to all residents.*

#### **Policies**

- Work closely with the Southwest Georgia Housing Task Force
- Improve the affordability of housing in Ochlocknee
- Promote infill development.
- Improve zoning ordinances by adding design standards to new development
- Develop redevelopment/revitalization plans for designated areas

# Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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## Natural and Cultural Resources

**Goal:** *The City of Ochlocknee will protect and enhance its rural character.*

### **Policies**

- Work diligently towards a vibrant, appealing, downtown area.
- Establish a Historic District and an ordinance.
- Preserve and enhance the Old GA 3 Corridor
- Update zoning ordinance to maintain and enhance rural character of Ochlocknee.

## Community Facilities and Services

**Goal:** *Provide adequate public facilities for residents of Ochlocknee.*

### **Policies**

- More public facilities for residents of various age groups including recreation, and community group meetings.
- Improve the water and sewer system.
- Increase community involvement by promoting volunteerism and developing a better communication network between the city and its citizens.
- Develop a city-wide “spruce-up” day program
- Develop neighborhood watch groups to keep the crime low in the City.

**City of Ochlocknee Short Term Work Program 2008-2012**

Economic Development Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate \$ - \$\$\$\$	Possible Funding Source
Create a Development Authority or Business Association		X	X	X		City	\$	General Fund
Inventory potential properties for commercial/industrial development	X	X	X			City	\$	General Fund
Promote available utilities/transportation routes to attract commercial/industrial development		X				City	\$	General Fund
<b>Housing Objectives</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Responsible Party</b>	<b>Cost Estimate \$ - \$\$\$\$</b>	<b>Possible Funding Source</b>
Work closely w/ Southwest Georgia Housing Task Force	X	X	X	X	X	City	n/a	General Funds
Promote infill development	X	X	X	X	X	City	n/a	General Fund
Promote and increase participation in homeownership/credit counseling programs	X	X	X	X	X	City	\$	General Fund
Develop redevelopment/revitalization plans for designated areas	X	X	X	X	X	City	\$	General Fund
<b>Natural and Cultural Resources Objectives</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Responsible Party</b>	<b>Cost Estimate \$ - \$\$\$\$</b>	<b>Possible Funding Source</b>
Work to enhance the downtown environment	X	X	X	X	X	City	\$	General Fund, Grants
Preservation Plan for the GA 3 Corridor		X	X			City	\$	General Fund
Establish a National Register historic district and an ordinance	X	X	X	X	X	City	\$	General Fund

**City of Ochlocknee Short Term Work Program 2008-2012**

Community Facilities & Services Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate \$ - \$\$\$	Possible Funding Source
Create a plan for recreational land & facilities (where & what)	X	X				City	\$ - \$\$	General Fund
Promote volunteerism in town	X	X	X	X			\$	General Fund
Create neighborhood watch groups	X	X	X	X		City	\$	General Fund
Develop a city-wide "spruce-up" program	X	X				City/Volunteers	\$	General Fund, Grants
Investigate ways to improve the communication between the City government and the residents of Ochlocknee	X	X				City	\$	General Fund
<b>Transportation &amp; Circulation Objectives</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Responsible Party</b>	<b>Cost Estimate \$ - \$\$\$</b>	<b>Possible Funding Source</b>
Prepare "what if" Plans/scenarios for expansion of Hwy 19 to Interstate	X	X				City	\$	General Fund
Develop a sidewalk inventory and destination plan		X	X			City	\$	General Fund
Inventory and prioritize future street paving/resurfacing/improvement projects		X	X			City	\$	General Fund
<b>Land Use Objectives</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Responsible Party</b>	<b>Cost Estimate \$ - \$\$\$</b>	<b>Possible Funding Source</b>
Review and revise existing ordinance for best management practices	X	X	X	X	X	City	\$	General Fund
Review and update zoning ordinances to preserve rural character	X	X				City	\$	General Fund
Develop and implement design standards for commercial development and GA 3 corridor		X	X	X		City	\$	General Fund

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**Consolidated Comprehensive Plan Agenda for the Cities of Meigs,  
Ochlocknee, and Boston**

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## **Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston**

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### **City of Boston Vision**

The community vision element of the Community Agenda reflects the city's long-term goals and desired future with respect to future development patterns. The vision paints a picture of what the community desires to become and describes the city's favored development patterns.

### **Vision Statement**

***“A small town moving towards a prosperous future through controlled growth, with something for everyone, where everything you need is right around the corner. Activities abound for young and old alike. A place where all can afford to live - and everyone feels at home.”***



# **Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston**

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## **Community Character Areas**

Community character areas attempt to address the overall pattern of development within an area rather than focusing on the specific use of each individual parcel. Areas are defined in terms of the desired development characteristics and the appropriate types of land uses. The purpose of the community character area is to:

- Link the city's vision, goals, policies, and regulations.
- Define the mixing and integration of appropriate and complimentary uses.
- Provide guidance to developers regarding the qualitative aspects of desired development patterns.
- Provide land use compatibility and transition standards.
- Coordinate the goals and policies of all other components of the Comprehensive Plan within land use decisions.

The desired patterns of future development are represented on the Future Development Map by the various Character Areas. The map represents the Comprehensive Plan's goals and policies and reflects current development patterns and expected trends. Each of the map designations illustrates the predominant types of land uses proposed within the general areas. The map, along with the supportive goals and policies should be considered together as a guide for rezoning decisions.

# Consolidated Comprehensive Plan Agenda for the Cities of Meigs, Ochlocknee, and Boston

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## *Agricultural Area*

### *Description*

The agricultural area are areas within the city limits that currently support viable agricultural activities. Agriculture has always been a mainstay for the city and has contributed to the overall character of the city and should be allowed to continue for as long as needed.

### *Appropriate Land Uses*

Appropriate land uses for these agricultural areas located within the city limits include residential development at various densities depending on its specific location in the City and in relation to available utilities and other residential developments. Commercial development may be allowed north of the U.S. 84 corridor. Industrial development should be allowed in areas near necessary infrastructure (utilities, highway and rail access, etc.).

### *Zoning Compatibility*

- Single and Multi-Family Residential
- R-PUD Residential Planned Unit Development
- C-1 Neighborhood Commercial District
- C-3 Highway Commercial District
- C-PUD Commercial Planned Units Development
- I Industrial

### *Quality Community Objectives Pursued*

The following Quality Community Objectives will be pursued in the Agricultural Area:

- **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.
- **Housing Choices:** 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 com-

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

### **Implementation Strategies**

- Steer residential development to areas in town where redevelopment is needed and/or utilities already exist or can be put in place quickly and affordably before allowing development in agricultural areas.

## ***Declining Neighborhood***

### **Description**

The Declining Neighborhood character area in the city consists predominantly of residential development that due to a any variety of reasons is showing signs of moderate disinvestment. These areas are generally in the middle of or next to stable neighborhoods within the city. Areas designated as Declining Neighborhoods are in need of a variety of recovery approaches in order to cover the gamut of each areas specific need(s).

### **Appropriate Land Uses**

Appropriate land uses for these Declining Neighborhoods located within the city limits should be limited to residential and recreational development at various densities depending on the wants and needs of the City as a whole, and the existing character of development surrounding the specific area.

### **Zoning Compatibility**

- Single and Multi-Family Residential
- R-PUD Residential Planned Unit Development

### **Quality Community Objectives Pursued**

The following Quality Community Objectives will be pursued in the Declining Neighborhoods:

- **Open Space Preservation:** New development should be designed to minimize the

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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.

- **Housing Choices:** 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 to provide a range of housing choices 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.

### Implementation Strategies

- Homeownership/credit counseling programs designed to educate and promote responsible homeowners.
- Increase code enforcement.
- Organize neighborhood volunteer work groups to help do minor repairs for the elderly/disabled residents.
- Organize and promote Community/Neighborhood cleanup days.
- Organize neighborhood watch groups to clean up any social problems that may be affecting the area.
- Designate areas as “revitalization areas” and pursue grants to help with funding of projects.

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## *Stable Neighborhood*

### *Description*

The Stable Neighborhoods in the city are characterized by properly maintained properties, paved streets, and adequate tree cover. Most areas have a variety of housing sizes and designs with similar setbacks some with sidewalks and some without.

### *Appropriate Land Uses*

Appropriate land uses for these Stable Neighborhoods should include predominantly residential development and, depending the specific location in town, some appropriate neighborhood commercial and recreational uses.

### *Zoning Compatibility*

- Single and Multi-Family Residential
- Residential Planned Unit Development
- Neighborhood Commercial

### *Quality Community Objectives Pursued*

The following Quality Community Objectives will be pursued in the Stable Neighborhoods:

- **Housing Choices:** 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 to provide a range of housing choices 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.
- **Traditional Neighborhoods:** 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.

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## **Implementation Strategies**

- Organize Neighborhood Watch groups to enhance the sense of community and help deter crime.
- Organize neighborhood activities to further build the sense of community among residents

## ***Downtown***

### **Description**

The Downtown area in the city is characterized by well maintained properties with signs of good private investment. Economic activity in the downtown is flourishing and the area plays host to many events throughout the year.

### **Appropriate Land Uses**

Appropriate land uses for the Downtown should exclude everything except commercial development and, depending on the specific structure, some upper story residential could be allowed.

### **Zoning Compatibility**

- Appropriate commercial (C-2)
- Upper Story Residential

### **Quality Community Objectives Pursued**

The following Quality Community Objectives will be pursued in the Downtown:

- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **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

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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.

- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.
- **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.

### **Implementation Strategies**

- Develop programs to assist existing property owners. (façade grants)
- Implement Local Historic District
- Continue to try and get Better Hometown designation

## ***Greenspace***

### **Description**

The Greenspace areas in town are areas that are important for the preservation of the rural character of the city and provide natural habitat for various species of flora and fauna. Many of the areas contain environmentally sensitive areas that should be afforded extra protection from contamination and degradation from other surrounding uses.

### **Appropriate Land Uses**

Appropriate land uses for the Greenspace areas should exclude everything except recreational and existing agricultural uses. Areas containing environmentally sensitive areas should be left untouched or designated as passive recreational areas. If these areas are to be converted to residential development, open space types of residential development should be mandatory.

### **Zoning Compatibility**

- Not Applicable

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### Quality Community Objectives Pursued

The following Quality Community Objectives will be pursued in the Greenspace Areas:

- **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. Wherever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **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 traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **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.

### Implementation Strategies

- Develop both active and passive recreational programs and facilities.

## *Industrial Area*

### Description

The overall character of the area is intended for large-scale, employment intensive industrial and commercial uses. The area is designed to provide a compatible mix of light and heavy industrial, commercial development (retail and services), and professional offices.

The intended types of development require access to the necessary supportive infrastructure, including public water and sewerage service and major transportation networks.



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Developments using planned development concepts are encouraged, such as business/office parks that provide internal transportation networks minimizing the traffic impacts on the arterial road network.

### Appropriate Land Uses

Industrial areas near the downtown area are appropriate for light industrial and commercial uses, particularly agriculturally related industries. Conversely, industrial areas near U.S. Highway 84 are more appropriate for more intense industry and commercial office uses where direct access to the highway and/or visibility from the highway is required.

### Zoning Compatibility

- Industrial
- Commercial Planned Unit Developments

### Quality Community Objectives Pursued

The following Quality Community Objectives will be pursued in the Industrial Areas:

- **Growth Preparedness:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, 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
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.
- **Regional Cooperation:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is

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critical to success of a venture, such as protection of shared natural resources or redevelopment of a transportation network.

### **Implementation Strategies**

- Work more closely with the Thomasville/Thomas County Chamber to promote development.

## ***Commercial Area***

### **Description**

This area represents an area along the north side of U.S. Highway 84 that is an ideal location for more intensive commercial development that generally is not allowed in the downtown. The area is intended to accommodate larger scale commercial development that is more oriented to the automobile traveler and requires major road access and higher visibility. This area is developed at higher intensities and clustered within nodes. Nodes require access to supportive infrastructure, specifically arterial road access. Commercial uses should be clustered in these locations with internal, interconnected transportation networks to mitigate adverse access management impacts along major arteries. Access management to U.S. Highway 84 should be regulated minimizing single parcel entryways and promoting inter-parcel access.

### **Appropriate Land Uses**

This area is essentially a highway commercial area so the appropriate uses will include various commercial activities, mixed-use commercial and public/institutional uses.

### **Zoning Compatibility**

- C-3 Highway Commercial District
- C-PUD Commercial Planned Unit Development

### **Quality Community Objectives Pursued**

The following Quality Community Objectives will be pursued in the Commercial Areas:

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- **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, 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
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in the 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.

### ***Implementation Strategies***

- Work more closely with the Thomasville/Thomas County Chamber to promote development.
- Rezone property as needed.
- Implement access management guidelines to control access

## ***Gateway Corridor***

### ***Description***

The gateway corridors for the City of Boston connect the downtown core to U.S. Highway 84. There is one Primary Gateway Corridor (Green Street) and three Secondary Gateway Corridors (W. Jefferson, Stone, and N. Main Streets). These corridors are important because to anyone that has not been to downtown Boston this is their first impression. These corridors possess the primary ingredients to pronounce the rural historic character of the City of Boston.

### ***Appropriate Land Uses***

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Appropriate land uses in and adjacent to these corridors should only include low density residential development that follow the traditional neighborhood pattern.

### Zoning Compatibility

- R-1 & R-2 Single Family Residential

### Quality Community Objectives Pursued

The following Quality Community Objectives will be pursued in the Gateway Corridor Areas:

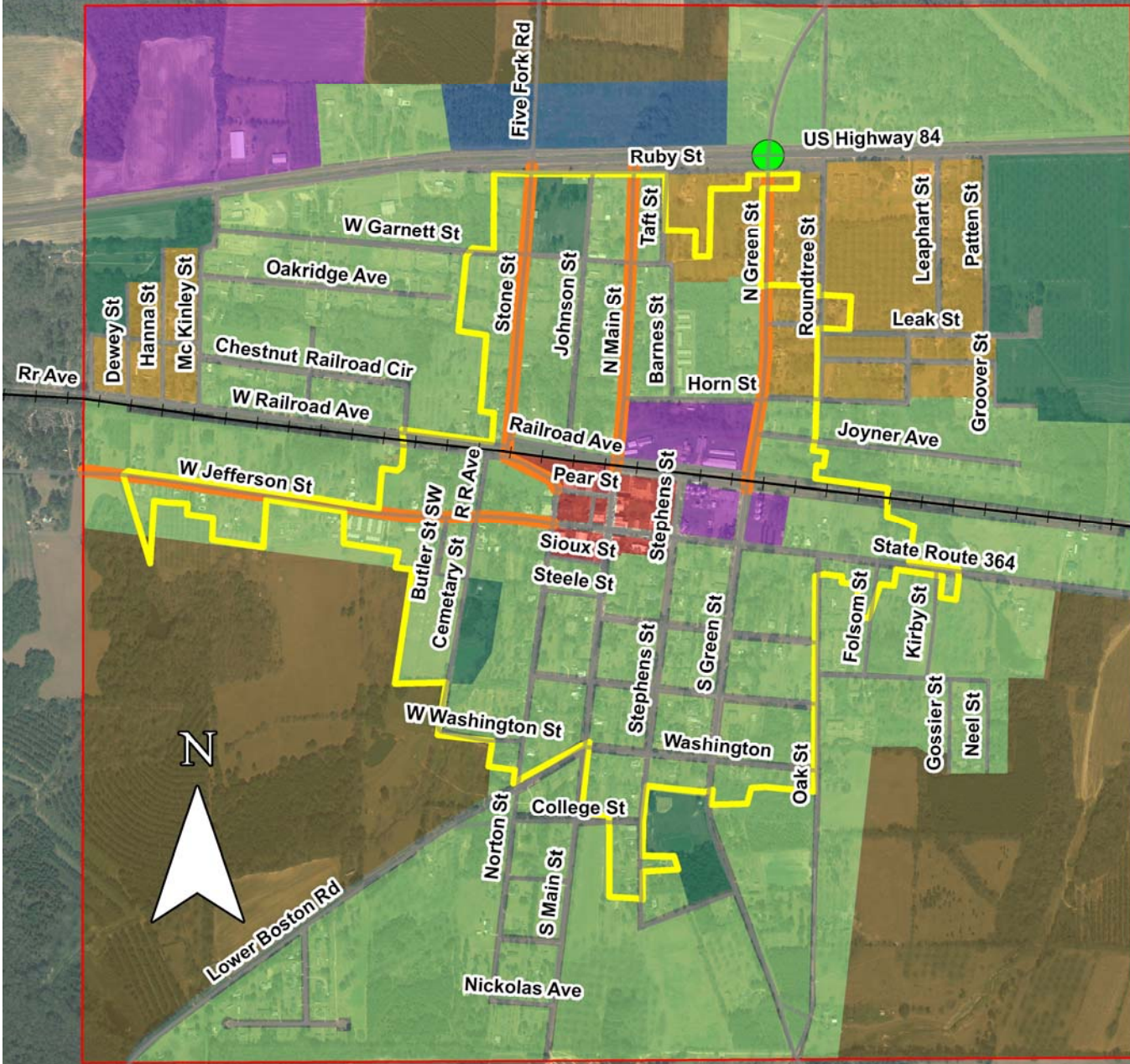
- **Heritage Preservation:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with traditional features of the community, and protecting other scenic or natural features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

### Implementation Strategies

- Create a plan for these corridors to improve the streets, sidewalks, put in decorative lighting, street trees, etc. that includes development standards for new construction.

# City of Boston

## Future Development Map



**Legend**

Rail	Gateway Corridor	Downtown
Roads	Agricultural Area	Greenspace
City Limits	Commercial	Industrial Area
Historic District	Declining Neighborhood	Stable Neighborhood
Gateway		



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## City of Boston Issues & Opportunities

### ~Issues~

#### Population

- Retention of current population (especially young adults)

#### Demographics

- Out-migration of young adults
- Aging population

#### Housing

- Substandard housing units and manufactured homes
- Many older homes in need of repair

#### Income

- Low median household income
- Low per-capita income

#### Transportation & Circulation

- Drainage needed for some streets
- No traffic calming measures in place
- Limited sidewalk network
- Public transit

#### Cultural Environment

- Working on a historic preservation ordinance

#### Community Facilities and Services

- No childcare/afterschool programs

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## **Residential Land Use**

- There is much unoccupied land that can potentially be used for new residences
- No ordinances/design standards to protect neighborhood character

## **Commercial Land Use**

- Some historic commercial buildings need to be restored and occupied
- Need to utilize parcels adjacent to highway for appropriate commercial uses
- Better/more attractive gateways to town needed

## **Industrial Land Use**

- More land for industry needed
- Inability to provide leverage to attract business/industry

## **~Opportunities~**

### **Population**

- Slow population growth allows town to maintain character

### **Demographics**

- In-migration of older groups
- Racial diversity

### **Housing**

- Affordable housing
- Historic designation provides financial avenues for rehab of housing
- Maximize existing space (smart, controlled residential growth)
- Homeownership education

### **Income**

- Some entrepreneurs and shop owners service the local community, state, and even

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national clients

## **Transportation & Circulation**

- No traffic congestion
- Convenient to Highway 84

## **Economic Development**

- Room for growth
- Proximity to Thomasville, Tallahassee, and Valdosta
- Restaurants
- Antique stores
- Historic downtown with three buildings recently being purchased and renovations underway

## **Residential Land Use**

- Tracts available for expansion

## **Commercial Land Use**

- Largely intact historic commercial core
- Quality constructed and designed buildings downtown are in good condition, with a few structures and facades in need of cosmetic repairs
- Downtown community has anticipated new uses for remaining vacant stores

## **Industrial Land Use**

- Room for additional industrial use
- Highway and rail access

## **Cultural Environment**

- Boston Carnegie Library
- Broad range of annual events



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### **Community Facilities and Services**

- Operate their own water, sewer, and trash collection
- Excess capacity for future growth and development

### **Community Facilities and Services-Recreational Facilities**

- Boston has four parks: North Boston Park, Stephens Street Sport Complex, Watt Park, and Rosa Barnes Park.
- The Sport Complex features a baseball field, basketball court, and running track
- Watt Park is a small park in downtown Boston with an outdoor stage that could be further utilized as a gathering place and area for plays and other performances.

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## *Goals & Policies*

### **Economic Development**

**Goal:** *Maintain a strong commercial atmosphere.*

#### **Policies**

- Expand the promotion of downtown businesses.
- Develop a “Buy Local” campaign.
- Work more closely with Thomasville/Thomas County Chamber of Commerce
- Promote available utilities/infrastructure to attract commercial/industrial development.

### **Housing**

**Goal:** *The City of Boston will provide attractive and affordable housing for all residents.*

#### **Policies**

- Develop a Housing Task Force
- Promote the financial incentives available to homeowners under historic designation
- Identify sites and promote infill development
- Continue identifying substandard housing and code enforcement
- Perform a city-wide housing survey and do it periodically to target areas that are slipping

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before issues arise

- Improve the amount of homeownership; particularly in declining neighborhoods
- Develop redevelopment/revitalization plans and design guidelines for designated areas
- Organize volunteer work groups for minor repairs to the homes of the elderly/disabled.

### **Natural and Cultural Resources**

***Goal:*** *The City of Boston will protect and enhance its historic rural character.*

#### ***Policies***

- Continue working on a historic preservation ordinance.
- Continue to promote the historic character of Boston.
- Continue to try and get Better Hometown designation

### **Community Facilities and Services**

***Goal:*** *Provide all residents with adequate facilities/services for recreation and afterschool programming.*

#### ***Policies***

- Work w/ the Boys & Girls Club/YMCA to get started
- Pursue Community Development Block Grants (CDBG) to get a building built
- Work with churches to organize youth sports teams/programming
- Improve on community outreach

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## Transportation and Circulation

**Goal:** *Provide a safe and attractive transportation routes/transportation alternatives to the residents of Boston*

### **Policies**

- Improve drainage on city streets
- Work w/ Thomas County Transit on improving/increasing services to Boston
- Create a local transportation committee

**Goal:** *Provide safe and well maintained street/sidewalk network*

### **Policies**

- Inventory and prioritize future street paving/resurfacing/improvement projects
- Provide an adequate network of sidewalks
- Improve the intersection of Main and Jefferson in the downtown

**City of Boston Short Term Work Program 2008-2012**

Economic Development Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Create a marketing plan for Boston	X	X	X			City	\$4,000	General Fund
Inventory potential properties for commercial/industrial development	X	X	X			City	N/A	General Fund
Develop a "Buy Local" Campaign		X	X	X		City	\$1,000	General Fund
Better Hometown Designation	X	X	X	X	X	City	\$2,000	General Fund
Promote available utilities/transportation routes to attract commercial/industrial development		X				City	N/A	General Fund
<b>Housing Objectives</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Possible Funding Source</b>
Develop a Housing Task Force		X	X			City	N/A	General Funds
Identify sites and promote infill development	X	X	X	X	X	City	N/A	General Funds
Promote and increase participation in homeownership/credit counseling programs	X	X	X	X	X	City	\$1,000	General Funds, Grants
Develop/implement city-wide housing survey		X	X			City	\$8,000	General Funds, Grants
Pursue Community Housing Improvement Grants (CHIP) for targeted neighborhoods		X	X	X	X	City	N/A	General Funds
Develop revitalization plans for designated areas	X	X	X	X	X	City	\$20,000	General Funds, Grants
<b>Natural and Cultural Resources Objectives</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Possible Funding Source</b>
Continue work on historic preservation ordinance	X	X				City	N/A	General Fund
Continue to promote historic Boston	X	X	X	X	X	City	N/A	General Fund

**City of Boston Short Term Work Program 2008-2012**

Community Facilities & Services Objectives	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Possible Funding Source
Create a plan for developing recreational programs and activities for residents of all ages	X	X	X			City	\$1,000	General Fund, Grants
Promote volunteerism in town	X	X	X	X	X	City	N/A	General Funds
Create neighborhood watch groups	X	X	X	X	X	City	N/A	General Fund, Grants
Investigate ways to improve on community outreach	X	X				City	N/A	General Fund, Grants
<b>Transportation &amp; Circulation Objectives</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Possible Funding Source</b>
Continue tackling existing list of street drainage problems	X	X	X	X	X	City	\$30,000	General Fund, Grants
Develop a sidewalk inventory and destination plan, and seek grants		X	X			City	\$1,000	General Fund, Grants
Work w/ Thomas County Transit on improving/increasing services	X	X	X	X		City/County	N/A	N/A
Incorporate traffic calming measures for Main/Jefferson intersection				X	X	City/GDOT	\$10,000	General Funds, Grants
Work w/ GDOT on a traffic signal for Main/Jefferson intersection		X				City/GDOT	N/A	General Fund
<b>Land Use Objectives</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Possible Funding Source</b>
Review and update zoning ordinances implement Comprehensive Plan	X	X				City	\$6,000	General Fund, Grants