



GREATER COOK COUNTY 2030 COMPREHENSIVE PLAN

COMMUNITY AGENDA

MAY 2010



**Prepared by the
Southern Georgia
Regional Commission**

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1. Introduction

Purpose

The Community Agenda is the most important part of the Greater Cook County 2030 Comprehensive Plan.

Based on the findings of the Community Assessment and the input gathered through the many Public Participation Plan meetings, this document provides the Vision for Greater Cook County's future and it provides a community based plan to implement that vision.

The Community Agenda also prioritizes the key issues and opportunities that Greater Cook County wants to address in the next 20 years, provides a list of policies which will direct the making of day-to-day decisions through the Unified Land Development Code, and provides a detailed Short Term Work Program that outlines what specific actions Greater Cook County will implement over the next 5 years.

Scope

This document was prepared following the Rules of the Georgia Department of Community Affairs (DCA) Chapter 110-12-1-.05, Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements," effective May 1, 2005. It includes three basic requirements for a Community Agenda:

1. The Community Vision is intended to paint a picture of what the community desires to become, providing a completed description of the development patterns to be encouraged within the jurisdiction. The Community Vision consists of a General Vision Statement, the Future Development Map and a Defining Narrative.
2. Community Issues and Opportunities. This is the list of Issues and Opportunities that the community intends to address and follow-up with specific implementation measures.
3. Short Term Work Program – These are specific implementation actions which the community intends to take over the next five years. This can include ordinances, review procedures, capital improvements, financing, investments or other incentives or programs.

This document also includes some information that is not required of a community agenda. The Chapter titled, "Greater Cook County's Vision for the Future" describes the extensive public involvement effort that was undertaken as part of the Comprehensive Plan effort.

Use of the Plan

Cities of Adel, Cecil, Lenox, Sparks and Cook County staff, the City Councils and County Commission, and local community leaders should use the Community Agenda, or the Comprehensive Plan, in three ways.

First, the Future Development Map should guide any zoning and capital investment decisions. It is a representation of the communities' vision and indicates areas of Future Development and Character Areas where certain types of land uses should be permitted. The Future Development Map takes into consideration the current zoning map, the existing uses on the ground, development suitability due to topography, soils, natural resources, the availability of existing and proposed infrastructure, as well as the needs of projected population and economic development growth.

Second, the Community Agenda provides Goals and Policies (GPs) that will help guide day-to-day decisions. These GPs reflect community priorities and should also be used as guidelines in the analysis of zoning and development review decisions.

Third, the Community Agenda includes an Implementation Plan that will help direct public investment and private initiatives. Plan implementation is carried out through the implementation of the Land Development Regulations and through projects outlined in the Short-Term Work Program. This Community Agenda outlines recommended changes in the Land Development Regulations and other codes to be consistent with Greater Cook County's vision; and after the adoption of the Comprehensive Plan, it will be up to the City

Councils and County Commission to consider these code changes and implement revisions as necessary.

In addition to these shorter term implementations and revisions, the Comprehensive Plan needs to be updated in regular intervals to reflect changing development and public policy conditions in Greater Cook County.

2. Greater Cook County's Vision for the Future

a. Introduction

Extensive public outreach, involvement and support are the key ingredients for a successful Comprehensive Plan. Therefore, a thorough outreach to the community was implemented as part of Greater Cook County's planning process and the public and key community stakeholders were engaged early and often. This resulted in a clearer understanding of the issues and opportunities affecting Greater Cook County. Elected officials, community leaders and citizens also actively engaged in discussions and consensus building resulting in a clear vision of Greater Cook County's future and how to get there.

b. Public Outreach

The Community Participation Plan (CPP) was completed early in the process prior to the Community Assessment with the goal to engage stakeholders and citizens as early as possible in the process, to engage them often, and to continue the public involvement from start to finish of the process.

The public involvement had four main goals:

- To educate and to increase public awareness of the Comprehensive Plan
- To take advantage of the expertise and local knowledge of the citizens in Adel, Cecil, Lenox, Sparks and Cook County
- To mobilize early and continuing support for the plan
- To make the plan a "Grassroots Plan" developed by and for the Citizens of Greater Cook County

c. Project Oversight and Coordination

Greater Cook County's elected officials and staff provided general oversight over the planning process. This oversight was accomplished by engaging these key players in the process through active participation in the stakeholder workshops, and by regular personal and e-mail consultations on specific planning issues.

d. Community Outreach Tools

Website

A website was developed to serve as a portal for everyone to access throughout the planning process. It was linked to the Southern Georgia Regional Commission website. The website was created in a simple format to facilitate navigation by the general public. A variety of information was posted on the website including schedules of meetings, invitations to meetings, draft and final documents including all maps, and contact information with the option to e-mail Southern Georgia Regional Commission staff anytime and directly. The website was updated often through the development of the Comprehensive Plan.

Public Notification

Public Notification tools included fliers that were posted and distributed electronically to the Stakeholders and other interested parties. Hard copies were posted throughout the communities as well as at the different City Halls and County Administration Building. The local newspaper, The Adel News, also printed public announcements and advertisements.

Meetings and Workshops

A large number of people participated in the various meetings and workshops held for the Comprehensive Plan. Working with the public began with the Visioning/Kick-off meetings in July of 2009 and continued throughout the development of the Community Assessment in an evaluation and appraisal effort of the state of Greater Cook County and culminated in the development of the Community Agenda in an effort to present a unified vision and implementation strategy for the individual communities and Greater Cook County as a whole. A public hearing on September 21, 2009, completed the Community Assessment and a final public hearing on April 19, 2010 provided the community with a last opportunity to shape the Community Agenda.

The following Community Agenda is the result of the extensive public involvement effort and is reflective of Greater Cook County's residents and elected officials' commitment to their home and vision for its future.

3. Future Land Development

a. Introduction

The Future Land Development Section describes and implements very important tools that will be used to guide future land development and capital investment decisions in Greater Cook County via a **Future Development Map**.

The map is based on Greater Cook County's vision for the future and has been developed in coordination with the citizens, many diverse stakeholders and elected officials. The Future Development Map is a required component of the Comprehensive Plan under Chapter 110-12-1.05 of the new Local Planning Requirements adopted by DCA on May 1, 2005.

The Future Development Map defines a specific vision for each Character Area and outlines the boundaries on a local scale. Several Character Areas have been defined for the Cities of Adel, Cecil, Lenox, Sparks and Cook County with their own vision, description, Goals and Policies (GPs) and implementation strategies. In addition it defines the distribution and location of where specific land use types such as agricultural, commercial, industrial, residential, conservation, etc. should be allowed to develop. The policies associated with this map also define which zoning district should be allowed in each Character Area.

b. Future Development Maps

Considering the above mentioned items, a series of Future Development Maps was created. These maps, found on the following four pages, represent a specific vision for each character area. A description of how the character areas were defined follows along with what types, forms, styles, and patterns of development are to be encouraged in the area, along with the specific land uses and zoning categories allowed in the area, Quality Community Objectives to be pursued and identification of implementation measures to achieve the desired development patterns.

c. Character Areas for Greater Cook County

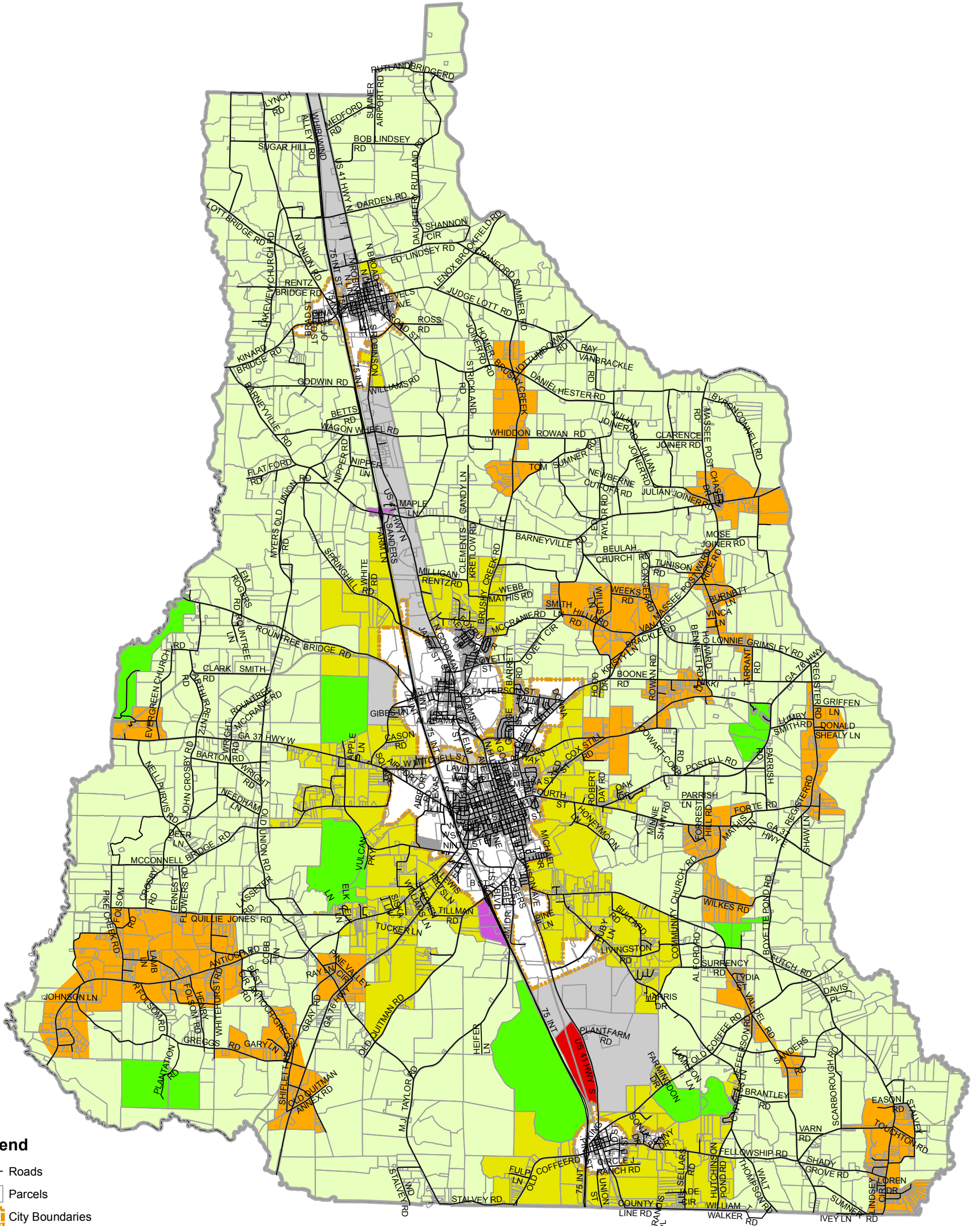
Each character area has a unique description stating either the existing or desired qualities for that area and shows the differences that exist among the different areas of Greater Cook County. The development strategy developed for each character area should serve as a guide for all development and redevelopment taking place in that character area. Adherence to these development strategies will ensure consistent and complementary development, which promotes a greater sense of place and overall improved quality of life. The inclusion of permitted zonings provides guidance as to the type of land uses encouraged within each character area and to ensure compatible uses within and between the character areas.

Character areas in Greater Cook County were defined by looking at the size and type of lots, site design features, and availability of infrastructure, density and intensity of development, type of development, environmental features and vision for future development. Some Character Areas are more generic and cover several geographic areas in Greater Cook County that have the same characteristics, issues and goals for their future. Other Character Areas are more specific and defined as such in their name, and act more as an overlay zone in their nature than a Future Land Use designation.

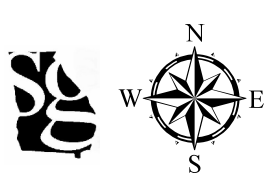
d. Character Area Maps

The following pages contain the customized Character Area Maps for Unincorporated Cook County, the cities of Adel, Cecil, Lenox and Sparks. The Future Development maps were developed through workshops with the elected officials of each government and all stakeholders involved and reflect the local character of each area.

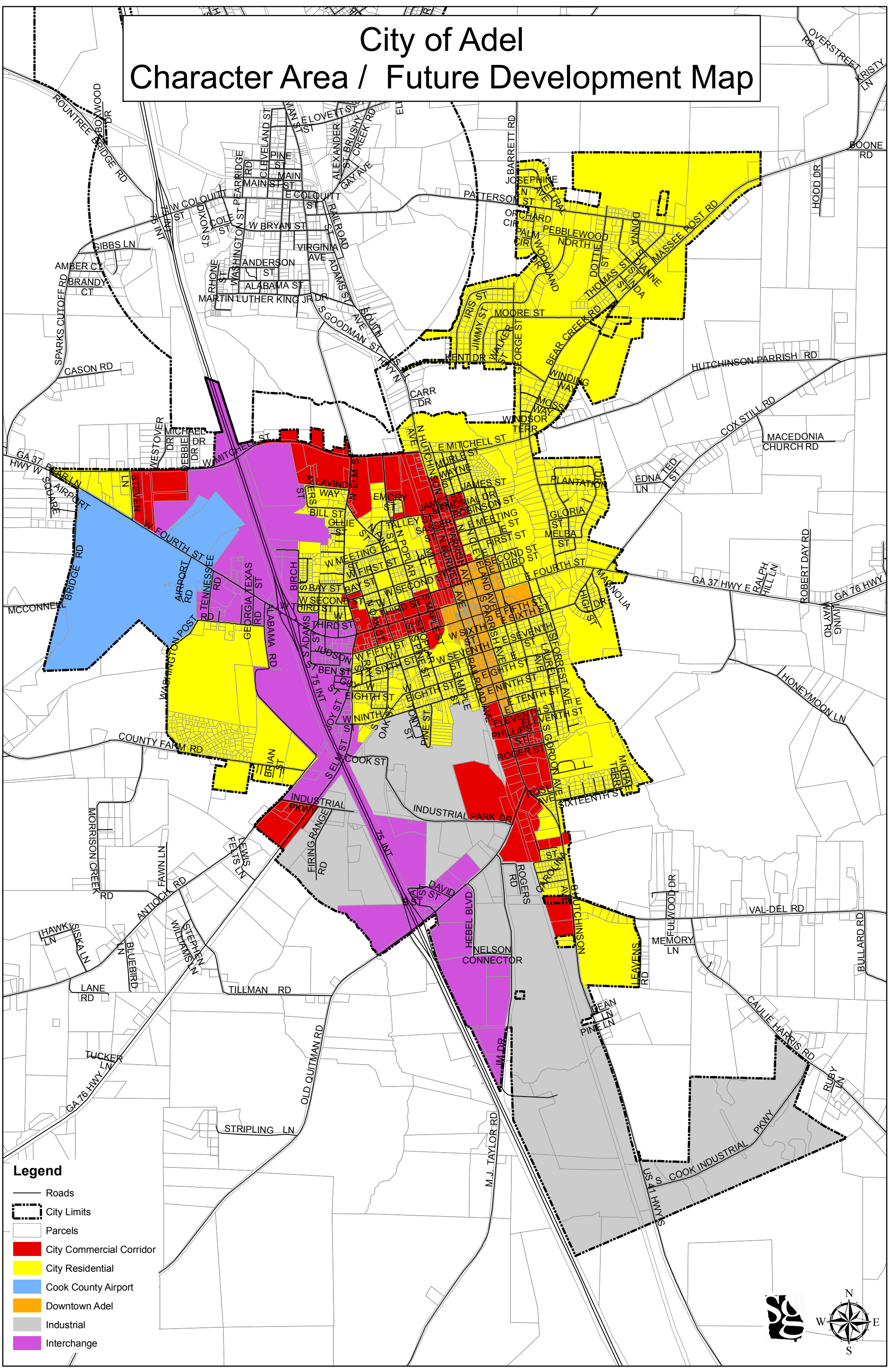
Cook County Character Area / Future Development Map












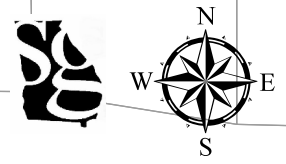
- Legend**
- Roads
 - ▭ Parcels
 - ▭ City Boundaries
 - ▭ County
 - ▭ Agriculture
 - ▭ Conservation
 - ▭ Industrial
 - ▭ Interchange
 - ▭ Motorsports Park Commercial
 - ▭ Rural Residential
 - ▭ Suburban Neighborhood Area



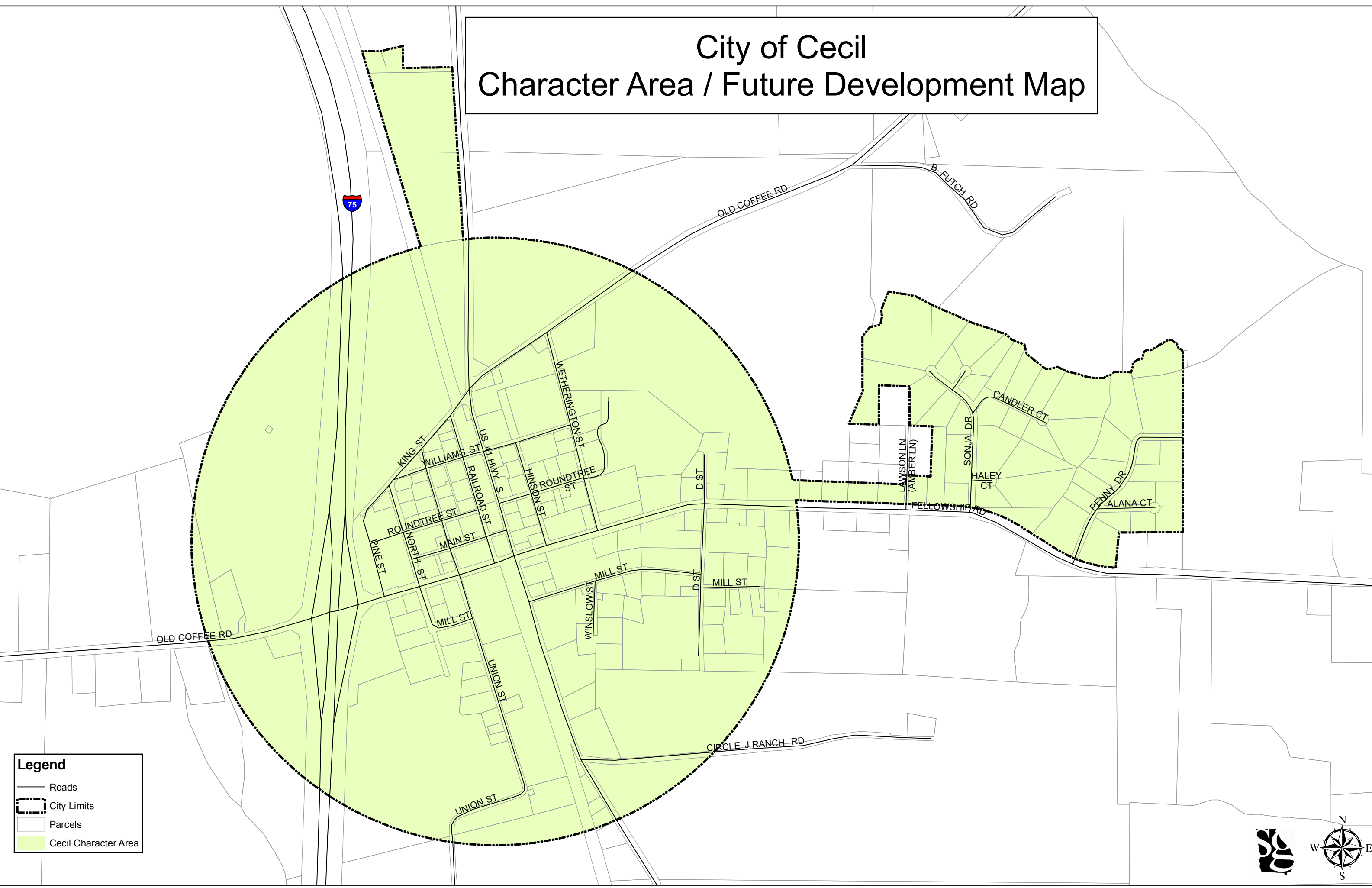
City of Adel Character Area / Future Development Map



- Legend**
-  Roads
 -  City Limits
 -  Parcels
 -  City Commercial Corridor
 -  City Residential
 -  Cook County Airport
 -  Downtown Adel
 -  Industrial
 -  Interchange



City of Cecil Character Area / Future Development Map

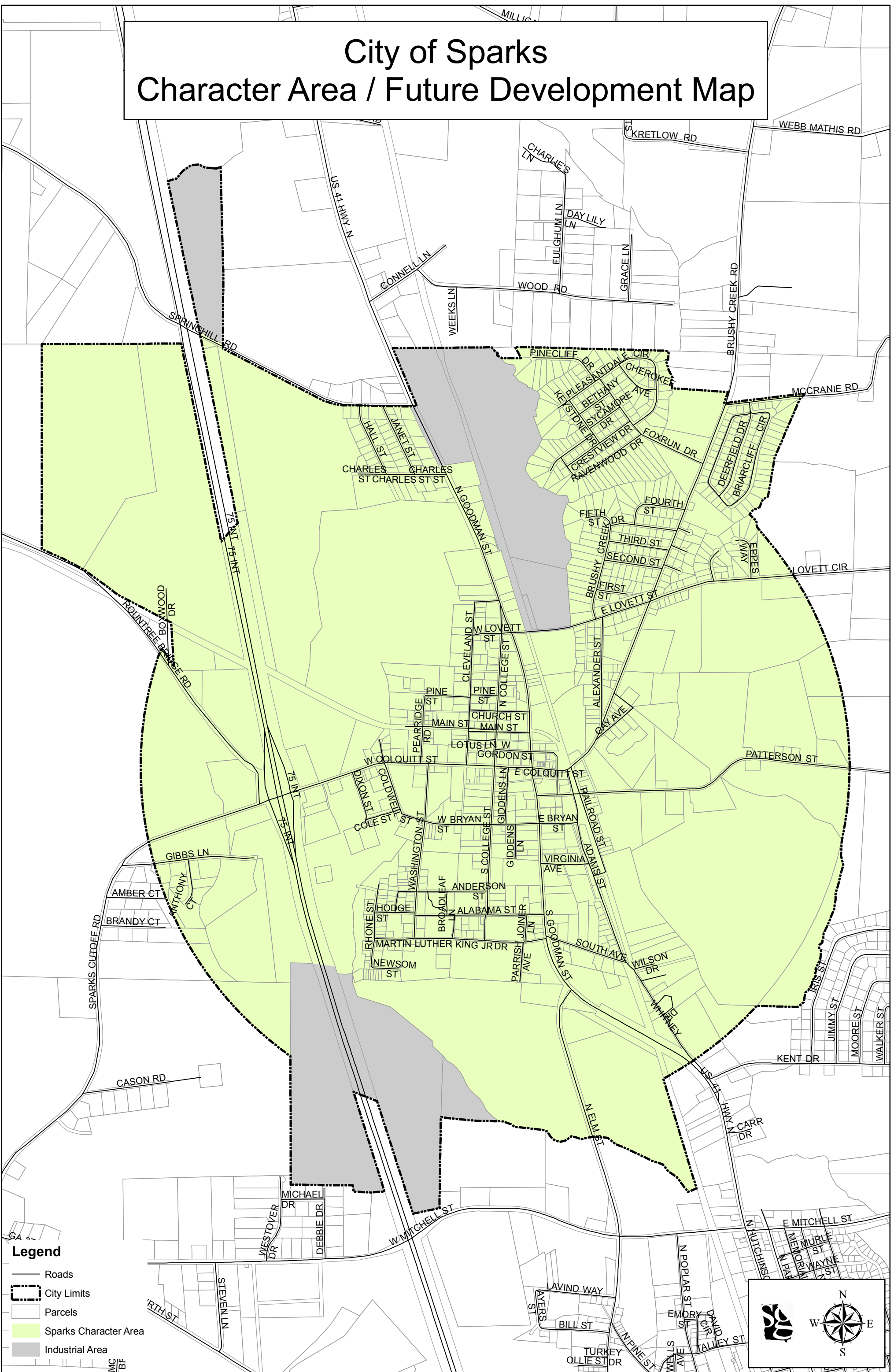


Legend

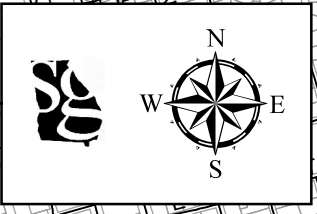
- Roads
- - - City Limits
- ▭ Parcels
- Cecil Character Area



City of Sparks Character Area / Future Development Map

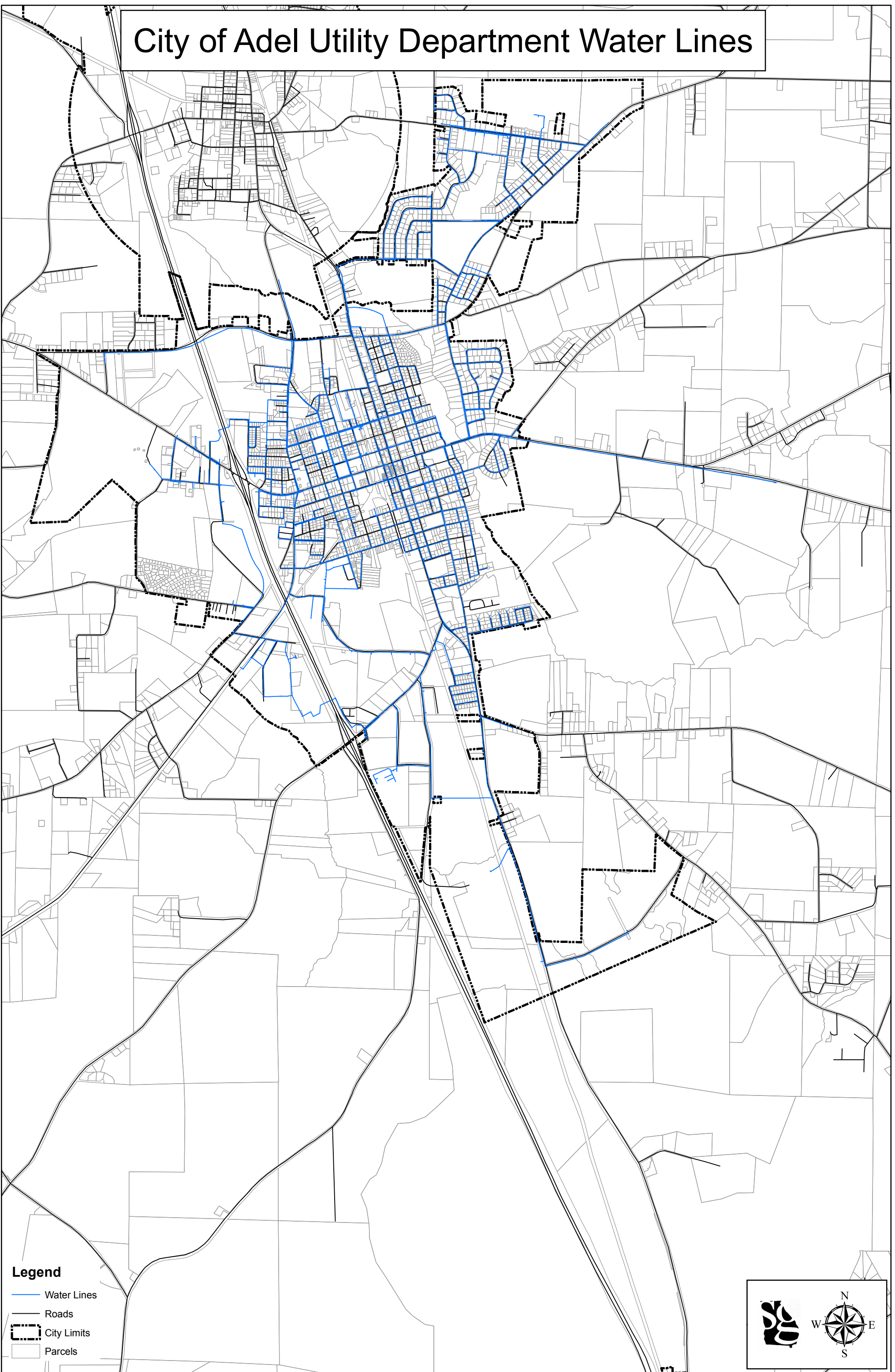


- Legend**
- Roads
 - - - City Limits
 - ▭ Parcels
 - Sparks Character Area
 - Industrial Area







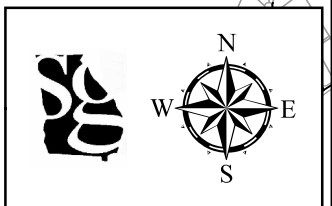
MC/BF

City of Adel Utility Department Water Lines

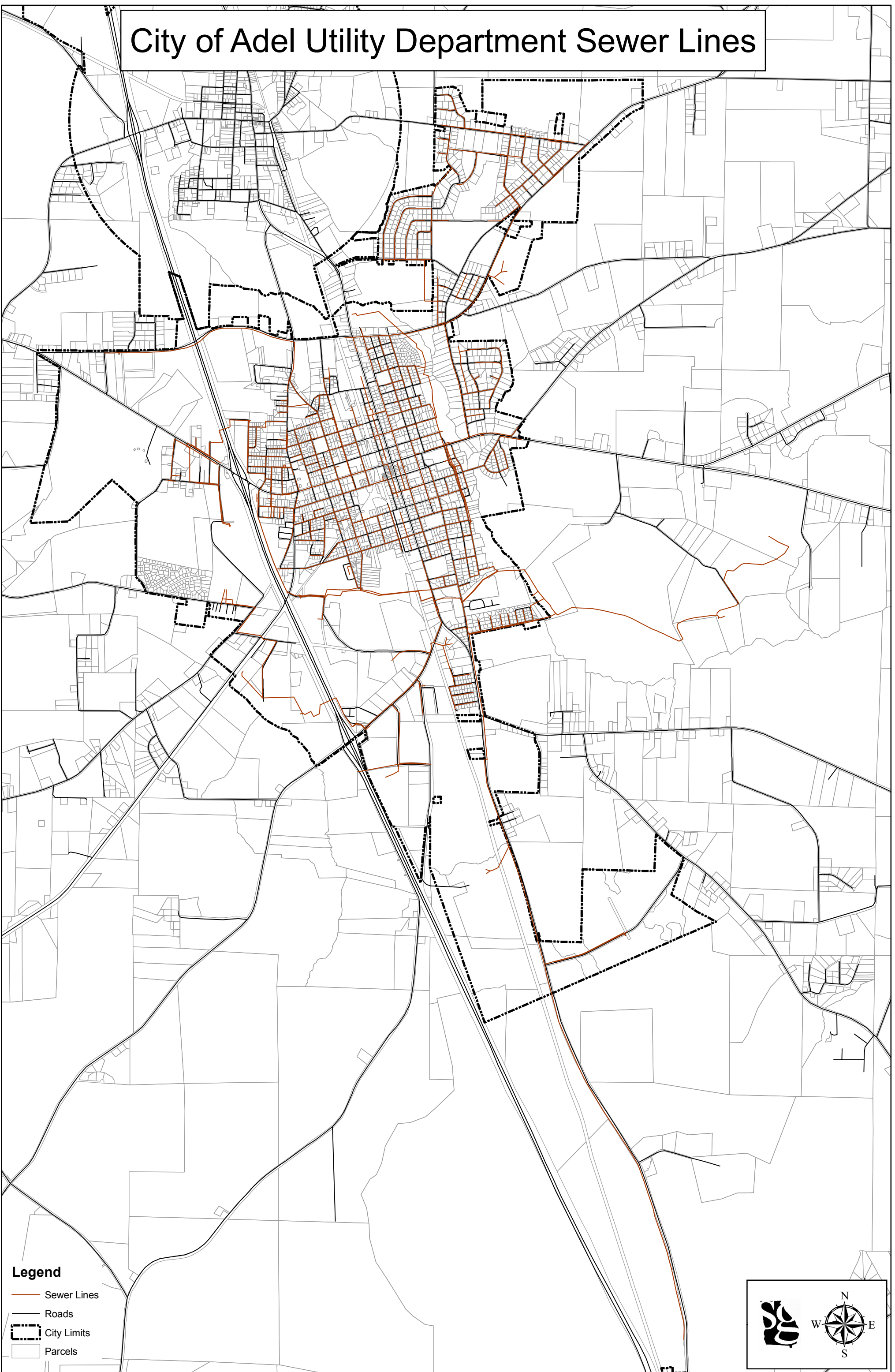


Legend

-  Water Lines
-  Roads
-  City Limits
-  Parcels

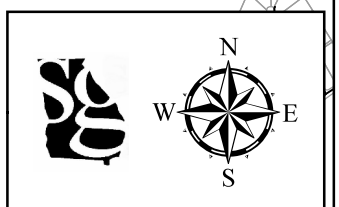


City of Adel Utility Department Sewer Lines



Legend

- Sewer Lines
- Roads
- - - City Limits
- ▭ Parcels



h. Character Area Description and Documentation

Agricultural Character Area (A)



Description

The rural and agricultural character area designation in Greater Cook County is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and very low-density residential development accessory to agricultural or farm operation of varying sizes. Many of these agriculturally utilized lands are under the 10-year conservation designation through the Tax Assessor and therefore, will not be available for development for those years.

Predominant Land Use

Agricultural farm operations and related activities, forestry, natural resources conservation, groundwater recharge areas and low-density residential development accessory to agricultural or farm operations of varying sizes.

Vision for the Future:

Preserve farming and conservation options as a viable and important part of Cook County industry by maintaining very low density residential development primarily accessory to farm operations and right to farm principles. Use of conservation easements to protect environmentally sensitive areas should be encouraged. Roadways in these areas should be widened only when required to meet public safety standards.

Quality Community Objectives:

- **Open Space Preservation Objective:** 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.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas such as ground water recharge areas, wetlands and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **Appropriate Business (Agricultural) Objective:** Agricultural operations are an integral part of the economic development lifeline in Greater Cook County and should be protected from development pressures. Eco-agricultural businesses should be encouraged.
- **Regional Identity Objective:** The rural and agricultural character of the County should be preserved by maintaining large lot sizes accessory to and consistent with agricultural operations.

Implementation Measures:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Agricultural Use (A-U):** The purpose of this district is to permit agricultural uses and to encourage the maintenance of the rural character and agricultural operations from sprawl and development pressures. The preferred land uses are agricultural farming and very low density residential development on lots with a minimum density of 1 dwelling unit per 3 acres.
 - **Rural Residential (R-R):** The purpose of this district is to permit for low density residential development on lots less than 5 acres, but with a minimum density of 1 dwelling unit per 1.5 acres of land. Well and septic systems will be allowed with Health Department approval.
 - **Environmental Resource (E-R):** The purpose of this district is to protect the natural resources of the county and provide for appropriate recreational and institutional uses oriented towards these natural resources
 - **Estate-Residential (R-E):** The purpose of this district is to provide single-family detached residential areas with minimum lot sizes of 20,000 square feet.
 - **Single Family Residential (R-1):** The purpose of this district is to provide single-family detached residential areas with minimum lot size of ten thousand (10,000) square feet, said areas being protected from any depreciating effects of high density development or other uses incompatible with the area.
 - **Multi-Family Residential (R-2):** The purpose of this district is to provide for orderly development of higher density residential areas for one family, two family, and multi-family development, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Public/Institutional (P/I):** This is a new zoning district, the purpose of which is to provide areas for facilities that are devoted to serving the public and specialized government activities, and semi-public uses. Uses within this district are to be compatible with adjoining uses.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
- **Establish Conservation Subdivision Development Approval Process**
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code as well as policies that provide action steps to implement the Goal, which include but are not limited to:**
 - Provide for buffers between agricultural and non-agricultural uses
 - Allow Conservation Easements to be provided

Conservation Character Area



Description

The Conservation Character Area is intended to identify those areas in Greater Cook County which contain environmentally sensitive wetland and/or upland areas and/or are home to endangered species. Conservation Character Areas in Greater Cook County include the No Man's Friend Swamp, the Cecil Bay Wetland, the Withlacoochee River Corridor, Bear Creek, Giddens Mill Creek and Morrison Creek.

Predominant Land Use

Conservation areas contain significant natural resources, watershed, and groundwater recharge areas. The land uses are undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development of any kind.

Vision for the Future:

Protect water quality and groundwater recharge areas, and protect significant natural resources such as pristine wetland and upland habitat areas to preserve natural habitat.

Quality Community Objectives:

- **Open Space Preservation Objective:** 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.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved.
- **Regional Cooperation Objective:** Regional cooperation should be encouraged in setting priorities, identifying shared needs and finding collaborative solutions, particular where it is critical to the success of a venture, such as protection of shared natural resources.

Implementation Measures:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Agricultural Use (A-U):** The purpose of this district is to permit agricultural uses and to encourage the maintenance of the rural character and agricultural operations from sprawl and development pressures. The preferred land uses are agricultural farming and very low density residential development on lots with a minimum density of 1 dwelling unit per 3 acres.

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- **Rural Residential (R-R):** The purpose of this district is to permit for low density residential development on lots less than 5 acres, but with a minimum density of 1 dwelling unit per 1.5 acres of land. Well and septic systems will be allowed with Health Department approval.
 - **Single Family Residential (R-1):** The purpose of this district is to provide single-family detached residential areas with minimum lot size of ten thousand (10,000) square feet, said areas being protected from any depreciating effects of high density development or other uses incompatible with the area.
 - **Multi-Family Residential (R-2):** The purpose of this district is to provide for orderly development of higher density residential areas for one family, two family, and multi-family development, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Public/Institutional (P/I):** This is a new zoning district, the purpose of which is to provide areas for facilities that are devoted to serving the public and specialized government activities, and semi-public uses. Uses within this district are to be compatible with adjoining uses.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
- **Establish Greenway and Blueway Corridors:** These are areas of predominantly environmentally sensitive lands which are mostly linear in nature and will serve to protect native wetland and upland habitats as well as groundwater recharge areas from development. This can be achieved by:
- Placing the lands under voluntary conservation easements
 - Providing conservation incentives such as transfer of development rights or clustering
 - Establishing Greenway and Blueway Corridor Protection Maps to ensure that future development is aware of the County's plans
 - Purchasing the most sensitive lands for public protection. Funds are scarce but could be found through donations, SPLOST funds, grants or low-interest loans through programs such as the Georgia Land Conservation Program or even a special voter approved tax assessment specifically for that purpose.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code as well as policies that provide action steps to implement the Goal, which include but are not limited to:**
- Restrict the type of development permitted and the size of lots permitted
 - Establish Conservation Subdivision approvals
 - Explore Conservation Overlay zoning districts

Rural Residential Character Area



Description:

These are areas of rural land that are likely to face development pressure for large lot, low density residential subdivision. Such developments typically consist of large residential lot subdivisions and open space. The majority of the Rural Residential areas can be found southwest of Adel along Antioch Road and GA Highway 76, to the northeast of Adel along Massey-Post Road and Hutchinson-Parrish Road, and in the southeast corner of the county along Futch Road and Val-Del Road. The density ranges from low to medium density with mostly single family homes and very few commercial uses mixed in.

Predominant Land Use:

The predominant uses are agricultural and single family residential.

Vision for the Future:

Provide connecting greenspace and recreational areas in order to maintain the low density and rural character of the area, with an emphasis on rural residential rather than agricultural activities. Include conservation subdivision planning.

Quality Community Objectives:

- **Open Space Preservation Objective:** 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.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining the traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Agricultural Use (A-U):** The purpose of this district is to permit agricultural uses and to encourage the maintenance of the rural character and agricultural operations from sprawl and development pressures. The preferred land uses are agricultural farming and very low density residential development on lots with a minimum density of 1 dwelling unit per 3 acres.
 - **Environmental Resource (E-R):** The purpose of this district is to protect the natural resources of the county and provide for appropriate recreational and institutional uses oriented towards these natural resources

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- **Estate-Residential (R-E):** The purpose of this district is to provide single-family detached residential areas with minimum lot sizes of 20,000 square feet.
 - **Rural Residential (R-R):** The purpose of this district is to permit for low density residential development on lots less than 5 acres, but with a minimum density of 1 dwelling unit per 1.5 acres of land. Well and septic systems will be allowed with Health Department approval.
 - **Single Family Residential (R-1):** The purpose of this district is to allow for single family residential development with minimum lot sizes of one acre (43,560 square feet), said areas being protected from the depreciating effects of small lot development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment. With health department approval, such districts may use individual water supply and septic tanks.
 - **Multi-Family Residential (R-2):** The purpose of this district is to provide for orderly development of higher density residential areas for one family, two family, and multi-family development, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational, and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code as well as policies that provide action steps to implement the Goal, which include but are not limited to:**
- Interconnectivity between subdivisions
 - Shared access points, mandatory ingress and egress turn-lanes, and right-of-way protection.
 - Provide for very limited commercial businesses at neighborhood scale, and no “big box” development
 - Ensure that water, sewer and road infrastructure is provided concurrent with development. This also should include siting and size and type of schools, police and fire.
 - Provide flexibility in subdivision regulation to encourage creative design, green space, open space and green design, including bicycle and pedestrian way continuity.
 - Provide flexibility to mix compatible uses in order to minimize impacts on infrastructure and maximize use of available space.
-

Residential Character Area



Description:

These areas are located within the unincorporated areas of Cook County, with small to medium size residential lots in a more suburban setting. They typically include single family residential, and the density ranges from low to medium density with predominantly single family homes and very few commercial uses.

Predominant Land Use:

The predominant use is residential with some mix of smaller schools and churches and some very limited neighborhood commercial.

Vision for the Future:

The focus for these areas is to reinforce the stability of the neighborhoods by encouraging more homeownership and maintenance or upgrade of existing structures.

Quality Community Objectives:

- **Open Space Preservation Objective:** 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.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining the traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Agricultural Use (A-U):** The purpose of this district is to permit agricultural uses and to encourage the maintenance of the rural character and agricultural operations from sprawl and development pressures. The preferred land uses are agricultural farming and very low density residential development on lots with a minimum density of 1 dwelling unit per 3 acres.
 - **Environmental Resource (E-R):** The purpose of this district is to protect the natural resources of the county and provide for appropriate recreational and institutional uses oriented towards these natural resources

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- **Estate-Residential (R-E):** The purpose of this district is to provide single-family detached residential areas with minimum lot sizes of 20,000 square feet.
 - **Rural Residential (R-R):** The purpose of this district is to permit for low density residential development on lots less than 5 acres, but with a minimum density of 1 dwelling unit per 1.5 acres of land. Well and septic systems will be allowed with Health Department approval.
 - **Single Family Residential (R-1, R-1A, R-22, R-22M, R-20, R-15, R-10, R-10M, R-8, R-8M,):** The purpose of these districts is to allow for single family residential development with minimum lot sizes ranging between one acre (43,560 square feet) and 8,000 square feet, said areas being protected from the depreciating effects of multi-family development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Manufactured Housing Park (MHP):** The purpose of this district is to provide for the development of property that is appropriately located and planned for manufactured housing park use. Property developed in this district is to remain in single ownership for rental or leasing purposes only.
 - **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
 - **Rural Commercial (R-C):** The purpose of this district is to provide for and protect areas that can accommodate a variety of sales and services that are commonly needed by the rural community.
 - **Neighborhood Commercial (NC):** The purpose of this district shall be to provide for and protect areas that can accommodate sales and service based sales, and which are convenient to adjacent residential neighborhoods.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps to implement the Goal, which include but are not limited to:**
- Interconnectivity between subdivisions
 - Shared access points, mandatory ingress and egress turn-lanes, and right-of-way protection.
 - Provide for very limited commercial businesses at neighborhood scale, and no “big box” development
 - Provide flexibility in subdivision regulation to encourage creative design, green space, open space and green design, including bicycle and pedestrian way continuity.
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City Residential Character Area



Description:

These areas are located within the incorporated limits of Adel, with smaller type residential lots in a more urban setting. They may include single family residential, multi-family or duplex housing. The density ranges from low to medium density with mostly single family homes and very few commercial uses mixed in.

Predominant Land Use:

The predominant use is residential with some mix of smaller schools and churches and some very limited neighborhood commercial.

Vision for the Future:

The focus for these areas is to reinforce the stability of the neighborhoods by encouraging more homeownership and maintenance or upgrade of existing structures. Strong pedestrian and bicycle connections should be provided, along with neighborhood level active and passive recreation opportunities.

Quality Community Objectives:

- **Open Space Preservation Objective:** 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.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining the traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Agricultural Use (A-U):** The purpose of this district is to permit agricultural uses and to encourage the maintenance of the rural character and agricultural operations from sprawl and development pressures. The preferred land uses are agricultural farming and very low density residential development on lots with a minimum density of 1 dwelling unit per 3 acres.
 - **Environmental Resource (E-R):** The purpose of this district is to protect the natural resources of the county and provide for appropriate recreational and institutional uses oriented towards these natural resources

- **Estate-Residential (R-E):** The purpose of this district is to provide single-family detached residential areas with minimum lot sizes of 20,000 square feet.
 - **Rural Residential (R-R):** The purpose of this district is to permit for low density residential development on lots less than 5 acres, but with a minimum density of 1 dwelling unit per 1.5 acres of land. Well and septic systems will be allowed with Health Department approval.
 - **Single Family Residential (R-1, R-1A, R-22, R-22M, R-20, R-15, R-10, R-10M, R-8, R-8M,):** The purpose of these districts is to allow for single family residential development with minimum lot sizes ranging between one acre (43,560 square feet) and 8,000 square feet, said areas being protected from the depreciating effects of multi-family development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Multi-Family Residential (R-2, M-R):** The purpose of these districts is to provide for orderly development of higher density residential areas for one family, two family, and multi-family development, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Manufactured Housing Park (MHP):** The purpose of this district is to provide for the development of property that is appropriately located and planned for manufactured housing park use. Property developed in this district is to remain in single ownership for rental or leasing purposes only.
 - **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
 - **Rural Commercial (R-C):** The purpose of this district is to provide for and protect areas that can accommodate a variety of sales and services that are commonly needed by the rural community.
 - **Neighborhood Commercial (NC):** The purpose of this district shall be to provide for and protect areas that can accommodate sales and service based sales, and which are convenient to adjacent residential neighborhoods.
 - **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards and blight along the public streets of the city. **Only allow this Zoning District in GB along major corridors in residential areas where general commercial characteristics are already existing and new General Business designations would not detrimentally affect the adjacent residential areas.**
 - **Business District (B-1):** The purpose of this district is to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of this city and the traveling public in order to reduce highway traffic congestion, traffic hazards and blight along the public streets.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps to implement the Goal, which include but are not limited to:**
- Interconnectivity between subdivisions
 - Shared access points, mandatory ingress and egress turn-lanes, and right-of-way protection.

- Provide for very limited commercial businesses at neighborhood scale, and no “big box” development
- Ensure that water, sewer and road infrastructure is provided concurrent with development. This also should include siting and size and type of schools, police and fire.
- Provide flexibility in subdivision regulation to encourage creative design, green space, open space and green design, including bicycle and pedestrian way continuity.
- Provide flexibility to mix compatible uses in order to minimize impacts on infrastructure and maximize use of available space.

Suburban Neighborhood Character Area



Description:

These areas are predominantly smaller lot, residential areas in unincorporated Cook County with more dense development than in the surrounding agricultural areas. These areas are characterized by traditional subdivision development on lots ranging from 20,000 square feet to 10,000 square feet. There is not much pedestrian activity and most commercial development is automobile oriented and centers around grocery stores. Typical Suburban Neighborhood Areas are located along GA Highway 37, Antioch Road, GA Highway 76, Val-Del Road and Brushy Creek Road adjacent to the cities of Adel and Sparks.

Predominant Land Use:

The predominant land use here is low to medium density residential with scattered strip commercial development and scattered civic or institutional uses such as convenience stores, waste collection sites and churches.

Vision for the Future:

The suburban neighborhood areas should be encouraged to develop at lower densities as master planned developments, with an emphasis on connectivity and walkability. In addition, care should be taken to control growth and ensure that any development will occur concurrent with the provision of necessary infrastructure and to ensure equitable distribution of project created infrastructure cost to the new developments. The areas should provide for interconnectivity between subdivisions and encourage alternate modes of transportation. These areas should also provide for open space within and outside of subdivisions in order to provide additional green space, as well as passive and active recreation areas that will serve the residents.

Quality Community Objectives:

- **Growth Preparedness Objective:** Each Community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure to support new growth, appropriate training of the workforce, ordinances to direct growth as desired or leadership capable of responding to growth opportunities.
- **Appropriate Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.
- **Open Space Preservation Objective:** 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.

- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining the traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities should be made available to each community. Greater use of alternate transportation should be encouraged.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Agricultural Use (A-U):** The purpose of this district is to permit agricultural uses and to encourage the maintenance of the rural character and agricultural operations from sprawl and development pressures. The preferred land uses are agricultural farming and very low density residential development on lots with a minimum density of 1 dwelling unit per 3 acres.
 - **Estate-Residential (R-E):** The purpose of this district is to provide single-family detached residential areas with minimum lot sizes of 20,000 square feet.
 - **Rural Residential (R-R):** The purpose of this district is to permit for low density residential development on lots less than 5 acres, but with a minimum density of 1 dwelling unit per 1.5 acres of land. Well and septic systems will be allowed with Health Department approval.
 - **Single Family Residential (R-1, R-1A, R-22, R-22M, R-20, R-15, R-10, R-10M, R-8, R-8M):** The purpose of these districts is to allow for single family residential development with minimum lot sizes ranging between one acre (43,560 square feet) and 8,000 square feet, said areas being protected from the depreciating effects of multi-family development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Multi-Family Residential (R-2, M-R):** The purpose of these districts is to provide for orderly development of higher density residential areas for one family, two family, and multi-family development, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Manufactured Housing Park (MHP):** The purpose of this district is to provide for the development of property that is appropriately located and planned for manufactured housing park use. Property developed in this district is to remain in single ownership for rental or leasing purposes only.
 - **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
 - **Rural Commercial (R-C):** The purpose of this district is to provide for and protect areas that can accommodate a variety of sales and services that are commonly needed by the rural community.
 - **Neighborhood Commercial (NC):** The purpose of this district shall be to provide for and protect areas that can accommodate sales and service based sales, and which are convenient to adjacent residential neighborhoods.

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- **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code as well as policies that provide action steps to implement the Goal, which include but are not limited to:**
- Interconnectivity between subdivisions
 - Shared access points, mandatory ingress and egress turn-lanes, and right-of-way protection.
 - Provide for commercial businesses at neighborhood scale, and no big boxes
 - Ensure that water, sewer and road infrastructure is provided concurrent with development. This also should include siting and size and type of schools, police and fire.
 - Provide flexibility in subdivision regulation to encourage creative design, green space, open space and green design including bicycle and pedestrian way continuity.
 - Provide flexibility to mix compatible uses in order to minimize impacts on infrastructure and maximize use of available space

Downtown Adel Character Area



Description:

These are areas within the City of Adel that, due to their location along the major transportation corridors and at major intersections, were where development originally initiated. The Adel Downtown area is located along GA Highway 41 at the intersection GA Highway 37. As the original site of city development, this area contains the predominance of all cultural and historic buildings and sites, and therefore requires special attention to ensure its preservation.

Predominant Land Use:

Primary land uses within these areas typically include city services, entertainment and commercial recreation, mainstreet, mixed use businesses, business support services, urban neighborhoods, and traditional, older, but stable neighborhoods.

Vision for the Future:

Preserve, restore and reuse historic buildings. Improve the environment for private investment and development. Expand green and civic spaces. Mix land uses and control building typology. Implement a balance of transportation options and design.

Quality Community Objectives:

- **Regional Identity Objective:** Regions should promote and preserve an “identity”, defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.
- **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made available to each community. Greater use of alternative transportation should be encouraged.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging

development or redevelopment closer to the downtown or traditional urban core.

- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of on another, and facilitating pedestrian activity.
- **Sense of Place Objective:** 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.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Single Family Residential (R-1, R-22, R-22M, R-10, R-10M, R-8, R-8M):** The purpose of these districts is to allow for single family residential development with minimum lot sizes ranging between one acre (43,560 square feet) and 8,000 square feet, said areas being protected from the depreciating effects of multi-family development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Multi-Family Residential (R-2, M-R):** The purpose of these districts is to provide for orderly development of higher density residential areas for one family, two family, and multi-family development, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Single Family Residential (R-22):** The purpose of this district is to provide single family residential areas with minimum lot sizes of 22,000 square feet being protected from depreciating effects of small lot development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment. With Health Department approval, such districts are required to use city water supply and individual septic tank systems. Minimum gross floor area per dwelling unit in this district shall be a minimum of 1,000 square feet.
 - **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
 - **Rural Commercial (R-C):** The purpose of this district is to provide for and protect areas that can accommodate a variety of sales and services that are commonly needed by the rural community.
 - **Neighborhood Commercial (NC):** The purpose of this district shall be to provide for and protect areas that can accommodate sales and service based sales, and which are convenient to adjacent residential neighborhoods.
 - **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards and blight along the public streets of the city. **Only allow this Zoning District in GB along major corridors in residential areas where general commercial characteristics are already existing and new General Business designations would not detrimentally affect the adjacent residential areas.**
 - **Business District (B-1):** The purpose of this district is to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and

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- services that will best accommodate the needs of this city and the traveling public in order to reduce highway traffic congestion, traffic hazards and blight along the public streets.
- **Downtown Commercial (DC):** The purpose of this district is to provide and protect convenient areas for community shopping facilities consisting of a wide variety of sales and services.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**
- Provide for a downtown development coordinator to take the lead on the historic preservation, revitalization and development of this character area
 - Provide flexibility in zoning to encourage residential and commercial infill development as well as appropriate mix of uses including higher densities
 - Provide for incentives to attract private investors and encourage public/private partnerships including financial and density bonuses
 - Provide for pedestrian connections and increased walkability
 - Encourage attractive designs, art and landscaping to increase attractiveness of place including architectural design guidelines
 - Provide for underground utilities wherever possible
 - Provide for traffic circulation and parking that will assist business without detracting from pedestrian experience
 - Provide for sign regulations that control visual clutter and prohibit billboards

City Commercial Corridor Character Area



Description:

These areas include both older and newer commercial uses and nodes within the City of Adel. Specifically, these areas are located along the corridors of Highway 37, Highway 41, Highway 76 and Mitchell Street.

Predominant Land Use:

These areas include a wide variety of both established and newer commercial uses.

Vision for the Future:

Encourage and maintain higher intensity commercial areas that are not as compatible with residential areas due to their high automobile orientation, and promote a greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.

Quality Community Objectives:

- **Growth Preparedness Objective:** Each Community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These may include housing and infrastructure to support new growth, appropriate training of the workforce, ordinances to direct growth as desired or leadership capable of responding to growth opportunities.
- **Appropriate Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may but do not have to be included in this Character Area:**

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- **Single Family Residential (R-22, R-22M, R-8, R-8M):** The purpose of these districts is to allow for single family residential development with minimum lot sizes ranging between one acre (43,560 square feet) and 8,000 square feet, said areas being protected from the depreciating effects of multi-family development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Multi-Family Residential (R-2, M-R):** The purpose of these districts is to provide for orderly development of higher density residential areas for one family, two family, and multi-family development, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Manufactured Housing Park (MHP):** The purpose of this district is to provide for the development of property that is appropriately located and planned for manufactured housing park use. Property developed in this district is to remain in single ownership for rental or leasing purposes only.
 - **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
 - **Rural Commercial (R-C):** The purpose of this district is to provide for and protect areas that can accommodate a variety of sales and services that are commonly needed by the rural community.
 - **Neighborhood Commercial (NC):** The purpose of this district shall be to provide for and protect areas that can accommodate sales and service based sales, and which are convenient to adjacent residential neighborhoods.
 - **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards and blight along the public streets of the city. **Only allow this Zoning District in GB along major corridors in residential areas where general commercial characteristics are already existing and new General Business designations would not detrimentally affect the adjacent residential areas.**
 - **Business District (B-1):** The purpose of this district is to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of this city and the traveling public in order to reduce highway traffic congestion, traffic hazards and blight along the public streets.
 - **Downtown Commercial (DC):** The purpose of this district is to provide and protect convenient areas for community shopping facilities consisting of a wide variety of sales and services.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
 - **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code as well as policies that provide action steps to implement the Goal which include, but are not limited to:**
 - Provide for flexibility in the zoning regulations to allow for a mix of uses which will allow the roots of a traditional neighborhood to appear
 - Provide for flexibility in design standards to allow infill development to take place on smaller lots
 - Provide for traffic calming improvements to increase traffic safety in the older neighborhoods and encourage the streets as a social gathering space.
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- Provide for regulations to address property maintenance as well as public health, welfare and safety issues.
- Provide for public/private partnerships to construct and rehabilitate quality commercial and mixed use development.

Motorsports Park Commercial Character Area



Description:

This area covers the South Georgia Motorsports Park located along Highway 41 in south Cook County. While the motorsports park does not currently include much associated commercial uses, this character area has been established in order to encourage such development.

Predominant Land Use:

Currently the motorsports park operates without commercial support uses in the area.

Vision for the Future:

Encourage and maintain higher intensity commercial areas that are not as compatible with residential areas due to their high automobile orientation, and promote a greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.

Quality Community Objectives:

- **Growth Preparedness Objective:** Each Community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure to support new growth, appropriate training of the workforce, ordinances to direct growth as desired or leadership capable of responding to growth opportunities.
- **Appropriate Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may but do not have to be included in this Character Area:**
 - **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
 - **Rural Commercial (R-C):** The purpose of this district is to provide for and protect areas that can accommodate a variety of sales and services that are commonly needed by the rural community.
 - **Neighborhood Commercial (NC):** The purpose of this district shall be to provide for and protect areas that can accommodate sales and service based sales, and which are convenient to adjacent residential neighborhoods.

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- **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards and blight along the public streets of the city. **Only allow this Zoning District in GB along major corridors in residential areas where general commercial characteristics are already existing and new General Business designations would not detrimentally affect the adjacent residential areas.**
 - **Business District (B-1):** The purpose of this district is to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of this city and the traveling public in order to reduce highway traffic congestion, traffic hazards and blight along the public streets.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code as well as policies that provide action steps to implement the Goal which include, but are not limited to:**
- Provide for regulations to address public health, welfare and safety issues.
 - Provide for public/private partnerships to construct quality commercial development.

Cook County Airport Character Area



Description:

This area consists of the Cook County Airport and associated public properties around the airport. The area is intended to provide an environment suitable for air transportation and associated freight, warehousing and wholesaling activities that may create undesirable noise, vibration, odor, dust or other offensive effects on the surrounding areas. The Cook County Airport is located on GA Highway 37 in the northwest corner of Cook County.

Predominant Land Use:

Airport transportation facility and associated uses.

Vision for the Future:

Encourage the expansion of the airport to foster economic development and redevelopment, while providing guidelines to minimize adverse impacts on neighborhoods and the environment.

Quality Community Objectives:

- **Growth Preparedness Objective:** to identify and put in place the prerequisites for the type of growth Greater Cook County seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training to the workforce, ordinances to direct growth as desired or leadership capable of responding to growth opportunities.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may but do not have to be included in this Character Area:**
 - **Agricultural Use (A-U):** The purpose of this district is to allow reasonable economic use and continue existing uses that would not interfere with any of the Transportation/Communication/Utilities uses as shown above. Oftentimes clear zones around airports are used for grazing purposes.
 - **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards and blight along the public streets of the city. **Only allow this Zoning District in GB along major corridors in residential areas where general commercial characteristics are already existing and new General Business designations would not detrimentally affect the adjacent residential areas.**
 - **Business District (B-1):** The purpose of this district is to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and

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- services that will best accommodate the needs of this city and the traveling public in order to reduce highway traffic congestion, traffic hazards and blight along the public streets.
- **Wholesale/Light Industrial (WLI):** The purpose of this district is to allow in appropriate locations wholesale, light industrial uses that may blend with the overall Cultural Heritage character, but also may provide necessary tax base and employment opportunities
 - **Heavy Industrial (HI):** The purpose of this district shall be to provide and protect areas for those industrial uses which cannot comply with the regulations of the WLI district.
 - **Industrial (I):** The purpose of this district is to provide and protect areas for industrial use and development and to encourage the reasonable location of this intensive land use.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code as well as policies that provide action steps to implement the Goal.**
- Provide for appropriate buffering between the airport and other uses
 - Provide for adequate property purchase programs where negative impacts from public operations cannot be mitigated.
 - Develop a list of targeted industries to be located in this area.

Industrial Character Area



Description:

These areas are intended to provide an environment suitable for light and heavy manufacturing, wholesale and warehousing activities that may impose undesirable noise, vibration, odor, dust or other offensive effects on the surrounding areas, together with other non-residential uses that may be necessary with industrial surroundings. The existing and proposed industrial areas in Greater Cook County are located primarily between I-75 and US 41, and at the South Cook Industrial Park.

Predominant Land Use:

Agricultural Industries, Construction Services, Manufacturing, Millwork, Motor Freight Transportation and Warehousing, Wholesale Trades or other similar uses.

Vision for the Future:

Provide guidelines and infrastructure programs to enhance the connectivity and accessibility of these areas in order to ensure business success while minimizing adverse impacts on neighborhoods and the environment.

Quality Community Objectives:

- **Growth Preparedness Objective:** to identify and put in place the prerequisites for the type of growth Greater Cook County seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training to the workforce, ordinances to direct growth as desired or leadership capable of responding to growth opportunities.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may but do not have to be included in this Character Area:**
 - **Agricultural Use (A-U):** The purpose of this district is to allow reasonable economic use and continue existing uses that would not interfere with any of the Transportation/Communication/Utilities uses as shown above. Oftentimes clear zones around airports are used for grazing purposes.
 - **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards and blight along the public streets of the city. **Only allow this Zoning District in GB along major corridors in residential areas where general commercial characteristics are already**

existing and new General Business designations would not detrimentally affect the adjacent residential areas.

- **Business District (B-1):** The purpose of this district is to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of this city and the traveling public in order to reduce highway traffic congestion, traffic hazards and blight along the public streets.
 - **Wholesale/Light Industrial (WLI):** The purpose of this district is to allow in appropriate locations wholesale, light industrial uses that may blend with the overall Cultural Heritage character, but also may provide necessary tax base and employment opportunities
 - **Heavy Industrial (HI):** The purpose of this district shall be to provide and protect areas for those industrial uses which cannot comply with the regulations of the WLI district.
 - **Industrial (I):** The purpose of this district is to provide and protect areas for industrial use and development and to encourage the reasonable location of this intensive land use.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code as well as policies that provide action steps to implement the Goal.**
- Provide for appropriate buffering between the industrial uses and other uses
 - Provide for adequate education and notification requirements as well as deed restrictions and inclusions on potential impacts from uses permitted in Industrials.
 - Provide for adequate property purchase programs where negative impacts from public operations cannot be mitigated.
 - Develop a list of targeted industries to be located in this area.

Interchange Character Area



Description:

These are land areas within Cook County that are surrounding the interchanges with I-75 and provide commercial, tourist or other gateways into the area. These serve as an important first impression and access into the community. The intent of the Interchange Gateway character Area (IG) is to encourage innovative land use concepts to develop attractive gateways into Greater Cook County while serving the residents, business community and traveling public. Flexibility in zoning regulations and community input is very important to address local concerns and visions for these gateways. Any change in zoning and any development proposals should be in the form of Planned Development only in order to realize these factors.

Predominant Land Use:

Interchange Gateway uses include hotels, commercial and institutional uses, entertainment, services, and restaurants.

Vision for the Future:

Encourage design guidelines including architecture, signage, landscaping and compatible mixed uses to express each interchange gateway's role in the county.

Quality Community Objectives:

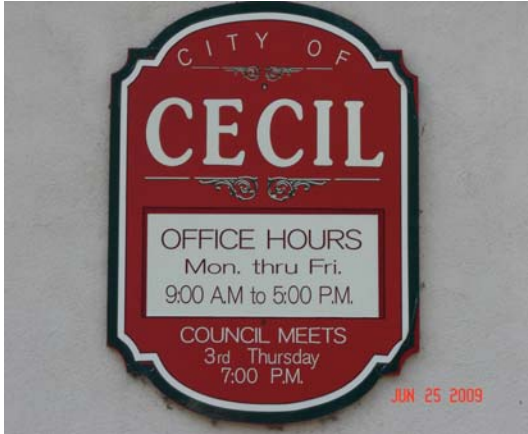
- **Growth Preparedness Objective:** to identify and put in place the prerequisites for the type of growth Greater Cook County seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training to the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Sense of Place Objective:** 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 Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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:

- **Allow only Appropriate Zoning Districts which may but do not have to be included in this Character Area:**
 - **Agricultural Use (A-U):** The purpose of this district is to allow reasonable economic use and continue existing uses that would not interfere with any of the Transportation/Communication/Utilities uses as shown above. Oftentimes clear zones around

- airports are used for grazing purposes.
- **Single Family Residential (R-1, R-22, R-22M, R-8, R-8M):** The purpose of these districts is to allow for single family residential development with minimum lot sizes ranging between one acre (43,560 square feet) and 8,000 square feet, said areas being protected from the depreciating effects of multi-family development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Multi-Family Residential (R-2):** The purpose of these districts is to provide for orderly development of higher density residential areas for one family, two family, and multi-family development, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Manufactured Housing Park (MHP):** The purpose of this district is to provide for the development of property that is appropriately located and planned for manufactured housing park use. Property developed in this district is to remain in single ownership for rental or leasing purposes only.
 - **Neighborhood Commercial (NC):** The purpose of this district shall be to provide for and protect areas that can accommodate sales and service based sales, and which are convenient to adjacent residential neighborhoods.
 - **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards and blight along the public streets of the city. **Only allow this Zoning District in GB along major corridors in residential areas where general commercial characteristics are already existing and new General Business designations would not detrimentally affect the adjacent residential areas.**
 - **Business District (B-1):** The purpose of this district is to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of this city and the traveling public in order to reduce highway traffic congestion, traffic hazards and blight along the public streets.
 - **Wholesale/Light Industrial (WLI):** The purpose of this district is to allow in appropriate locations wholesale, light industrial uses that may blend with the overall Cultural Heritage character, but also may provide necessary tax base and employment opportunities
 - **Heavy Industrial (HI):** The purpose of this district shall be to provide and protect areas for those industrial uses which cannot comply with the regulations of the WLI district.
 - **Industrial (I):** The purpose of this district is to provide and protect areas for industrial use and development and to encourage the reasonable location of this intensive land use.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
 - **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code as well as policies that provide action steps to implement the Goal.**
 - Provide for appropriate buffering between the commercial and other uses
 - Provide incentives to encourage development and redevelopment at the interchanges
 - Establish design guidelines that will foster character and a sense of place
 - Establish sign regulations that will create uniform standards to ensure an attractive and recognizable place
 - Interconnectivity between commercial uses
 - Ensure sufficient public service capacity and infrastructure is in place prior to or concurrent with development and redevelopment

Cecil Character Area



Description:

These are land areas within the small incorporated city of Cecil, excluding the interchange area of the city. The area is characterized by a small, centralized compilation of smaller lot residential and commercial uses, with great diversity and flexibility of uses. The intent of the Cecil character Area (CC) is to encourage a continuation of the diverse land uses within the City, and attract additional uses to the area.

Predominant Land Use:

Land uses within the Cecil Character area include general residential and commercial uses.

Vision for the Future:

Encourage compatible mixed uses to attract new development and continue the small town local character of the area.

Quality Community Objectives:

- **Growth Preparedness Objective:** To identify and put in place the prerequisites for the type of growth Greater Cook County seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training to the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Sense of Place Objective:** 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 Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.

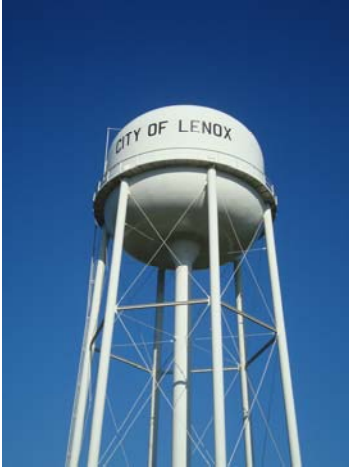
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Sense of Place Objective:** 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.
- **Regional Identity Objective:** Regions should promote and preserve an “identity”, defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.
- **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.
- **Open Space Preservation Objective:** 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.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may but do not have to be included in this Character Area:**
 - **Single Family Residential (R-1, R-22, R-22M, R-10, R-10M R-8, R-8M):** The purpose of these districts is to allow for single family residential development with minimum lot sizes ranging between one acre (43,560 square feet) and 8,000 square feet, said areas being protected from the depreciating effects of multi-family development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Multi-Family Residential (R-2, MR):** The purpose of these districts is to provide for orderly development of higher density residential areas for one family, two family, and multi-family development, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Manufactured Housing Park (MHP):** The purpose of this district is to provide for the development of property that is appropriately located and planned for manufactured housing park use. Property developed in this district is to remain in single ownership for rental or leasing purposes only.
 - **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
 - **Rural Commercial (R-C):** The purpose of this district is to provide for and protect areas that can accommodate a variety of sales and services that are commonly needed by the rural community.
 - **Neighborhood Commercial (NC):** The purpose of this district shall be to provide for and protect areas that can accommodate sales and service based sales, and which are convenient to adjacent residential neighborhoods.
 - **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of

- sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards and blight along the public streets of the city. **Only allow this Zoning District in GB along major corridors in residential areas where general commercial characteristics are already existing and new General Business designations would not detrimentally affect the adjacent residential areas.**
- **Business District (B-1):** The purpose of this district is to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of this city and the traveling public in order to reduce highway traffic congestion, traffic hazards and blight along the public streets.
 - **Downtown Commercial (DC):** The purpose of this district is to provide and protect convenient areas for community shopping facilities consisting of a wide variety of sales and services.
 - **Wholesale/Light Industrial (WLI):** The purpose of this district is to allow in appropriate locations wholesale, light industrial uses that may blend with the overall Cultural Heritage character, but also may provide necessary tax base and employment opportunities
 - **Heavy Industrial (HI):** The purpose of this district shall be to provide and protect areas for those industrial uses which cannot comply with the regulations of the WLI district.
 - **Industrial (I):** The purpose of this district is to provide and protect areas for industrial use and development and to encourage the reasonable location of this intensive land use.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
 - **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code as well as policies that provide action steps to implement the Goal.**
 - Provide for appropriate buffering between the commercial and other uses
 - Provide incentives to encourage development and redevelopment at the interchanges
 - Establish design guidelines that will foster character and a sense of place
 - Establish sign regulations that will create uniform standards to ensure an attractive and recognizable place
 - Interconnectivity between commercial uses
 - Ensure sufficient public service capacity and infrastructure is in place prior to or concurrent with development and redevelopment

Lenox Character Area



Description:

These are land areas within the small incorporated city of Lenox, excluding the interchange and industrial areas of the city. The area is characterized by a small, centralized compilation of smaller lot residential, and commercial uses, with great diversity and flexibility of uses. The intent of the Lenox character Area (LC) is to encourage a continuation of the diverse land uses within the City, and attract additional uses to the area.

Predominant Land Use:

Land uses within the Lenox Character area include general residential, commercial and public institutional uses.

Vision for the Future:

Encourage compatible mixed uses to attract new development and continue the small town local character of the area.

Quality Community Objectives:

- **Growth Preparedness Objective:** to identify and put in place the prerequisites for the type of growth Greater Cook County seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training to the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Sense of Place Objective:** 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 Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made

- available to each community. Greater use of alternate transportation should be encouraged.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.
 - **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
 - **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of on another, and facilitating pedestrian activity.
 - **Sense of Place Objective:** 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.
 - **Regional Identity Objective:** Regions should promote and preserve an “identity”, defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.
 - **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.
 - **Open Space Preservation Objective:** 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.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may but do not have to be included in this Character Area:**
 - **Single Family Residential (R-1, R-22, R-22M, R-10, R-10M R-8, R-8M):** The purpose of these districts is to allow for single family residential development with minimum lot sizes ranging between one acre (43,560 square feet) and 8,000 square feet, said areas being protected from the depreciating effects of multi-family development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Multi-Family Residential (R-2, MR):** The purpose of these districts is to provide for orderly development of higher density residential areas for one family, two family, and multi-family development, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Manufactured Housing Park (MHP):** The purpose of this district is to provide for the development of property that is appropriately located and planned for manufactured housing park use. Property developed in this district is to remain in single ownership for rental or leasing purposes only.
 - **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
 - **Rural Commercial (R-C):** The purpose of this district is to provide for and protect areas that can accommodate a variety of sales and services that are commonly needed by the rural community.
 - **Neighborhood Commercial (NC):** The purpose of this district shall be to provide for and protect areas that can accommodate sales and service based sales, and which are convenient to adjacent residential neighborhoods.

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- **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards and blight along the public streets of the city. **Only allow this Zoning District in GB along major corridors in residential areas where general commercial characteristics are already existing and new General Business designations would not detrimentally affect the adjacent residential areas.**
 - **Business District (B-1):** The purpose of this district is to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of this city and the traveling public in order to reduce highway traffic congestion, traffic hazards and blight along the public streets.
 - **Downtown Commercial (DC):** The purpose of this district is to provide and protect convenient areas for community shopping facilities consisting of a wide variety of sales and services.
 - **Wholesale/Light Industrial (WLI):** The purpose of this district is to allow in appropriate locations wholesale, light industrial uses that may blend with the overall Cultural Heritage character, but also may provide necessary tax base and employment opportunities
 - **Heavy Industrial (HI):** The purpose of this district shall be to provide and protect areas for those industrial uses which cannot comply with the regulations of the WLI district.
 - **Industrial (I):** The purpose of this district is to provide and protect areas for industrial use and development and to encourage the reasonable location of this intensive land use.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
 - **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code as well as policies that provide action steps to implement the Goal.**
 - Provide for appropriate buffering between the commercial and other uses
 - Provide incentives to encourage development and redevelopment at the interchanges
 - Establish design guidelines that will foster character and a sense of place
 - Establish sign regulations that will create uniform standards to ensure an attractive and recognizable place
 - Interconnectivity between commercial uses
 - Ensure sufficient public service capacity and infrastructure is in place prior to or concurrent with development and redevelopment
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Sparks Character Area



Description:

These are land areas within the small incorporated city of Sparks, excluding the interchange and industrial areas of the city. The area is characterized by a small, centralized compilation of smaller lot residential, commercial and industrial uses, with great diversity and flexibility of uses. The intent of the Sparks character Area (SC) is to encourage a continuation of the diverse land uses within the City and attract additional uses to the area.

Predominant Land Use:

Land uses within the Sparks Character area include general residential and commercial uses.

Vision for the Future:

Encourage compatible mixed uses to attract new development and continue the small town local character of the area.

Quality Community Objectives:

- **Growth Preparedness Objective:** to identify and put in place the prerequisites for the type of growth Greater Cook County seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training to the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Sense of Place Objective:** 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 Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made

- available to each community. Greater use of alternate transportation should be encouraged.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.
 - **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
 - **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of on another, and facilitating pedestrian activity.
 - **Sense of Place Objective:** 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.
 - **Regional Identity Objective:** Regions should promote and preserve an “identity”, defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.
 - **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.
 - **Open Space Preservation Objective:** 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.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may but do not have to be included in this Character Area:**
 - **Single Family Residential (R-1, R-22, R-22M, R-10, R-10M R-8, R-8M):** The purpose of these districts is to allow for single family residential development with minimum lot sizes ranging between one acre (43,560 square feet) and 8,000 square feet, said areas being protected from the depreciating effects of multi-family development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Multi-Family Residential (R-2, MR):** The purpose of these districts is to provide for orderly development of higher density residential areas for one family, two family, and multi-family development, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.
 - **Manufactured Housing Park (MHP):** The purpose of this district is to provide for the development of property that is appropriately located and planned for manufactured housing park use. Property developed in this district is to remain in single ownership for rental or leasing purposes only.
 - **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
 - **Rural Commercial (R-C):** The purpose of this district is to provide for and protect areas that can accommodate a variety of sales and services that are commonly needed by the rural community.
 - **Neighborhood Commercial (NC):** The purpose of this district shall be to provide for and protect areas that can accommodate sales and service based sales, and which are convenient to adjacent residential neighborhoods.

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- **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards and blight along the public streets of the city. **Only allow this Zoning District in GB along major corridors in residential areas where general commercial characteristics are already existing and new General Business designations would not detrimentally affect the adjacent residential areas.**
 - **Business District (B-1):** The purpose of this district is to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of this city and the traveling public in order to reduce highway traffic congestion, traffic hazards and blight along the public streets.
 - **Downtown Commercial (DC):** The purpose of this district is to provide and protect convenient areas for community shopping facilities consisting of a wide variety of sales and services.
 - **Wholesale/Light Industrial (WLI):** The purpose of this district is to allow in appropriate locations wholesale, light industrial uses that may blend with the overall Cultural Heritage character, but also may provide necessary tax base and employment opportunities
 - **Heavy Industrial (HI):** The purpose of this district shall be to provide and protect areas for those industrial uses which cannot comply with the regulations of the WLI district.
 - **Industrial (I):** The purpose of this district is to provide and protect areas for industrial use and development and to encourage the reasonable location of this intensive land use.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
 - **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code as well as policies that provide action steps to implement the Goal.**
 - Provide for appropriate buffering between the commercial and other uses
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Future Development Character Area/Zoning District Compatibility Matrix												
Zoning	Character Areas											
	Agricultural	Conservatio	Rural Residential	Residential	Suburban Neighborhood	Downtown Core	Commercia	Industrial	Interchange	Cecil	Lenox	Sparks
A-U (or AG)	X	X	X	X	X			X	X	X	X	X
E-R	X		X	X	X							
R-R	X	X	X	X	X							
R-22				X	X	X	X		X	X	X	X
R-22M				X	X	X	X		X	X	X	X
R-20				X	X					X	X	X
R-15				X	X					X	X	X
R-1	X	X	X	X	X	X			X	X	X	X
R-1A				X	X					X	X	X
R-10				X	X	X				X	X	X
R-10M				X	X					X	X	X
R-8				X	X	X	X		X	X	X	X
R-8M				X	X	X	X		X	X	X	X
R-2	X	X	X	X	X	X	X		X	X	X	X
M-R				X		X	X			X	X	X
MHP				X	X		X		X	X	X	X
R-P			X	X	X	X	X			X	X	X
R-C				X	X	X	X			X	X	X
N-C				X	X	X	X		X	X	X	X
G-B				X		X	X	X	X	X	X	X
B-1				X		X	X	X	X	X	X	X
D-C						X	X			X	X	X
A-C (or C-A)								X	X			
WLI								X	X	X	X	X
HI								X	X	X	X	X
I								X	X	X	X	X
Planned Development	X	X	X	X	X	X	X	X	X	X	X	X
P/I	X	X	X	X	X	X	X	X	X	X	X	

4. Translating the Vision into the Plan: Goals, Issues, Objectives, and Policies

a. Introduction

In order to translate the Future Vision for Greater Cook County into a feasible implementation plan, overall goals have to be developed to guide the plan and those issues and opportunities identified in the previous chapter that most likely will be encountered during the implementation phase. The goals, as are the issues and opportunities, are divided into eight major elements of Economic Development, Housing, Natural Resources, Cultural Resources, Community Facilities and Services, Land Use, Transportation, and Intergovernmental Coordination.

A goal statement for each of these elements, a list of issues and objectives, and policies are presented in the following sections. The issues and opportunities were first identified during the Community Assessment phase of the Plan through intense stakeholder and public participation input, and then confirmed and prioritized during the Community Agenda portion of this Plan. The issues are building the base for the goals as they are describing long-term issues that the community desires to address in the next twenty years, and policies were built upon the opportunities as defined in the Community Assessment earlier in the process. Therefore, the opportunities are building the base for the policies, implementation strategies and short-term work program to address the issues and realize the goals. Quantitative benchmarks are used where appropriate to keep track of success and progress, and identify areas where policies may need to be adjusted.

b. Priority List - Top Five Priority List of Issues and Opportunities

The following is an overview over the results of the stakeholder surveys concerning the issues and opportunities as identified in the Community Assessment. Stakeholders were asked to rank the top five issues with the value "1" being the most important down to value "5". Opportunities were not ranked.

Population Change

Issues:

1. In order to provide a sustainable population base and workforce, initiative needs to be taken to provide quality education and job opportunities for the younger population to minimize the desire to leave the area.
2. The tax impacts of a change to an overall older population are not entirely clear and need to be understood before a concentration or marketing to that population segment will be made a priority. However the quality of life would lend itself to attracting retirees from adjacent states that are becoming too urbanized and expensive.

Opportunities:

- The rise in elderly population may enhance a community's economic base and provide a largely untapped knowledge and experience base for the labor market.

Economic Development

Issues:

1. Incentives are needed to fill up existing vacancies in commercial or industrial buildings that have been vacated by businesses closing due to the current economic condition.

2. The area needs more local employment opportunities..
3. The local workforce needs to be increased in order to attract more business and industry.
4. The growth of the SR 41/I-75 industrial corridor through the county may result in water /sewer capacity problems and service gaps along the corridor.
5. The Cook County Airport needs additional T-hangers to serve future businesses and air traffic.

Opportunities:

- Cook County has six interchanges with I-75 that should be utilized to bring businesses and development into the County.
- The County has a diverse industry base.
- The County is strong in agriculture, consisting mainly of produce, watermelons, cotton, corn and peanuts. Additional niche products should be developed to ensure continued diversity.
- Cook County is a certified Work Ready Community (June 2009), which will enable the County to increase the quality and education of the local work force in coordination with local educational institutions and businesses.
- Cook County is centrally located along I-75 halfway between Orlando and Atlanta. This is a good location to draw businesses for a maximum area of influence for those businesses.
- Two major rail lines, Georgia/Florida and Norfolk Southern have routes through the County.
- Cook County has 3000 acres of developable land available for business.
- The South Georgia Motorsports Park is located in Cook County, which is just one component of quality recreation opportunities within the County. These opportunities need to be coordinated countywide and marketed.
- The airport runway length of 5000 feet may contribute significantly to the ability to attract businesses that rely on general aviation activities for employees and their business.

Housing**Issues:**

1. Location and lack of maintenance of Mobile Home Parks specifically and rental properties in general often result in low-quality housing: strategies need to be adopted to encourage maintenance of existing Mobile Home Parks. Mobile Homes are for many residents in the low and very low income groups the only option to own their home and possibly the land it is placed on.
 2. Several areas within Cook County and its cities experience varying degrees of blight conditions that need to be addressed with a comprehensive enforcement and demolition program.
 3. Cook County and its cities need to adopt a comprehensive strategy to provide for additional diverse housing such as low-income housing and rentals, as well as quality low to moderate income housing.
 4. Cook County needs to develop a strategy to address the homeless population.
-

Opportunities:

- Develop mechanisms to maintain the value of the existing and future housing stock, while also providing diverse, affordable and quality housing.
- Older neighborhoods are perceived as providing quality character to the area and should be maintained and preserved in high quality.
- Provide mechanisms to maintain the quality and number of mid to high level income housing.
- Utilize The House of Grace, a rehabilitation center and homeless shelter in Cook County .

Natural Resources**Issues:**

1. State water restriction standards are geared towards northern Georgia and the Metro Atlanta area ,and are not appropriate for Southern Georgia.
2. Existing groundwater recharge areas need to be protected from the increased use of residential wells and irrigation wells for produce crops.
3. Water in general, and groundwater specifically, are becoming a resource in high demand and low supply state wide. Local water resources need to be protected from a statewide re-distribution.
4. River corridors need to be protected from the impacts of development.
5. There is no existing tree planting campaigns or tree planting requirements in Cook County or the Cites of Adel, Cecil, Lenox, and Sparks.

Opportunities:

- Cook County needs to protect its groundwater resources to serve residents and businesses into the future. To protect groundwater recharge areas, implement management strategies which could include the following protection opportunities: wellhead protection program (Adel has already implemented a plan); limit impermeable surfaces with maximum building footprints and maximum paving areas; require sewer service instead of septic systems, especially for non-residential.
- Develop a County-wide Utilities Authority to implement coordinated and comprehensive planning.
- Protect and preserve Reed Bingham State Park.
- Continue with the implementation of the Wetlands Mitigation Bank.
- Develop tree and landscape standards for the preservation and or replacement of trees and vegetation as part of land development, to protect the existing native tree canopy and to encourage the planting of new trees and the preservation of green space.
- Encourage protection and expansion of Open Space and Green Space and consider developing some standards for Open Space and Green Space provision.

Cultural Resources:**Issues:**

1. A comprehensive historic resource survey for Cook County has not been completed.
2. Cook County has many historic buildings that are empty, in poor repair, or contaminated by lead paint and/or asbestos.
3. Funding is not available to restore historic buildings where needed, and great resources are lost when those buildings fall into disrepair.
4. Cook County does not have a discernible character or identity.

Opportunities:

- Underutilized historic buildings and structures throughout Cook County should be adaptively used.
- Cook County's cultural resources could be promoted and used to market the area, increasing economic and tourism opportunities in its communities, especially the Performing Arts Center which is state-of-the-art, and the Cook County Historical Museum which is housed in the old Post Office.
- Cook County has many historical churches that need to be inventoried and promoted as part of the cultural heritage of Cook County.
- The development of an identity or "brand" for the area could help economic development initiatives and provide a tool to promote the Greater Cook County area as a quality community to live and work.

Land Use and Development**Issues:**

1. Encroaching development poses a threat to existing farmland, not only by turning existing farmland into residential subdivisions, but also by endangering neighboring farmland through perception of incompatible uses.
2. Opportunities for reinvestment and redevelopment of declining residential and commercial areas need to be created.
3. Many buildings in Cook County and its cities are vacant. Infill development is needed for both residential and commercial/industrial buildings.
4. Most zoning maps and ordinances are outdated and require an update, especially the smaller cities such as Cecil, Sparks and Lenox.
5. Population numbers are stagnant. The county needs to find ways to increase population growth.

Opportunities:

- Improved quality of life will attract more residents, a better workforce and better employment opportunities by attracting industries that will rely on these residents.

- Protect existing farmland from development by developing incentives to keep farmland agricultural and make it productive for farmers to do so and require sufficient buffers or transitional areas to protect existing farm operations from perception and complaints about incompatible farming uses next to newer residential subdivisions.
- Develop zoning districts to develop the interchange areas into a cohesive and integrated area.
- Provide regulations that ensure that any proposed zoning will be compatible with the underlying "Future Land Use" as shown in the Comprehensive Plan. No zoning or development should be approved that is not consistent with the comprehensive plan. A compatibility matrix should be established to provide an easy overview at which "Future Land Use Designations" and zoning categories are allowed.
- Cook County is located in proximity to large attractions and larger city areas, but still provides a quality of life geared towards a more rural lifestyle. This characteristic needs to be preserved and enhanced.

Community Facilities and Services

Issues:

1. Cook County's water/sewer infrastructure is aging and is in need of major improvements. Funding is not available for design and construction.
2. County wide fire protection capabilities and resources are limited and need to be expanded to provide adequate fire protection for the county's residents and structures.
3. Recreation programs in Cook County need to be expanded to operate and coordinate on a county wide level.
4. The Highway 41 industrial corridor requires additional sewer capacity to serve the industrial development area with adequate capacity.
5. The City of Adel's sewer capacity is rapidly decreasing. Expansion and modernization of the system is necessary before additional development can be accommodated.

Opportunities:

- Plan and guide the growth via the provision of water and sewer lines and tie the services into the appropriate land use with the formation of a county-wide Water/Sewer Utility Authority and the development of a 20 year Water/Sewer Master Plan.
- Establish a joint Capital Improvement Program for all the communities which would be updated annually and would aid in planning future investments.
- Maintain the adequate landfill capacity for Cook County and its residents.
- Maintain all schools in their current condition. All schools in Cook County have been built in the last few years.
- Continue to utilize the new Boys & Girls Club, which has been in operation for the last three years. Coordinate with the school board and the County to provide a center for teens.
- Incorporate the existing 18 hole golf course at Circle Stone Country Club into the county-wide

recreational efforts.

- Maintain the quality of the existing hospital system which includes state-of-the-art baby delivery suites

Transportation

Issues:

1. An additional interchange needs to be constructed between exits 32 and 37 in order to provide access to the Highway 41 industrial corridor and industrial park without having to drive through residential neighborhoods.
2. The City of Adel needs a continuous east-west truck route through the city. The truck route needs to be tied in to the Alabama road project. Required right-of-way needs to be identified early and preserved for future construction.
3. Cook County needs an updated airport terminal. One or more funding sources need to be identified to update the marketing package and implement the update.
4. The transportation system (street network) in Cook County is aging and is in need of major improvements.
5. County-wide transportation is lacking for kids not old enough to have a driver's license or who don't have a car to get to destinations such as the Boys & Girls Club facility. Continuous sidewalks are not available in most locations to encourage safe walking or bicycling.

Opportunities:

- Develop and coordinate a plan with the railroad to relocate the switching yard into the industrial area to the south of Adel.
- Develop a right-of-way corridor plan for future road construction planning.
- Develop a bicycle and pedestrian master plan to address sidewalks, trails, and bicycle paths safety and improvements.

Intergovernmental Coordination

Issues:

1. Lowndes County residents are increasingly utilizing garbage collection stations in south Cook County due to decreasing landfill capacity and increasing garbage disposal fees in Lowndes County.

Opportunities:

- Maintain the good existing working relationship between local governments and other agencies.
- Coordinate with Lowndes County to eliminate cross-county garbage disposal or develop an I.D. system for limiting utilization of garbage collection systems to in-county residents only.

c. Goals, Issues & Policies

1. Population:

POPULATION GOAL

TO ENSURE OVERALL COMMUNITY GROWTH AND DEVELOPMENT BENEFITS ALL SEGMENTS OF THE POPULATION.

Population Issues, Objectives and Policies

ISSUE 1.

○ **QUALITY EDUCATION AND JOB OPPORTUNITIES**

In order to provide a sustainable population base and workforce, initiatives need to be taken to provide quality education and job opportunities for the younger population to minimize the desire to leave the area.

Policy 1.1

Encourage coordination between local schools and businesses so as to identify ways such as field trips and summer internships to develop interest and job opportunities for the local youth.

Policy 1.2

Coordinate with the school board to identify ways to improve local education services and facilities, and where the county and the cities can assist.

ISSUE 2.

○ **ATTRACTING RETIREES**

The tax impacts of a change to an overall older population are not entirely clear and need to be understood before a concentration or marketing to that population segment will be made a priority. However the quality of life would lend itself to attracting retirees from adjacent states that are becoming too urbanized and expensive.

Policy 2.1

Research the impacts of an older population on the local tax rolls.

Policy 2.2

Identify community facilities, services and improvements that will attract retirees and older populations to the area for potential marketing efforts.

2. Economic Development:

ECONOMIC DEVELOPMENT GOAL

IMPROVE THE GREATER COOK COUNTY ECONOMY BY DEVELOPING AND ENHANCING NEW AND EXISTING STRENGTHS THAT WILL DRAW NEW BUSINESS, EXPAND EXISTING BUSINESSES, DIVERSIFY THE LOCAL ECONOMY, AND HELP COOK COUNTY COMPETE IN THE REGIONAL ECONOMY.

Economic Development Issues ,Objectives and Policies

ISSUE 1.

- **COMMERCIAL AND INDUSTRIAL VACANCIES**
The current economic downturn has resulted in the closure of several local businesses, leaving many commercial and industrial buildings vacant or nearly vacant. The vacancies contribute to an overall sense of blight and depression, and perpetuate the economic decline of the area. Incentives are needed to encourage new businesses and industries to fill the vacancies, thereby reenergizing the community.

Policy 1.1

Encourage the continued diversification of the industrial base of the County.

Policy 1.2

Preserve the strong agricultural industry of the County through land use regulations, and seek additional agricultural products that could be cultivated within the area.

Policy 1.3

Continue to market the County's premier location along Interstate 75 between major metropolitan areas through advertisements, online marketing and the development of marketing materials.

Policy 1.4

Continue to seek new ways to capitalize on the presence of two major rail lines within the County.

Policy 1.5

Coordinate and market the many recreational and tourism opportunities within the County, including the presence of the South Georgia Motor Sports Park through promotion on the County's website, advertisement within regional recreational periodicals, and the development and distribution of Cook County Recreation pamphlets.

Policy 1.6

Work with the Chamber of Commerce and the Economic Development Commission to identify businesses that require larger airport facilities (5,000 foot runways), and market to those businesses.

Policy 1.7

Promote location and expansion of internet and broadband infrastructure in the county as well as the education of the workforce in internet applications and skills.

Policy 1.8

Encourage limited commercial development within local neighborhoods, specifically excluding "big box" development.

Policy 1.9

Foster public/private partnerships to rehabilitate quality commercial and mixed use developments and buildings.

ISSUE 2.

- **LACK OF LOCAL AREA JOBS**
The area lacks local employment opportunities.

Policy 2.1

Continue to support the development of the six interchanges on Interstate 75 that are located within the County through land use regulations, marketing and online promotion.

Policy 2.2

Coordinate with the Chamber of Commerce to develop a list of target industries for Greater Cook County that will provide year round employment opportunities.

Policy 2.3

Maintain and expand the inventory of the amount and location of developable lands within the County in all marketing materials, and provide the list on the website and within a marketing pamphlet to be provided for public distribution.

Policy 2.4

Prepare and maintain an inventory of incentives, business programs and housing stock, and available sites to accommodate new businesses and business expansions, and provide the lists on the County's website.

Policy 2.5

Market the County's status as a certified Work Ready Community since 2009 on the County's website and through the Chamber of Commerce.

ISSUE 3.

- **SMALL LOCAL WORKFORCE**
Efforts need to be made to retain the existing workforce, and attract additional workforce age population not just in commercial and industrial areas, but also in the agricultural area.

Policy 3.1

Coordinate with local businesses and agencies to identify ways to attract and retain more young, workforce age population to the area.

Policy 3.2

Continue to maintain the County's Work Ready Program certification.

Policy 3.3

Encourage public/private partnerships between the County, the cities, local businesses and the School Board for the development of work programs and career education programs such as a career academy for young adults.

ISSUE 4.

- **WATER/SEWER CAPACITY GAPS ALONG THE 75/41 CORRIDOR**
Growth along the US 41 and Interstate 75 industrial corridor may result in water and sewer capacity problems, as well as service gaps in the area.

Policy 4.1

Monitor growth along the industrial corridor to ensure that service gaps and capacity issues are identified early on, and are addressed through the development approval process.

ISSUE 5.

- **ADDITIONAL T-HANGERS AT THE COOK COUNTY AIRPORT**
The Cook County Airport needs additional T-Hangers to serve future business air traffic.

Policy 5.1

Coordinate with the Airport Authority to determine the feasibility of adding T-Hangers at the Cook County Airport, including potential funding sources.

Policy 5.2

Secure long-term funding sources for the Airport Authority.

3. Housing:

HOUSING GOAL

TO PROVIDE OPPORTUNITIES FOR HOMEOWNERSHIP AND HOUSING RESOURCES FOR ALL CITIZENS OF GREATER COOK COUNTY THROUGH PUBLIC/PRIVATE PARTNERSHIPS.

Housing Issues & Policies

ISSUE 1.

- **LOW QUALITY HOUSING AS A RESULT OF THE LOCATION OF SUBSTANDARD HOMES AND STRUCTURES IN DILAPIDATED NEIGHBORHOODS AND THE LACK OF MAINTENANCE THEREOF:** Strategies need to be adopted to encourage maintenance of existing structures.

Policy 1.1

Review the regulations that permit substandard structures in the cities and the county in order to assure that they will be maintained and/or demolished, and not pose a threat to the health, welfare and safety of its residents and the general public.

Policy 1.2

Develop and maintain a substandard housing data base for the County about the type, tenure, cost and condition of substandard housing stock

Policy 1.3

Annually update the substandard housing database prescribed in Policy 1.2 to assure that reliable and current data are available on the condition and upkeep of the substandard housing stock.

ISSUE 2.

- **LACK OF A COMPREHENSIVE ENFORCEMENT AND DEMOLITION PROGRAM:** Many areas in Greater Cook County consist of older housing development. While many are stable neighborhoods, there are some instances of blight and maintenance issues. To ensure the continued stability of these neighborhoods, continued and increased code enforcement, community policing and property maintenance support and demolition programs are needed.

Policy 2.1

Jointly consider adoption and implementation of the International Property Maintenance Code to give Code Enforcement the abilities and tools to encourage proper maintenance and clean-up of properties.

Policy 2.2

Review and coordinate with the Code Enforcement Department to ensure that code enforcement resources are adequate, so that the implementation of any adopted and applicable property maintenance codes can be effectively accomplished.

Policy 2.3

Continue to demolish or remove substandard, dilapidated housing that presents a danger to the welfare, health and safety of the public s.

Policy 2.4

Seek partnerships with cooperative neighborhood and civic groups to further the elimination of dilapidated housing and encourage the maintenance of adequate housing stock.

ISSUE 3.

- **LACK OF GOOD QUALITY AFFORDABLE HOUSING:** It is important for Greater Cook County to develop a strategy to accommodate the anticipated increase in need for good quality affordable housing for low to moderate income households.

Policy 3.1

Encourage the construction of quality and affordable housing for all age and economic groups within the County.

Policy 3.2

Continue to implement the Georgia Initiatives for Community Housing.

Policy 3.3

Encourage the location of support businesses such as quality grocery stores and other businesses supporting a neighborhood to attract quality housing.

ISSUE 4.

- **HOMELESSNESS:** Need to develop a strategy to address the needs of the homeless population in Cook County.

Policy 4.1

Continue to support the House of Grace, a rehabilitation center and homeless shelter in Cook county.

Policy 4.2

Coordinate with faith-based and non-profit organizations to develop and maintain new and existing programs which target the needs of the homeless community.

4. Natural Resources:

NATURAL RESOURCES GOAL

CONSERVE AND PROTECT THE FUNCTIONS AND VALUES OF THE NATURAL RESOURCES OF GREATER COOK COUNTY FOR FUTURE GENERATIONS APPROPRIATE USE AND ENJOYMENT.

Natural Resources Issues & Policies

ISSUE 1.

- **INAPPROPRIATE STATE WATER RESTRICTION STANDARDS:** The state's water restriction standards are geared to northern Georgia and the Atlanta Metro area, and are not appropriate for South Georgia.

Policy 1.1

Identify all opportunities to speak with state lawmakers regarding the appropriateness of the state water restrictions as applied to South Georgia.

Policy 1.2

Send a local delegation to the state capital to discuss the water restrictions standards applicability to South Georgia.

ISSUE 2.

- **GROUNDWATER RECHARGE AREAS NEED TO BE PROTECTED:** Existing groundwater recharge areas need to be protected.

Policy 2.1

Promote the protection of groundwater recharge areas through such measures as a wellhead protection program, limiting impermeable surfaces through maximum building footprint and paving area regulations, requiring sewer service instead of septic systems, especially for non-residential uses, establishing zoning overlay districts, and providing incentives for recharge sensitive design.

Policy 2.2

Continue to assist the state in the protection of the Reed Bingham State Park.

Policy 2.3

Continue to implement the Wetlands Mitigation Bank program.

Policy 2.4

Consider revising the local government codes to address comprehensive stormwater management through such measures as:

- a) the mandatory use of stormwater detention and or retention,
- b) streambank and shoreline buffer zones,
- c) general design and construction standards for on-site stormwater management,
- d) best management practices for urban and agricultural development, and
- e) encourage groundwater recharge through design.

Policy 2.5

The local government codes regarding stormwater management provisions should include a requirement for a vegetated and functional littoral zone as part of the surface water management system of upland water bodies occurring on development sites within the County.

Policy 2.6

Consider developing and implementing a watershed ordinance that meets the Georgia Department of Natural Resource's standards by 2013.

Policy 2.7

Best Management Practices (BMPs) should be promoted to reduce stormwater runoff in all locations to maintain or improve water quality. Examples of structural BMPs may include but not limited to:

- a) Bioretention
- b) Sand Filter
- c) Stormwater Wetlands
- d) Wet Detention Basin
- e) Filter Strip
- f) Grassed Swale
- g) Infiltration Devices
- h) Restored Riparian Buffer
- i) Dry Extended Detention Basin
- j) Permeable Pavement Systems
- k) Rooftop Runoff Management

Policy 2.8

Establish Blueway and Greenway Corridors along sensitive environmental areas through the establishment of conservation easements, transfer of development rights, cluster development, environmental mapping and land acquisition.

Policy 2.9

Limit the type and size of developments permitted within the Agricultural and Conservation Character Areas.

ISSUE 3.

- o **WATER RESOURCES NEED TO BE PROTECTED FROM STATEWIDE REDISTRIBUTION:** Water in general, and groundwater specifically, are becoming a resource in high demand and low supply. Local water resources need to be protected from a statewide redistribution.

Policy 3.1

Identify all opportunities to speak with state representatives regarding retaining local water resources locally.

Policy 3.2

By 2011, form a group of local elected officials and stakeholders to meet and discuss the local water resources and means by which the resources can be protected from redistribution.

Policy 3.3

Consider amending the local government codes to require the use of native and drought tolerant vegetation that is adapted to existing and climatic conditions in landscaping by 2014.

Policy 3.4

Continue to implement a public education program regarding various methods of water conservation at all levels including, but not limited to, municipal, agricultural, households, and businesses.

Policy 3.5

Encourage the use of water conservation techniques and equipment in both site and building design through education, the site plan development process and pre-construction meetings.

Policy 3.6

Coordinate with surrounding cities, counties and Water Councils within the region to join political forces and protect local control of the water resources of South Georgia.

ISSUE 4.

- **PROTECTION OF THE RIVER CORRIDORS:** River corridors need to be protected from the impacts of development.

Policy 4.1

Concurrent with each update to the Greater Cook County Comprehensive Plan, review the County Code's minimum river corridor buffering requirements, and consider revising those requirements based upon the latest development trends and river impairment conditions.

Policy 4.2

Encourage the clustering of buildings or dwelling units for projects which contain environmentally sensitive lands and critical habitats, including river corridors, within its project boundaries in order to preserve these resources.

ISSUE 5.

- **LACK OF TREE PLANTING CAMPAIGNS OR EFFORTS:** Neither the county nor the cities have any existing tree planting campaigns or tree planting requirements.

Policy 5.1

Consider the development and adoption of a Tree Protection Ordinance for local governments by 2014, establishing requirements for the preservation and replacement of trees and vegetation as part of land development, to protect the existing native tree canopy and to encourage the planting of new trees and the preservation of green space.

Policy 5.2

Coordinate with local nurseries to develop an annual Tree Planting Day within the City of Adel.

5. Cultural Resources:

CULTURAL RESOURCES GOAL

PROTECT, PRESERVE AND PROMOTE THE HISTORIC AND CULTURAL RESOURCES OF COOK COUNTY THROUGH SUCH MEASURES AS REGULATIONS, ADAPTIVE REUSE, TOURISM AND EDUCATION PROGRAMS FOCUSED ON HISTORIC PRESERVATION.

Cultural Resources Issues and Policies

ISSUE 1

- **IDENTIFICATION OF HISTORIC AND CULTURAL RESOURCES.** A comprehensive historic resource survey for Greater Cook County has not been completed.

Policy 1.1

Undertake a cultural resources survey to identify cultural resources located within the unincorporated County by 2013. Transmit the results to the Department of Natural Resources, Historic Preservation Division, for the official State record.

Policy 1.2

Investigate the feasibility of creating a comprehensive historic preservation plan for Greater Cook County to establish the historic context of the County, develop goals and priorities for the identification, evaluation, registration, and treatment of cultural resources, identify fiscal needs and provide for public input in conjunction with the cultural resource surveys per Policy 1.1 above.

Policy 1.3

Work with and promote the efforts of the Cook County Historical Society.

ISSUE 2

- **ABANDONED, DILAPIDATED, AND/OR CONTAMINATED BUILDINGS:** Historic buildings that are empty, in poor repair, or contaminated by lead paint and/or asbestos are a frequent occurrence throughout Greater Cook County

Policy 2.1

Identify opportunities to adaptively reuse historic buildings and structures throughout Greater Cook County.

Policy 2.2

Encourage the rehabilitation of underutilized properties consistent with preserving their historic character and value through incentives, public assistance, education and partnerships.

Policy 2.3

Identify incentives to protect and rehabilitate designated cultural resources in the County and cities and, when appropriate, coordinate with the State and Federal Governments on intergovernmental efforts to protect cultural resources.

Policy 2.4

Establish an architectural salvage warehouse for the storage of historic building materials from demolished structures by 2013. These materials should be made available for purchase by the general public to promote the rehabilitation of historic buildings and conservation of building materials.

Policy 2.5

Inventory and promote the many historical churches and cemeteries within the County.

Policy 2.6

Promote the use of conversion and façade easements through coordination with the Adel Downtown

Development Authority.

Policy 2.7

Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior Standards.

ISSUE 3

- **LACK OF PRESERVATION FUNDING:** Funding is not available to restore historic buildings where needed, and great resources are lost when these buildings fall into disrepair.

Policy 3.1

Continue to research funding opportunities through independent means, as well as coordination with the regional commission in order to identify grants and loans available for the preservation and restoration of historical and cultural resources in the County.

Policy 3.2

Protect historic and cultural areas and resources from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic Places designation, which makes projects eligible for tax incentive programs.

ISSUE 4

- **LACK OF CHARACTER OR IDENTITY:** Cook County has not identified or defined a discernible character or identity.

Policy 4.1

Work with the Cook County Historical Society to inventory all significant historical, cultural, environmental and economic strengths and assets of Greater Cook County by 2013.

Policy 4.2

Promote and preserve the community “identity” as defined by historical themes, traditional architecture, common economic linkages and/or shared characteristics that bind the areas of the county together.

Policy 4.3

Utilize the inventory recommended in Policy 4.1 to develop a local identity program that will highlight the County’s premier assets .

Policy 4.4

Utilize the County “identity” mentioned in Policy 4.2 to promote Greater Cook County as a quality community to live and work on the County website and in all advertising and marketing materials.

Policy 4.5

Promote the County’s cultural resources, especially the Performing Arts Center and the Cook County Historical Museum that is housed in the old Post Office through websites, pamphlets and advertising efforts.

Policy 4.6

Promote historic and cultural areas and resources as passive-use tourism and recreation destinations through websites, pamphlets and advertising efforts.

Policy 4.7

New development in the historic and cultural areas should be of a scale and architectural design that fits well into the historic and cultural fabric of the area.

Policy 4.8

Provide pedestrian access and open space within the historic and cultural areas and resources of the County.

Policy 4.9

Encourage linkages from historic and cultural areas and resources to regional greenspace/trail systems and bike paths.

6. Land Use:

LAND USE GOAL

ENSURE THE HIGHEST QUALITY LIVING ENVIRONMENT POSSIBLE THROUGH A MIXTURE OF COMPATIBLE LAND USES AND CHARACTER AREAS REFLECTING THE NEEDS AND DESIRES OF THE LOCAL RESIDENTS AND THEIR VISION OF GREATER COOK COUNTY. THE GOAL SHALL BE IMPLEMENTED THROUGH STRICT ENFORCEMENT OF THE ZONING ORDINANCES AND BUILDING CODE BASED ON THE OBJECTIVES AND POLICIES THAT FOLLOW.

Land Use Issues and Policies

ISSUE 1.

- **Threat to existing Farmland:** Encroaching development poses a threat to existing farmland, not only by turning existing farmland into residential subdivisions, but also by endangering neighboring farmland through perception of incompatible uses.

Policy 1.1

Educate local farmers and help them identify incentives to keep agricultural lands in agricultural use.

Policy 1.2

Consider amending the County Code to require that new developments within the A-U Zoning District not exceed the gross density of 1 unit per 2.5 acres.

Policy 1.3

Consider amending the County Code to provide land use regulations that new residential developments within the A-U Character Areas retain a minimum of 35% of the gross project area in common open space.

Policy 1.4

Provide adequate buffering and setbacks between agricultural and non-agricultural uses to protect any agricultural uses from adverse impacts associated with the encroachment of non-agricultural development and protect agricultural uses from nuisance complaints created by agricultural operations. Ensure that Agricultural Best Management Practices are used.

Policy 1.5

Provide land use regulations that no non-agricultural development is permitted in the A-U Character Areas that does not address all of its infrastructure impacts, both on-site and off-site. All such development should pay the entire cost of its fiscal impacts on public facilities and services.

Policy 1.6

Protect and preserve farmland by developing programs such as Transfer or Purchase of Development Rights Programs, Agricultural Easement Purchase Programs; Conservation Easement Programs; giving Local Tax Incentives; or providing for Agricultural Overlay Districts.

ISSUE 2.

- **LACK OF REINVESTMENT OPPORTUNITIES:** Opportunities for reinvestment and redevelopment of declining residential and commercial areas need to be created.

Policy 2.1

Inventory areas that are on the decline and in need of redevelopment and reinvestment.

Policy 2.2

Actively pursue grants and funding sources for the redevelopment of declining neighborhoods.

Policy 2.3

Consider the applicability of a Tax Increment Financing program for larger areas that are in decline.

Policy 2.4

Annually review and apply for a Community Development Block Grant for applicable redevelopment projects and programs throughout the County.

ISSUE 3.

- **NEED FOR INFILL DEVELOPMENT:** Many buildings in Cook County and its cities are vacant. Infill development is needed for both residential and commercial/industrial buildings.

Policy 3.1

Define Land Use to avoid urban sprawl and to provide a balance between housing, commercial demand and the environment. Certain areas of the County should incorporate the possibility for high density development where appropriate.

Policy 3.2

Develop incentives such as tax breaks, public assistance programs and reduced permitting fees for new businesses to locate within existing buildings, and for new and infill development to occur within the existing developed areas of the County, and the cities.

Policy 3.3

Provide land use regulations that ensure that any proposed zoning will be compatible with the underlying "Character Areas" as shown in the Comprehensive Plan. No zoning should be approved that is not consistent with the adopted Comprehensive Plan. A compatibility matrix should be established to provide an easy overview at which "Character Area designations" and zoning categories are allowed.

ISSUE 4.

- **NEED FOR UPDATED ZONING CODES:** Most zoning maps and ordinances are outdated and require an update, especially the smaller cities of Cecil, Sparks and Lenox.

Policy 4.1

Identify the most urgent needs for new zoning ordinances and maps by 2011.

Policy 4.2

Research options for the development of new zoning ordinances and maps for the cities and County.

Policy 4.3

Update and amend the zoning ordinances for the County and the cities by 2015.

Policy 4.4

Review and revise subdivision regulations, zoning codes and design guidelines to encourage creative design, the creation of open space, mixing of uses, infill development, higher density where appropriate and the development of a sense of place.

Policy 4.5

Develop new sign regulations that will create uniform standards for commercial advertisements and ensure the community is an attractive and recognizable place.

Policy 4.6

Provide land development regulations that either require or encourage the use of shared access points, ingress and egress, turn lanes and right-of-way protection.

Policy 4.7

Require new commercial and mixed-use development to provide inter-parcel connectivity.

ISSUE 5.

- **STAGNANT POPULATION GROWTH:** The County needs to find ways to increase the population growth.

Policy 5.1

Encourage the development of the I-75 interchanges and the adjacent downtown areas into unique and identifiable areas that are connected to the overall County character through such measures as design guidelines, signage regulations and consistency with an established design theme.

Policy 5.2

Coordinate with the School Board on Future Land Use designations to locate schools in areas where residential development is desirable.

7. Community Facilities and Services:

COMMUNITY FACILITIES GOAL

ENSURE NEEDED COMMUNITY FACILITIES SUCH AS WATER, SEWER, SOLID WASTE, POLICE, FIRE, AND EMS, IS PROVIDED IN AN EFFECTIVE, ENVIRONMENTALLY SOUND, SAFE AND ECONOMIC SYSTEM, CONSISTENT AND CONCURRENT WITH PRESENT DEMAND AND FUTURE GROWTH.

ISSUE 1.

- **AGING WATER AND SEWER INFRASTRUCTURE:** The local government's water and sewer infrastructure is aging and is in need of major improvements. However, funding is not available for design and construction.

Policy 1.1

Identify and prioritize the most urgent water and sewer rehabilitation projects by 2012.

Policy 1.2

Consider applying for a Clean Water State Revolving Fund loan, a Drinking Water State Revolving Fund loan, or a Georgia Fund low interest loan to rehabilitate the water and sewer systems.

Policy 1.3

Develop local regulations requiring there be adequate water, sewer, police, fire, education and transportation services and facilities available concurrent with development.

ISSUE 2.

- **LIMITED FIRE PROTECTION CAPABILITIES:** The countywide fire protection capabilities and resources are limited and need to be expanded to provide adequate fire protection for the county's residents and structures.

Policy 2.1

By 2011 review the applicability of the USDA Rural Public Safety Loan Program for the purchase of land for additional fire protection facilities.

Policy 2.2

Review the Federal Emergency Management Agency's Assistance to Firefighters Grant program for potential grant applications by 2011.

Policy 2.3

Coordinate between the county and the cities to identify all fire protection services needs and areas of potential collaboration, including grant applications.

Policy 2.4

Maintain and improve the existing standard of Fire Services in order to improve the County's ISO rating.

Policy 2.5

Explore the option of consolidating countywide fire protection services.

ISSUE 3.

- **NEED COUNTYWIDE RECREATIONAL PROGRAMS:** Recreation programs in Cook County need to be expanded to operate and coordinate on a county wide level.

Policy 3.1

Identify Parks & Recreation Areas in Greater Cook County and catalogue their needs for capital improvements

such as pools, shelters, gazebos, picnic areas and other active recreational amenities to be more fully utilized for social gatherings.

Policy 3.2

Consider developing a 5-year Park & Recreation Area Master Plan for Greater Cook County.

Policy 3.3

Greater Cook County should continue to pursue grants from local, state, federal and private organizations to plan and assemble the parks and greenway network.

Policy 3.4

Include a continuous bike and sidewalk corridor plan in any Parks and Recreation Master Plan.

Policy 3.5

Coordinate among the county and the cities to secure long term funding sources for countywide park and recreational services.

ISSUE 4.

- **HIGHWAY 41 INDUSTRIAL CORRIDOR SEWER CAPACITY:** The Highway 41 industrial corridor requires additional sewer capacity to serve the industrial development area with adequate capacity.

Policy 4.1

Ensure the adequacy of sewer capacity prior to the issuance of development approvals or permits within the Highway 41 Industrial Corridor.

Policy 4.2

Require development within the Highway 41 Industrial Corridor to contribute a proportionate fair share of the costs of their impacts upon the sewer system during the permit approval process.

ISSUE 5.

- **NEED TO EXPAND AND MODERNIZE ADEL'S SEWER SYSTEM:** The City of Adel's sewer capacity is rapidly decreasing. Expansion and modernization of the system is needed.

Policy 5.1

Develop a Wastewater Master Plan for the City of Adel, identifying growth areas within the City and estimates of the amount of capacity needed to accommodate future growth.

Policy 5.2

Research the applicability of the Georgia Environmental Facilities Authority Public Sewer System Grants and the low interest loans of the Georgia Fund programs for the expansion of Adel's sewer system.

8. Transportation:

TRANSPORTATION GOAL

PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM WHICH ADDRESSES THE FUTURE NEEDS OF GREATER COOK COUNTY FOR MOVEMENT OF PEOPLE AND FREIGHT, AND WHICH CONSIDERS THE SOCIAL, ECONOMIC, ENERGY AND ENVIRONMENTAL EFFECTS OF THE TRANSPORTATION SYSTEM.

Transportation Issues and Policies

ISSUE 1.

- **HIGHWAY 41 INDUSTRIAL CORRIDOR ACCESS:** Greater access needs to be provided to the Highway 41 Industrial Corridor in order to avoid putting industrial traffic through existing residential neighborhoods. Several access improvements should be examined, including a new interchange between exits 32 and 37.

Policy 1.1

Investigate alternative transportation system improvements along Highway 41 and the existing interstate interchanges that would improve traffic flow along Highway 41 and interstate access, and minimize industrial traffic through the cities.

Policy 1.2

Contact the local state representative regarding the feasibility of obtaining a new interchange along Interstate 75.

ISSUE 2.

- **EAST-WEST TRUCK ROUTE IN ADEL:** The City of Adel needs a continuous local east-west truck route through the city. The truck route needs to be tied into the Alabama road project. Required right-of-way needs to be identified early and preserved for future construction.

Policy 2.1

Identify the goals of an east-west truck route within Adel, and hire a consultant to develop a Master Plan for the roadway project.

Policy 2.2

By 2012 determine if it is possible to coordinate the local east-west truck route with the Alabama road project.

ISSUE 3.

- **UPDATED GENERAL AVIATION AIRPORT TERMINAL:** Cook County needs an updated General Aviation airport terminal. One or more funding sources need to be identified to update the marketing package and implement the update.

Policy 3.1

Develop a Cook County Airport Master Plan that includes the current condition of the facilities and the expected need for updates, improvements and expansions.

Policy 3.2

Prioritize the most urgent needs of the airport, and develop and submit an application for a grant from the Federal Aviation Administration's Airport Improvement Program to implement those improvements.

ISSUE 4.

- **MAJOR STREET NETWORK IMPROVEMENTS:** The transportation system (street network) in Cook County is aging and in need of major improvements, as well as ongoing maintenance.

Policy 4.1

Continue to participate in the Georgia Department of Transportation's Local Maintenance and Improvement Grant Program (LMIG), formerly known as LARP.

Policy 4.2

Develop a five-year road maintenance program, to be updated annually.

Policy 4.3

Ensure that there is sufficient right-of-way to accommodate sidewalks and bike and golf cart paths through such measures as the development of a countywide right-of-way acquisition and protection program .

ISSUE 5.

- **SAFE WALKING AND BIKING/CONTINUOUS SIDEWALKS:** The county-wide transportation system is lacking for those not old enough to have a driver's license or who don't have a car to get to destinations for work, school, shopping or recreational opportunities. Continuous sidewalks are not available in most locations to encourage safe walking or bicycling.

Policy 5.1

Inventory and maintain all significant streets within Greater Cook County with particular attention given to hazards, bottlenecks and barriers to children walking or riding their bike to school.

Policy 5.2

Identify roadway segments and intersections having frequent bicycle and pedestrian- related accidents through the development of a bicycle and pedestrian accident recording program.

Policy 5.3

Establish bicycle/golf cart and pedestrian facilities around schools, with emphasis placed on the area encompassing schools and areas around schools.

Policy 5.4

Provide additional sidewalks, where necessary, to connect or complete either existing or proposed sidewalks in a manner that provides a complete bicycle/golf cart and pedestrian circulation system.

Policy 5.5

Encourage the development of traffic circulation patterns and parking facilities that will assist local business without hurting the pedestrian experience.

9. Intergovernmental Coordination:

INTERGOVERNMENTAL COORDINATION GOAL
ESTABLISH EFFECTIVE COORDINATION MEASURES AMONG ALL PERTINENT PUBLIC AND QUASI-PUBLIC ENTITIES TO BEST MAINTAIN GREATER COOK COUNTY'S QUALITY OF LIFE AND RESOURCES.

Intergovernmental Coordination Issues and Policies

ISSUE 1.

- **OUT OF COUNTY RESIDENTS USING GARBAGE COLLECTION STATIONS IN COOK COUNTY:** Out of County residents are increasingly utilizing garbage collection stations in Cook County due to decreasing landfill capacity and increasing garbage disposal fees.

Policy 1.1

Coordinate with Solid Waste Management entities to identify means to ensure that Out of County residents do not utilize Cook County collection stations.

Policy 1.2

By 2012 institute new County residents only rules and enforcement measures at all Cook County garbage collection stations.

Policy 1.3

Consider developing a countywide solid waste collection service.

ISSUE 2.

- **INCREASED COORDINATION WITH LOCAL PUBLIC AND QUASI-PUBLIC ENTITIES:** There is a lack of coordination among the local jurisdictions and between the local governments and essential public service providers such as the School Board and local area emergency service providers.

Policy 2.1

Provide more coordination between the jurisdictions by adopting consistent codes and standards.

Policy 2.2

Consider expansion of the Greater Cook County Planning and Zoning Commission to include representatives from local authorities and boards, such as the School Board, the Hospital Authority, and the Airport Authority.

Policy 2.3

Comprehensively involve the applicable local authorities and boards (i.e. Hospital Authority, School Board) in all major planning efforts and issues coming before the Planning & Zoning Commission through the above referenced advisory committee.

Policy 2.4

Charge the County and City chief elected officials with continuing responsibility for developing and implementing an effective intergovernmental coordination program for Greater Cook County.

Policy 2.5

Greater Cook County should encourage the multi-use of parks and greenways, as appropriate.

5. Implementation Program (Policies, Responsible Party, Partners, Time Frame)

Introduction

In this section, the Comprehensive Plan identifies the implementation policies and strategies along with the responsible parties and a projected time frame for implementation. Where applicable, the policies and strategies have been included within the Short Term Work Program in Section 6 below.

The following table is organized by Comprehensive Plan element and identifies action items by time frame, such as: 1. Ongoing, 2. Short-Term (1-5 years), 3. Medium Range (6-10 years) and 4. Long Range (10+ years).

The list of responsible parties or partners includes the following:

Responsible Parties and/or Partners	Abbreviation
Cook County Board of Commission	Cook County
City of Adel City Council	Adel
City of Cecil City Council	Cecil
City of Lenox City Council	Lenox
City of Sparks City Council	Sparks
Cook County School Board	School Board
City of Adel Utilities	Adel Utilities
Adel-Cook County Fire Department	Adel-Cook Fire
Cook County Sheriff	Cook Sheriff
Adel Police Department	APD
Cecil Police Department	CPD
Chamber of Commerce	Chamber of Commerce
Cook County Economic Development Commission	CCEDC
Downtown Development Authority of Adel	DDAA
Adel Industrial Development Authority	AIDA
Airport Authority	Airport
Southern Georgia Regional Commission	SGRC
Georgia Department of Transportation	GDOT
Georgia Department of Community Affairs	DCA
Georgia Department of Natural Resources	DNR
Environmental Protection Agency	EPA
Army Corps of Engineers	ACE
University of Georgia	UGA
Federal Aviation Administration	FAA

a. Population

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
Quality Education and Job Opportunities			
Policy 1.1	Cook County	School Board, Private Business	Ongoing
Policy 1.2	Cook County, Adel, Cecil, Lenox and Sparks	School Board	Short
Attracting Retirees			
Policy 2.1	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 2.2	Cook County	Adel, Cecil, Lenox and Sparks	Short

b. Economic Development

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
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Policy/Strategy/Action	Responsible Party	Partners	Time Frame
Lots of Commercial Vacancies			
Policy 1.1	Cook County	CCDA, Chamber of Commerce, Adel, Cecil, Lenox and Sparks	Ongoing
Policy 1.2	Cook County	UGA	Ongoing
Policy 1.3	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Policy 1.4	Cook County	Chamber of Commerce	Ongoing
Policy 1.5	Cook County	Chamber of Commerce	Ongoing
Policy 1.6	Cook County	Chamber of Commerce	Short
Policy 1.7	Cook County, Adel, Cecil, Lenox and Sparks	SGRC, CCDA, Chamber	Ongoing
Lack of Area Jobs			
Policy 2.1	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Policy 2.2	Chamber of Commerce	Cook County	Short
Policy 2.3	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 2.4	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 2.5	Cook County	Chamber of Commerce	Ongoing
Small size of the Workforce			
Policy 3.1	Cook County	Chamber of Commerce	Ongoing
Policy 3.2	Cook County		Ongoing
Policy 3.3	Cook County	School Board, Chamber of Commerce	Ongoing
Gaps in water/sewer capacity			
Policy 4.1	Cook County	Adel, Cecil, Lenox and Sparks	Short
Need additional T-Hangers at the Airport			
Policy 5.1	Cook County	Airport	Short
Policy 5.2	Cook County, Airport	GDOT	Medium

c. Housing

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
Low quality housing as a result of the location of Mobile Homes in dilapidated neighborhoods and the lack of maintenance of Mobile Homes and other rental properties in general.			
Policy 1.1	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 1.2	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 1.3	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Lack of a Comprehensive Enforcement and Demolition Program			
Policy 2.1	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 2.2	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Policy 2.3	Cook County	Adel, Cecil, Lenox and Sparks	Medium
Policy 2.4	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Lack of Good Quality Housing and Good Quality Affordable Housing			
Policy 3.1	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Policy 3.2	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Policy 3.3	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Homelessness			

Policy 4.1	Cook County		Ongoing
Policy 4.2	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing

d. Natural Resources

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
Inappropriate State Water Restrictions			
Policy 1.1	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Policy 1.2	Cook County	Adel, Cecil, Lenox and Sparks	Short
Groundwater Recharge Areas need to be protected			
Policy 2.1	Cook County	SGRC, EPA, DNR	Medium
Policy 2.2	Cook County	DNR	Ongoing
Policy 2.3	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Policy 2.4	Cook County	DNR	Medium
Policy 2.5	Cook County	DNR	n/a
Policy 2.6	Cook County	DNR	Short
Policy 2.7	Cook County	DNR	n/a
Water Resources need to be protected from State redistribution			
Policy 3.1	Cook County	Adel, Cecil, Lenox & Sparks	Short
Policy 3.2	Cook County,	Adel, Cecil, Lenox & Sparks	Short
Policy 3.3	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 3.4	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Policy 3.5	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Policy 3.6	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Protection of the River Corridors			
Policy 4.1	Cook County	SGRC	Ongoing
Policy 4.2	Cook County	SGRC	Short
Lack of a Tree Planting program or Tree Planting efforts			
Policy 5.1	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 5.2	Cook County	Adel, Cecil, Lenox and Sparks	Short

e. Cultural Resources

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
Need to identify the County's Historical and Cultural Resources			
Policy 1.1	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 1.2	Cook County	Adel, Cecil, Lenox and Sparks	Medium
Policy 1.3	Cook County	Adel, Cecil, Lenox and Sparks	Short
Abandoned, Dilapidated and/or Contaminated Buildings are a frequent occurrence throughout Greater Cook County.			
Policy 2.1	Cook County	CCDA, DDAA, Adel, Cecil, Lenox and Sparks	Ongoing
Policy 2.2	Cook County	CCDA, DDAA	Ongoing
Policy 2.3	Cook County	SGRC, Adel, Cecil, Lenox and Sparks	Short
Policy 2.4	Cook County, Adel	DDAA	Short

Policy 2.5	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 2.6	Adel	DDAA	Ongoing
Policy 2.7	Adel	DDAA	Ongoing
Lack of funding for Historical Preservation			
Policy 3.1	Cook County	SGRC	Ongoing
Policy 3.2	Adel	DDAA	Ongoing
Lack of a unique County character			
Policy 4.1	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 4.2	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Policy 4.3	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 4.4	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Policy 4.5	Cook County	Chamber of Commerce	Ongoing
Policy 4.6	Cook County	Adel, Chamber of Commerce, DDAA	Ongoing
Policy 4.7	Adel	DDAA	Ongoing
Policy 4.8	Cook County	Adel, DDAA	Ongoing
Policy 4.9	Cook County	Adel, DDAA	Ongoing

f. Land Use

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
Threat to existing Farmland by encroaching development			
Policy 1.1	Cook County	SGRC	Short
Policy 1.2	Cook County		Short
Policy 1.3	Cook County		Short
Policy 1.4	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 1.5	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 1.6	Cook County	SGRC	Short
Lack of Reinvestment Opportunities			
Policy 2.1	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 2.2	Cook County, Adel, Cecil, Lenox and Sparks	SGRC, DCA	Ongoing
Policy 2.3	Cook County, Adel, Cecil, Lenox and Sparks		Short
Policy 2.4	Cook County, Adel, Cecil, Lenox and Sparks	SGRC, DCA	Ongoing
Lack of Infill Development			
Policy 3.1	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 3.2	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 3.3	Cook County	Adel, Cecil, Lenox and Sparks	Short
Need for Updated Zoning Ordinances			
Policy 4.1	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 4.2	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 4.3	Cook County	Adel, Cecil, Lenox and Sparks	Medium
Stagnant Population Growth			
Policy 5.1	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 5.2	Cook County	School Board	Ongoing

g. Community Facilities & Services

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
Aging Water and Sewer Infrastructure that is in need of repair			
Policy 1.1	Adel, Cecil, Lenox and Sparks	Cook County	Short
Policy 1.2	Adel, Cecil, Lenox and Sparks	Cook County	Short
Limited Fire Protection services within the County			
Policy 2.1	Adel, Cecil, Lenox and Sparks	Cook County	Short
Policy 2.2	Adel, Cecil, Lenox and Sparks	Cook County	
Policy 2.3	Adel, Cecil, Lenox and Sparks	Cook County	Ongoing
Policy 2.4	Adel, Cecil, Lenox and Sparks	Cook County	Ongoing
Policy 2.5	Cook County, Adel, Cecil, Lenox, Sparks & Adel-Cook County Fire	SGRC	Medium
Need for countywide recreational opportunities			
Policy 3.1	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 3.2	Cook County, Adel, Cecil, Lenox and Sparks		Short
Policy 3.3	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Policy 3.4	Cook County	Adel, Cecil, Lenox and Sparks	n/a
Policy 3.5	Cook County, Adel, Cecil, Lenox and Sparks	DCA, SGRC	Medium
Need for additional sewer capacity along the Highway 41 Industrial Corridor			
Policy 4.1	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 4.2	Cook County	Adel, Cecil, Lenox and Sparks	Short
Need to expand Adel's sewer system			
Policy 5.1	Adel		Short
Policy 5.2	Adel	SGRC	Short

h. Transportation

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
Need an additional Interstate Interchange along I-75			
Policy 1.1	Cook County	GDOT	Short
Policy 1.2	Cook County		Short
Need for East-West Truck route around Adel			
Policy 2.1	Adel	Cook County	Short
Policy 2.2	Adel	Cook County	Short
Need for additional Airport Terminal			

Policy 3.1	Airport	Cook County	Short
Policy 3.2	Airport	FAA, Cook County	Short
Improvements to the Street Network			
Policy 4.1	Cook County, Adel, Cecil, Lenox and Sparks	GDOT	Ongoing
Policy 4.2	Cook County, Adel, Cecil, Lenox & Sparks	SGRC, GDOT	Short
Policy 4.3	Cook County, Adel, Cecil, Lenox & Sparks		Short
Policy 4.4	Cook county, Adel, Cecil, Lenox & Sparks		Short
Safer walking and biking facilities and continuous sidewalks			
Policy 5.1	Cook County	Adel, Cecil, Lenox and Sparks	Short
Policy 5.2	Adel, Cecil, Lenox and Sparks	Cook County	Short
Policy 5.3	Cook County, Adel, Cecil, Lenox & Sparks	School Board	Short
Policy 5.4	Adel, Cecil, Lenox and Sparks	Cook County	Short

i. Intergovernmental Coordination

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
Lowndes County residents utilizing garbage collection stations in Cook County			
Policy 1.1	Cook County	SGRC	Short
Policy 1.2	Cook County		Short
Policy 1.3	Cook County	SGRC, Adel, Cecil, Lenox and Sparks	Short
Increased coordination with public and quasi-public entities			
Policy 2.1	Cook County, Adel, Cecil, Lenox and Sparks	SGRC	Ongoing
Policy 2.2	Cook County		Short
Policy 2.3	Cook County	SGRC	Ongoing
Policy 2.4	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing
Policy 2.5	Cook County	Adel, Cecil, Lenox and Sparks	Ongoing

6. Short-Term Work Program

Introduction

In this section, the Comprehensive Plan identifies the capital improvements projects along with a projected time frame and a projected cost and funding source for implementation. The following table is organized by Comprehensive Plan element and identifies projects by time frame, projected cost and funding source. The update of this table will be incorporated into the annual capital improvements projects budget process by Greater Cook County.

Short Term Work Program Cook County				
Capital Improvement Project	Responsible Party	Time Frame	Projected Cost	Proposed Funding Source
Planning				
Annually re-evaluate the Cook County Short-Term Work Program	Cook County, RDC	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Participate in all updates to the Greater Cook County Comprehensive Plan	Cook County	FY 2011, 2012, 2013, 2014, 2015	TBD	N/A
Continue to participate in state loan and grant programs, and prepare applications for new projects.	Cook County	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Historic & Cultural Resources				
Provide participation on the Greater Cook County Historic Preservation Task Force	Cook County	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Economic Development				
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant spec buildings and land and job training/education programs.	City, County, State, Private	FY 2011, 2012, 2013, 2014, 2015	\$26,000/year	General Fund
Continue to support the IDA efforts to prepare financial packages for existing and new businesses/industries in Greater Cook County	City, County, State, Private	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD
Continue to support the development of the Industrial Corridor between I-75 and US 41 through incentives and marketing	Cook County, IDA, Economic Development Council	FY 2011, 2012, 2013, 2014, 2015	TBD	Grants/Hotel & Motel Tax
Coordinate with the Airport to develop additional hangars at the airport facility	Cook County, Airport Authority	FY 2013 & FY 2014	\$1,000,000	Public/Private

Land Use				
Develop a Unified Land Use Plan/Ordinance	Cook County, Cities	FY 2012	TBD	N/A
Develop floodplain elevations for the County	Cook County, ACOE	FY 2011, 2012, 2013, 2014		
Housing				
Conduct a low income housing needs inventory and assessment	Cook County	FY 2013	\$17,500	General Fund
Natural Resource				
Investigate the feasibility of adopting a Conservation Use Ordinance for the County	Cook County	FY 2012	N/A	N/A
Continue to support the development of Reed Bingham State Park	Cook County, State, Economic Development Council	FY 2011, 2012, 2013, 2014, 2015	TBD	State/Grants
Community Facilities & Services				
<i>Fire Protection:</i>				
Coordinate efforts of the various organizations to improve the ISO rating in the unincorporated areas	Cook County	FY 2011	\$20,000	County
Investigate the feasibility of consolidating countywide fire protection services	Cook County	FY 2011	N/A	County/Grants
<i>Public Water System:</i>				
Conduct an evaluation of the Countywide water system	Cook County, Cities, Utility Authority	FY 2014	TBD	County/Facilities Grants
Continue to maintain public water infrastructure, including replacement as needed, throughout the community.	Cook County, Cities	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD
Continue to expand public water service to underserved neighborhoods and communities.	Cook County, Cities	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD
<i>Sewer and Stormwater:</i>				
Upgrade all sewer and stormwater systems to meet current regulatory requirements and capacity needs.	Cook County, Cities	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD
Continue to maintain public sewer and stormwater services.	Cook County, Cities	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD
<i>Solid Waste:</i>				
Evaluate ways in which the County can improve solid	Cook County	FY 2011	TBD	General Fund

waste management services				
Transportation:				
Construct a new airport terminal	Cook County, EDC, Airport Authority	FY 2012 & FY 2013	\$1,000,000	Grants
Continue to maintain all roads and streets, including paving and resurfacing of dirt and asphalt facilities.	Cook County	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD
Develop a countywide Transportation Master Plan	Cook County, Cities	FY 2012 & FY 2013	TBD	TBD
Construction of improvements at the Interstate 75 interchanges	Cook County, Cities, GDOT	FY 2012, 2013, 2014	TBD	TBD
Parks & Recreation:				
Plan and develop a new recreational complex and expand recreational services throughout the county	Cook County, Cities	FY 2011, 2012, 2013, 2014, 2015	\$2,000,000	Grants
Construction of a new system of sidewalks to and from the new high school	Cook County, School Board	FY 2011, 2012, 2013, 2014, 2015	TBD	Grants

Short Term Work Program City of Adel				
Capital Improvement Project	Responsible Party	Time Frame	Projected Cost	Proposed Funding Source
Planning				
Annually re-evaluate the Adel Short-Term Work Program	Adel	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Participate in all updates to the Greater Cook County Comprehensive Plan	Adel, Cook County	FY 2011, 2012, 2013, 2014, 2015	TBD	N/A
Continue to participate in state loan and grant programs, and prepare applications for new projects.	Adel	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Historic & Cultural Resources				
Conduct a citywide historic resources survey	Adel	FY 2011	\$10,000	General Fund, Grants
Renovate the old Sowega Building	EDC, Chamber of Commerce	FY 2011 & FY 2012	\$1,000,000	Private & Public Funding
Renovation of dilapidated downtown buildings	Adel, DDA	FY 2011, 2012, 2013, 2014, 2015	\$250,000	Public & Private Funding
Provide participation on the Greater Cook Historic Preservation Task Force	Adel	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Economic Development				
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant spec buildings and land and job training/education programs	Adel, Cook County, State, Private	FY 2011, 2012, 2013, 2014, 2015	\$28,000 per year	General Fund
Facilitate the development of the old Talley Site to a retail business	EDC, DDA, AIDA	FY 2011, 2012, 2013, 2014, 2015	\$250,000	EDC, AIDA
Market the Mega Industrial Corridor along US 41 to prospective industrial companies	EDC, IDA, Cook County, Adel	FY 2011, 2012, 2013, 2014, 2015	\$100,000	EDC, IDA
Continue to support IDA efforts to prepare financial packages for existing and new businesses and industries to Greater Cook County	Adel, Cook County, State, Private	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Land Use				
Continue to investigate ways to enforce Adel's development regulations, building code, housing code, zoning ordinance, and proposed subdivision ordinance	Adel, Cook County, Private	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A

Develop a Unified Land Use Plan	Adel, Cook County	FY 2012	\$15,000	City Funds, County Funds
Develop a Historic Preservation Ordinance	Adel	FY 2011	\$5,000	General Fund

Community Facilities & Services				
<i>Governmental Buildings:</i>				
Relocate the Girls and Boys Club	Adel, Cook County	FY 2011	\$500,000	EDC, CDBG Grant, Communities of Opportunity Grant
Renovate and expand City Hall	Adel	FY 2011	\$750,000	City Funds
<i>Parks and Recreation</i>				
Continue to develop and expand countywide recreational services	Adel, Cook County	FY 2011, 2012, 2013, 2014, 2015	TBD	City Funds, Cook County
<i>Fire Protection:</i>				
Relocate Fire Station #1	Adel	FY 2013	\$750,000	City Funds
Develop countywide Fire Services	Adel, Cook County	FY 2011, 2012, 2013, 2014, 2015	TBD	City Funds, Cook County
<i>Natural Gas:</i>				
Annually update the gas system GIS database	Adel	FY 2011, 2012, 2013, 2014, 2015	\$5,000	Enterprise Fund
Extend the natural gas main	Adel	FY 2011 FY 2013	\$150,000	City Funds
<i>Electric System:</i>				
Annually update the electric system GIS database	Adel	FY 2011, 2012, 2013, 2014, 2015	\$5,000	Enterprise Fund
<i>Public Water System:</i>				
Annually update the water system GIS database	Adel	FY 2011, 2012, 2013, 2014, 2015	\$5,000	Enterprise Fund
Upgrade the water systems in targeted neighborhoods	Adel	FY 2011	TBD	CDBG Grants
<i>Wastewater System:</i>				
Annually update the sewer system GIS database	Adel	FY 2011, 2012, 2013, 2014, 2015	\$5,000	Enterprise Fund
Expand the Wastewater Treatment Facility	Adel	FY 2013	\$1,000,000	City Funds, Grants
Upgrade the sewer and stormwater systems in targeted neighborhoods	Adel	FY 2012 & 2013	TBD	CDBG Grants
<i>Transportation:</i>				
Construction of the Alabama Road	Adel	FY 2012	\$2,000,000	City Funds, Cook

project				County, GDOT,
Relocate the railroad switching yard	Adel	FY 2014	\$1,000,000	City Funds, EDC, Grants
Extend JM Drive	IDA, Adel	FY 2011 & FY 2012	\$650,000	Grants
Continue to maintain all roads and streets, including paving and resurfacing of dirt & asphalt facilities.	Adel	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD
Develop a network of local roads and streets to meet the needs of the local neighborhoods and communities.	Adel	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD

Short Term Work Program City of Cecil				
Capital Improvement Project	Responsible Party	Time Frame	Projected Cost	Proposed Funding Source
Planning				
Annually re-evaluate the Cecil Short-Term Work Program	Cecil	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Participate in all updates to the Greater Cook County Comprehensive Plan	Cecil	FY 2011, 2012, 2013, 2014, 2015	TBD	N/A
Continue to participate in state loan and grant programs, and prepare applications for new projects.	Cecil	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Revise the City's current Zoning Map	Cecil	FY 2011	\$1,000	General Fund
Historic & Cultural Resources				
Rehabilitate and preserve the old Cecil AME Church Cemetery	Cecil	FY 2011	TBD	Grants
Economic Development				
Encourage more downtown development through marketing and incentives	Cecil	FY 2014	\$3,000	General Fund
Coordinate with Cook County, Adel, Lenox and Sparks to promote quality urban development, redevelopment/reuse of all I-75 interchanges	Cities, County, GDOT	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Expansion and/or development of the RV Park at Exit 32	Cecil	FY 2013- & FY 2014	TBD	General Fund
Community Facilities & Services				
At the intersections of Richardson, Main, Williams and Old Coffee Road, request flashing lights and drop gates for public safety	Cecil, GDOT and Railroad	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Clean and refurbish old pipes and stormwater drainage facilities throughout the City	Cecil, Cook County	FY 2011 & FY2013	TBD	General Fund/SPLOST/ County
Continue to expand water and sewer service to underserved neighborhoods	Cecil	FY 2011, 2012, 2013, 2014, 2015	TBD	Grants
Continue to maintain public water infrastructure,	Cecil	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD

including replacement as needed, throughout the region.				
Resurfacing of City streets	Cecil	FY 2011	TBD	GDOT LMIG
Pave Mill Street	Cecil	FY 2013	TBD	Cecil, Cook County, SPLOST
Develop a network of local roads and streets to meet the needs of the local neighborhoods and communities.	Cecil	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD
Construction of a new Senior Center	Cecil	FY 2012	TBD	SPLOST
Purchase and develop a new City Park	Cecil	FY 2012	TBD	SPLOST
Construction of a local library facility	Cecil	FY 2014	TBD	Grants/Loans/General Fund

Short Term Work Program City of Lenox				
Capital Improvement Project	Responsible Party	Time Frame	Projected Cost	Proposed Funding Source
Planning				
Annually re-evaluate the City of Lenox Short-Term Work Program	Cook County/RDC	FY 2011, 2012, 2013	N/A	N/A
Participate in all updates to the Greater Cook County Comprehensive Plan	Lenox	FY 2011, 2012, 2013, 2014, 2015	TBD	N/A
Continue to participate in state loan and grant programs, and prepare applications for new projects.	Lenox	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Continue an interlocal agreement with Cook County to enforce the Lenox Building and Housing Codes	Lenox, Cook County	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Encourage the provision of more affordable and low income housing throughout the City	Lenox	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Historic Resources				
Provide participation on the Greater Cook County Historic Preservation Task Force	Cities, County	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Preserve the old Elementary School, RESA	Lenox	FY 2011 & FY 2012	\$75,000	Grants
Economic Development				
Coordinate with Cook County, Adel, Cecil and Spakrs to promote quality urban development, redevelopment/reuse of all I-75 interchanges	Cities, County, GDOT	FY 2012, 2013, 2014, 2015	N/A	N/A
Development of infill/vacant lots within the City	Lenox	FY 2012, 2013, 2014, 2015	TBD	City/Private Sector
Expansion and development of the Scott Corbitt bio-fuels plant	Lenox, Private Sector	FY 2011, 2012, 2013, 2014, 2015	TBD	Private Sector
Encourage more downtown development through marketing and incentives	Lenox	FY 2014	N/A	N/A
Transportation				
Paving of all unpaved roads in Lenox	Lenox	FY 2011, 2012, 2013, 2014, 2015	\$250,000	GDOT Grants/SPLOST

Develop a network of local roads and streets to meet the needs of the local neighborhoods and communities.	Lenox	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD
Provide sidewalks along city streets	Lenox	FY 2011, 2012, 2013, 2014, 2015	TBD	City
Community Facilities & Services				
Fire Protection:				
Update all fire hydrants within the City	Lenox	FY 2013	\$70,000	GEMA, Georgia Rural Water Grants
Public Utilities				
Provide natural gas lines for city residents	Lenox/Cook	FY 2011, 2012, 2013, 2014, 2015	TBD	City/County
Public Water & Sewer System:				
Refurbish and repair all old water lines within the City	Lenox	FY 2012, FY 2013, & FY 2014	\$500,000	CDBG
Continue expansion of the water and sewer systems to underserved neighborhoods and areas	Lenox	FY 2011, 2012, 2013, 2014, 2015	\$500,000	CDBG
Construction of a new Wastewater Treatment Plant	Lenox	FY 2011, 2012, 2013, 2014, 2015	\$6,000,000	USDA
Continue to maintain public sewer and stormwater services.	Lenox	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD
Parks and Recreation Facilities				
Construction of a walking track within the city	Lenox	FY 2012 & FY 2013	TBD	SPLOST

Short Term Work Program City of Sparks				
Capital Improvement Project	Responsible Party	Time Frame	Projected Cost	Proposed Funding Source
Planning				
Annually re-evaluate City of Sparks County Short-Term Work Program	Sparks	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Participate in all updates to the Greater Cook County Comprehensive Plan	Sparks	FY 2011, 2012, 2013, 2014, 2015	TBD	N/A
Continue to participate in state loan and grant programs, and prepare applications for new projects.	Sparks	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Revise the City's Zoning Ordinance	Sparks	FY 2011	\$10,000	City
Revise the City's Zoning Map	Sparks	FY 2011	\$10,000	City
Historic Resources				
Provide participation on the Greater Cook County Historic Preservation Task Force	Sparks	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Housing				
Join with Adel, Cecil, Lenox and Cook County to develop the Greater Cook Housing Authority to foster public-private ventures to construct housing units	Sparks	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Economic Development				
Coordinate with Cook County, Adel, Cecil and Lenox to promote quality urban development, redevelopment/reuse of all I-75 interchanges	Cities, County, GDOT	FY 2011, 2012, 2013, 2014, 2015	N/A	N/A
Develop a Downtown Development Authority	Sparks	FY 2011, 2012, 2013, 2014, 2015	TBD	City
Purchase vacant downtown property	Sparks	FY 2011, 2012, 2013, 2014, 2015	\$250,000	Grant
Community Facilities & Services				
Public Water System:				
Apply for a grant to put a new well on the East side of the City	Sparks	FY 2011	\$500,000	Grant
Continue to expand the water systems to underserved neighborhoods and areas.	Sparks	FY 2011, 2012, 2013, 2014, 2015	\$500,000	CDBG
Continue to maintain public water infrastructure, including replacement as needed, throughout the region.	Sparks	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD

Conduct a complete Inflow and Infiltration Study	Sparks	FY 2011	\$1,500,000	Grants
<i>Sewer and Stormwater:</i>				
Upgrade all sewer and stormwater systems to meet current regulatory requirements.	Sparks	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD
Continue to maintain public sewer and stormwater services.	Sparks	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD
Stormwater Drainage Improvements	Sparks	FY 2013	\$500,000	CDBG
<i>Transportation System:</i>				
Develop a second entrance/exit to the Fox Run subdivision	Sparks	FY 2011, 2012, 2013, 2014, 2015	\$400,000	TBD
Continue to maintain all roads and streets, including paving and resurfacing of dirt and asphalt facilities.	Sparks	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD
Develop a network of local roads and streets to meet the needs of the local neighborhoods and communities.	Sparks	FY 2011, 2012, 2013, 2014, 2015	TBD	TBD
<i>Miscellaneous:</i>				
Develop a countywide weather alert system	Cook County and cities	FY 2012	\$8,400 per year	TBD

7. Report of Accomplishments

COOK COUNTY FIVE YEAR REPORT OF ACCOMPLISHMENTS

(Fiscal Year July 1, 1998 – June 30, 2003)

NA = Not Accomplished
CD = Completed
CU = Currently Underway
PD = Postponed

PROJECTS	Estimated Cost/ Responsibility	SFY 94	SFY 95	SFY 96	SFY 97	SFY 98	STATUS
1.1.1 PLANNING							
Adopt 2015 Greater Cook Comprehensive Plan	County	*					CD
Annually re-evaluate the Cook Co. Short-Term Work Program	County	*	*	*	*	*	CU
Participate in all updates to the 2015 Greater Cook Comprehensive Plan	County & Cities	*	*	*	*	*	CU
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	County	*	*	*	*	*	CD
Endorse and help develop an countywide planning commission and provide representation	County & Cities	*	*	*	*	*	CD
Jointly participate with the Georgia Forestry Commission and other fire chiefs/cities in preparation and implementation of a coordinated rural/city fire protection plan	County	*	*	*	*	*	CD
Prepare a space/needs feasibility study for selected county administrative services	County		*	*			CD
Collectively (with the cities of Adel, Cecil, Lenox, and Sparks) investigate the feasibility of providing detention facilities at the existing/proposed Adel City/County jail and/or contract for detention services with other providers	Cook County, Adel, Cecil, Lenox, Sparks	*	*	*			CD
HISTORIC RESOURCES							

PROJECTS	Estimated Cost/ Responsibility	SFY 94	SFY 95	SFY 96	SFY 97	SFY 98	STATUS
Provide participation on the Greater Cook Historic Preservation Task Force	County	*	*	*	*	*	CD
Nominate the Cook County Courthouse to the National Register of Historic Places	County, DNR, SHPO	*	*	*			CD
1.1.2 POPULATION AND HOUSING							
With legal counsel, study the feasibility of expanding the Adel Housing Authority or develop another institutional arrangement that can promote public-private partnerships to plan, construct and manage single family, multi-family housing developments	Cook County, Adel, Cecil, Lenox, Sparks, GA DCA, U.S. Dept. HUD	*					NA-Deemed Infeasible
Based upon the outcome of the expanded housing authority facility feasibility study, assist member units to select a governing board, staff, and prepare a five-year work program.	Cook County, Adel, Cecil, Lenox, Sparks		*	*	*	*	NA-Deemed Infeasible
ECONOMIC DEVELOPMENT							
Investigate participation in the Clean Community Program, which is affiliated with Georgia's Clean and Beautiful Program and the National Keep America Beautiful Program	County, Cities, DCA	*					NA – Never Explored
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant spec buildings and land and job training/education programs	County, Cities, State, Private	*	*	*	*	*	CU
Continue to support the IDA efforts to prepare financial packages for existing and new businesses/industries in Greater Cook County	County, Cities, State, Private	*	*	*	*	*	CU
Prepare a tourism cost/benefit study with emphasis on Greater Cook's historic resources and the Reed Bingham State Park (NAC).	County/Cities	*					CU

PROJECTS	Estimated Cost/ Responsibility	SFY 94	SFY 95	SFY 96	SFY 97	SFY 98	STATUS
1.1.3 LAND USE							
Code and ordinance changes will address the environmentally sensitive resources, namely floodplains, wetlands, groundwater recharge areas, prime agricultural and forest lands, scenic views, sites and historic resources, identified in Part I	County	*	*	*	*	*	CD
Coordinate with Adel, Cecil, Lenox, and Sparks to promote quality urban development, redevelopment/reuse of all I-75 interchanges	Cities, County Ga. DOT	*	*				CU
Prepare and adopt a subdivision control ordinance	County	*					CD
Amend the zoning ordinance to implement the Cook County Future Land Use Plan	County	*					CD
Request FEMA to prepare a floodplain map for Cook County	County, FEMA	*	*	*	*	*	CD
1.1.3.1 TRANSPORTATION							
Conceptualize and prepare preliminary design plans to develop a bypass/connector road system with three phases: (1) SR 76 to Exit 9; (2) I-75 to U.S. Highway 41; and (3) U.S. Highway 41 northeast to SR 37	County, Adel, Ga. DOT				*	*	CU
Local share of I-75 widening/interchange improvements from Lowndes County line to SR 37	County \$ 30,000					*	CU

**CITY OF ADEL FIVE-YEAR REPORT OF ACCOMPLISHMENTS
(Federal Fiscal Year October 1 – September 30)**

NA = Not Accomplished
CD = Completed
CU = Currently Underway
PD = Postponed

PROJECTS	Estimated Cost/ Responsibility	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
1.1.4 PLANNING								
Adopt 2015 Greater Cook Comprehensive Plan	City	*						CD
Annually re-evaluate the Adel Short-Term Work Program	City	*	*	*	*	*		CD
Participate in all updates to the 2015 Greater Cook Comprehensive Plan	City & County	*	*	*	*	*		CD
Prepare grant/loan applications (CDBG, EDA, FmHA) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*		CD
Endorse and help develop a countywide planning commission and provide representation	City	*	*	*	*	*		CD
HISTORIC RESOURCES								
Provide participation on the Greater Cook Historic Preservation Task Force	City	*	*	*	*	*		CU
Request assistance to develop eligibility to participate in the "Certified Local Government" program to access historic preservation grant-in-aid funds from Georgia Department of Natural Resources - Historic Preservation Section	City, SGRDC, SHPO	*	*					CU

PROJECTS	Estimated Cost/ Responsibility	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
1.1.5 POPULATION AND HOUSING								
With legal counsel, study the feasibility of expanding the Adel Housing Authority or develop another institutional arrangement that can promote public-private partnerships to plan, construct and manage single family, multi-family housing developments	Adel, Cecil, Lenox, Sparks, Cook County, GA DCA, U.S. Dept. HUD	*						NA – Deemed not practical
Based upon the outcome of the expanded housing authority facility feasibility study, assist member units to select a governing board, staff, and prepare a five-year work program.	Adel, Cecil, Lenox, Sparks, Cook County		*	*	*	*		NA – Deemed not practical
Implement the HOME Program	City	*	*	*	*	*		NA – Deemed not practical
Implement the Rental Rehab Program in the target area bounded by Fifth, Ninth, Martin Luther King, Jr., and Elm Streets	City	*	*					CU
1.1.6 ECONOMIC DEVELOPMENT								
Coordinate with Cook County, Cecil, Lenox, and Sparks to promote quality urban development, redevelopment/reuse of all I-75 interchanges	Cities, County, Ga. DOT	*	*	*	*	*	*	Ongoing
Investigate participation in the Clean Community Program, which is affiliated with Georgia's Clean and Beautiful Program and the National Keep America Beautiful Program	City, State	*						CU
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant spec buildings and land and job training/education programs	City, County, State, Private	*	*	*	*	*		CU

PROJECTS	Estimated Cost/ Responsibility	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
Continue to support the IDA efforts to prepare financial packages for existing and new businesses and industries to Greater Cook County	City, County, State, Private	*	*	*	*	*		CU
Assist new company to develop infrastructure at the south industrial park	\$75,000 DOT/City \$200,000 EIP	*						CU
1.1.7 LAND USE								
Code and ordinance changes will address the environmentally sensitive resources, namely floodplains, wetlands, groundwater recharge areas, prime agricultural and forest lands, scenic views, sites and historic resources, identified in Part I	City	*	*	*	*	*		CU
Continue to investigate ways to enforce Adel's development regulations, building code, housing code, zoning ordinance, and proposed subdivision control and ordinance	City, County, Private	*	*	*	*	*		CU
With legal and planning counsel, review and correct errors in annexations, zoning amendments, etc..	City	*						CU
Prepare and adopt a subdivision control ordinance	City	*	*					CU
Amend the zoning ordinance to implement the Adel Future Land Use Plan	City	*	*					CU
Update the 1977 floodplain map to include unmapped areas	City, FEMA	*	*	*				CD
1.1.8 COMMUNITY FACILITIES & SERVICES								
Governmental Buildings:								
Conduct a space/needs study of the Adel City Hall	City	*						CU
Construct a new maintenance warehouse complex after finalizing architectural, use and needs studies	City	*						CU

PROJECTS	Estimated Cost/ Responsibility	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
Public Safety:								
Pending the outcome of RFP's and coordinative detention facility feasibility studies ongoing with Cook County, construct a 20-40 bed minimum security detention facility adjacent to the Adel City Hall/Fire Station	City \$200-400,000 Dept. of Corrections Lease/Purchase	*	*	*				NA - Joined with County
Fire Protection:								
Jointly participate with Cook County, Georgia Forestry Commission and other fire chiefs/cities in preparation and implementation of a coordinated rural/city fire protection plan	City	*	*	*	*	*		CU
Equipment Additions a. Air compressor and trailer b. Satellite communication facilities for fire training (Fire Emergency Training Network) c. Replace one fire car and one pickup at Fire Station #2	City - \$56,000 City - \$ 3,000/yr	*	*					CD
Continue to study the site feasibility and construction of a new Fire Station #1 with EMS bays, if Fire Station #1 is used for other uses	City, County	*	*					CU
Coordinate with cities and rural fire chiefs to implement countywide fire training, cross training with EMS, communication systems (911 or alternate), joint purchasing, and dry hydrant program	Cities, County	*	*	*	*	*		CU
Public Water:								
Develop existing system inventory and encode data into city's GIS	City	*						CD
Annually update water system data base	City	*	*	*	*	*		CD
Adopt an ordinance requiring all new water system extensions to be no less than 6 inches in size and require construction of fire hydrants at appropriate intervals	City	*	*					CD

PROJECTS	Estimated Cost/ Responsibility	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
Contract for professional engineering services to assess existing system deficiencies and prepare cost estimates and capital budget based on this comprehensive plan	City		*	*				CD
Public Sewer:								
Develop existing system inventory and encode data into city's GIS	City	*						CU
Annually update sewer system database	City	*	*	*	*	*		CU
Seek services of professional engineer to assess system deficiencies and prepare cost estimates and capital strategy to address system needs consistent with this plan	City		*	*				CD
Streets and Roads:								
Widening and reconstruction of SR 37 from I-75 to east of Parrish Avenue	City \$ 320,500		*					CU – Completed to Elba
Conduct feasibility study on one-way pairs; north/south and east/west as alternate to SR 37 widening and reconstruction	City, SGRDC, Ga. DOT \$ 15,000	*						CD
Local cost share of Exit 10 (I-75) reconstruction from 1,500' west of I-75 to 650' east	City \$ 92,500		*					CU
Local cost share of I-75 widening from south city limits to SR 37	City \$ 25,000					*		CU
Conceptualize and prepare preliminary design plans to develop a bypass/connector road system with three phases: (1) Ga. 76 to Exit 9; (2) I-75 to U.S. Highway 41; and (3) U.S. Highway 41 northeast to Georgia 37	City, County, Ga. DOT				*	*		CU
Natural Gas:								
Investigate the construction feasibility of adding additional industrial, commercial, residential and public customers	City, Cook County, Sparks	*	*	*				CU
Encode natural gas mapping into city's GIS	City	*						CD

PROJECTS	Estimated Cost/ Responsibility	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
Annually update gas system database	City	*	*	*	*	*		CD
Aviation:								
Update Airport Master Plan, and in cooperation with Cook County, revise Airport Capital Improvements Plan	City/County, DOT	*	*					CD
Investigate need for airport hazards overlay	City/County, DOT, SGRDC		*	*				CD
Railroads:								
Coordinate the provision of lights and drop gates at every railroad/street intersection in Adel	City, Ga. DOT, Railroad	*	*	*	*	*		CU
Electric System:								
Include electric system mapping into city's GIS	City	*						CD
Annually update electric system database	City	*	*	*	*	*		CD
Engage professional engineering assistance to prepare sectionalization study; determine system deficiencies and prepare capital budget for city electric upgrade/ expansion consistent with the city's comprehensive plan	City	*	*					CD
Include electric system mapping into city's GIS	City	*						CD
Solid Waste:								
Conduct study noting impacts and reuse alternatives at the former landfill site	City	*	*					CU
Recreation:								
Gain city council concurrence of the Comprehensive Parks and Recreation Plan and Capital Improvements Program 1993-1997, as amended	City	*						CD
Acquire future park land identified in the Comprehensive Plan	City, County, Private	*	*	*	*	*		CD

PROJECTS	Estimated Cost/ Responsibility	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
Construct improvements at Masee-Post Complex - Picnic shelter at playground - Cement walkways - Renovate the press box	City, County City, County City, County	* *	*					CD
Acquire and develop neighborhood parks to compliment other recreation facilities	City			*				CD
Improve Elm-Pine Park - Resurface the basketball courts - Re-work the ballfield	City City	*	*					CD
Construct or share with the Board of Education a new gymnasium for basketball, volleyball, etc.	City, County				*			CD
Investigate re-use of closed elementary school building in Adel for community center, meeting rooms, etc.	City, County		*	*				CD
Investigate feasibility and interest in providing swimming instruction at Reed Bingham State Park	City, County		*					NA - Infeasible

**CITY OF CECIL FIVE-YEAR REPORT OF ACCOMPLISHMENTS
(Calendar Fiscal Year January 1 – December 31)**

NA = Not Accomplished
CD = Completed
CU = Currently Underway
PD = Postponed

PROJECTS	Estimated Cost/ Responsibility	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
PLANNING								
Adopt 2015 Greater Cook Comprehensive Plan	City	*						CD
Annually re-evaluate the Cecil Short Term Work Program	City	*	*	*	*	*		CU
Participate in all updates to the 2015 Greater Cook Comprehensive Plan	City & County	*	*	*	*	*		CU
Prepare grant/loan applications (CDBG, EDA, FmHA) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City		*	*	*	*		CD
Endorse and help develop a countywide planning commission and provide representation	City	*	*	*	*	*		CD
1.1.9 HISTORIC RESOURCES								
Provide participation on the Greater Cook Historic Preservation Task Force	City	*	*	*	*	*		CD
Nominate Bray Commissary to the National Register of Historic Places	City, DNR SHPO	*	*	*				NA – Lack of Interest
1.1.10 POPULATION AND HOUSING								
Join with Adel, Sparks, Lenox and Cook County to develop the Greater Cook Housing Authority to foster public-private ventures to construct housing units	Cities, County	*	*	*	*	*		NA- Deemed not practical
1.1.11 ECONOMIC DEVELOPMENT								
Investigate participation in the Clean Community Program, which is affiliated with Georgia's Clean and Beautiful	City, State	*						NA – Deemed not practical

PROJECTS	Estimated Cost/ Responsibility	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
Program and the National Keep America Beautiful Program								
Financially join the Cook County Chamber of Commerce	City	*	*	*	*	*		CD
Coordinate with Cook County, Adel, Lenox and Sparks to promote quality urban development, redevelopment/reuse of all I-75 interchanges	Cities, County, Ga. DOT	*	*	*	*	*		CU
1.1.12 LAND USE								
Code and ordinance changes will address the environmentally sensitive resources, namely floodplains, wetlands, groundwater recharge areas, prime agricultural and forest lands, scenic views, sites and historic resources, identified in Part I	City	*	*	*	*	*		CD
Prepare, adopt and enforce a subdivision control ordinance	City	*	*					CD
Prepare and adopt a zoning ordinance to implement the Cecil Future Land Use Plan	City		*	*				CD
Coordinate with legal counsel to review Cecil's charter and prepare an official map	City	*	*					CD
COMMUNITY FACILITIES AND SERVICES								
Public Safety:								
Formalize an agreement with Cook County Sheriff for sharing police protection, detention facilities, parole workers, etc...	City, County	*	*	*	*	*		CD
Fire Protection:								
Jointly participate with Cook County, the Georgia Forestry Commission and other fire chiefs/cities in preparation and implementation of a coordinated rural/city fire protection plan	City	*	*	*	*	*		Ongoing
Help implement countywide fire training, fire communication systems (911 or	Cities, County		*	*	*	*		CD

PROJECTS	Estimated Cost/ Responsibility	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
alternate) joint purchasing, and dry hydrant program								
Public Water:								
Prepare an as-built inventory of Phase One, including well(s), tank, and distribution system. Tie maps to existing Phase Two as-builts	City	*	*					CD
Public Sewer:								
Actively pursue funding to construct a wastewater collection and treatment system utilizing on land disposal as outlined in 11/90 "Proposed Sanitary Sewer System", Engineering Report	City		*	*				CU
Have the Cook County Health Department conduct detailed studies of waste disposal systems within Cecil and recommend individual system improvements to protect the public health	City, County Health Department	*	*					N/A – Transfer to Sewer
Survey property owners west of I-75 (Exit 8) of their interest in receiving public water and sewer services before I-75 receives two additional lanes (FY 98)	City, Ga. DOT	*	*	*				CD
Transportation:								
At the intersections of Richardson, Main, Williams and Old Coffee Road, request flashing lights and drop gates for public safety	City, Ga. DOT, Railroad	*	*	*	*	*		CU
Local cost share of I-75 six-lane widening/interchange (Exit 8) improvements	City \$ 34,000					*		CD

**CITY OF LENOX FIVE-YEAR REPORT OF ACCOMPLISHMENTS
(Calendar Fiscal Year Jan. 1 – Dec. 31)**

NA = Not Accomplished
CD = Completed
CU = Currently Underway
PD = Postponed

PROJECTS	Estimated Cost/Resp.	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
PLANNING								
Adopt 2015 Greater Cook Comprehensive Plan.	City	*						CD
Annually re-evaluate the Lenox Short Term Work Program	City	*	*	*	*	*		CU
Participate in all updates to the 2015 Greater Cook Comprehensive Plan	City & County	*	*	*	*	*		CD
Prepare grant/loan applications (CDBG, EDA, FmHA) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City		*	*	*	*		CU
Endorse and help develop a countywide planning commission and provide representation	City	*	*	*	*	*		CU
Consult with subject property owners and conduct a land use feasibility study for the south Lenox industrial area	City	*	*					CD
HISTORIC RESOURCES								
Provide participation on the Greater Cook Historic Preservation Task Force	Cities, County	*	*	*	*	*		CU
POPULATION AND HOUSING								
Join with Adel, Cecil, Sparks and Cook County to develop the Greater Cook Housing Authority to foster public-private ventures to construct housing units	City	*	*	*	*	*		CD
ECONOMIC DEVELOPMENT								

PROJECTS	Estimated Cost/Resp.	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
Contingent upon the land use feasibility study, upgrade utility services and promote appropriate development of the south Lenox industrial area.	City		*	*				CD
Develop a community pride program. Where appropriate, clean-up/demolish buildings in the downtown activity center and guide new commercial to the downtown	City	*	*	*	*	*		CD
Financially join the Cook County Chamber of Commerce	City	*	*	*	*	*		CD
Coordinate with Cook County, Adel, Cecil and Sparks to promote quality urban development, redevelopment/reuse of all I-75 interchanges	Cities, County, Ga. DOT	*	*	*	*	*		CU
LAND USE								
Code and ordinance changes will address the environmentally sensitive resources, namely floodplains, wetlands, groundwater recharge areas, prime agricultural and forest lands, scenic views, sites and historic resources, identified in Part I	City	*	*	*	*	*		CU
Prepare, adopt and enforce a subdivision control ordinance	City	*	*					CU
Amend the zoning ordinance to implement the Lenox Future Land Use Plan	City		*	*				CU
Continue an interlocal agreement with Cook County to enforce the Lenox Building and Housing Codes	City, County	*	*	*	*	*		CU
1.1.13 COMMUNITY FACILITIES AND SERVICES								
Public Safety:								
Formalize an agreement with Cook County Sheriff for sharing police protection, detention facilities, parole workers, etc...	City, County	*	*	*	*	*		CU
Fire Protection:								

PROJECTS	Estimated Cost/Resp.	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
Jointly participate with Cook County, the Georgia Forestry Commission and other fire chiefs/cities in preparation and implementation of a coordinated rural/city fire protection plan	City	*	*	*	*	*		CU
Help implement countywide fire training, fire communication systems (911 or alternate) joint purchasing, and dry hydrant program	Cities, County		*	*	*	*		CU
Public Water:								
Prepare an as-built inventory of wells, tanks, distribution system and an evaluation of adequacy, especially for distribution leaks, pressure problems, necessity of new well(s), elevated storage, etc.. Evaluation will include cost estimates and a staged implementation plan	City	*						CU
Phase an annual program to repair distribution system to correct major distribution line losses	City	*	*	*	*	*		CU
Prepare engineering plans for grant/loan applications to correct deficiencies	City	*	*	*				CU
Public Sewer:								
Prepare engineering "as-built" inventory of collection lines and treatment facilities. Then conduct an evaluation of the sewer system, noting deficiencies, corrective programs, including infiltration/inflow studies	City	*	*					CU
Seek grant/loan assistance to annually address sanitary sewer system improvements	City	*	*	*	*	*		CU
Prepare water and sewer rate study to ascertain alternative methods to fund water and sewer system improvements	City	*	*					CU
Transportation:								
Contingent upon the land use feasibility study, seek Georgia DOT assistance to provide a truck entrance to the south Lenox industrial area	City, Ga. DOT		*	*				CU

PROJECTS	Estimated Cost/Resp.	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
Recreation:								
Redevelop Little League ballpark - prepare cost estimates, apply for grants and construct diamond, backstop, dugouts, parking restroom, etc.	City, LAWCON, Ga. LDF	*	*	*				CD

**CITY OF SPARKS FIVE-YEAR REPORT OF ACCOMPLISHMENT
(Calendar Fiscal Year Jan. 1 – Dec. 31)**

NA = Not Accomplished
CD = Completed
CU = Currently Underway
PD = Postponed

PROJECTS	Estimated Cost/Resp.	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
PLANNING								
Adopt 2015 Greater Cook Comprehensive Plan.	City	*						CD
Annually re-evaluate the Sparks Short Term Work Program	City	*	*	*	*	*		CU
Participate in all updates to the 2015 Greater Cook Comprehensive Plan	City & County	*	*	*	*	*		CD
Prepare grant/loan applications (CDBG, EDA, FmHA) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City		*	*	*	*		CD
Endorse and help develop a countywide planning commission and provide representation	City	*	*	*	*	*		CD
HISTORIC RESOURCES								
Provide participation on the Greater Cook Historic Preservation Task Force	City	*	*	*	*	*		CU
POPULATION AND HOUSING								
Join with Adel, Cecil, Lenox and Cook County to develop the Greater Cook Housing Authority to foster public-private ventures to construct housing units	Cities, County	*	*	*	*	*		CU
ECONOMIC DEVELOPMENT								
Coordinate with Cook County, Adel, Cecil and Lenox to promote quality urban development, redevelopment/reuse of all I-75 interchanges	Cities, County, Ga. DOT	*	*	*	*	*		CU

PROJECTS	Estimated Cost/Resp.	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
Investigate participation in the Clean Community Program, which is affiliated with Georgia's Clean and Beautiful Program and the national Keep America Beautiful Program	City, State	*						CU
Financially join the Cook County Chamber of Commerce	City	*	*	*	*	*		CD
LAND USE								
Code and ordinance changes will address the environmentally sensitive resources, namely floodplains, wetlands, groundwater recharge areas, prime agricultural and forest lands, scenic views, sites and historic resources, identified in Part I	City	*	*	*	*	*		CD
Prepare, adopt and enforce a subdivision control ordinance	City	*	*					CD
Amend the zoning ordinance to implement the Lenox Future Land Use Plan	City		*	*				CU
Hire or contract for staff services to enforce Sparks' development regulations, zoning ordinance and proposed subdivision control, building code, and housing code ordinances	City, County, Private	*	*	*	*	*		CD
With legal counsel review and correct errors in annexations, zoning amendments, etc.	City	*						CU
Update the 1977 floodplain map to include unmapped areas	City, FEMA	*	*	*	*	*		CD
1.1.14 COMMUNITY FACILITIES AND SERVICES								
Public Safety:								
Collectively (with Cook County and the Cities of Adel, Cecil and Lenox) investigate the feasibility of providing detention facilities at the existing/proposed Adel City/County jail and/or contract for detention services with other providers	Cities, County	*	*	*				CD

PROJECTS	Estimated Cost/Resp.	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	STATUS
Formalize an agreement with Cook County Sheriff for sharing police protection, detention facilities, parole workers, etc..	City	*						CD
Fire Protection:								
Jointly participate with Cook County, the Georgia Forestry Commission and other fire chiefs/cities in preparation and implementation of a coordinated rural/city fire protection plan	City	*	*	*	*	*		CD
Help implement countywide fire training, fire communication systems (911 or alternate), joint purchasing, and dry hydrant program	Cities, County		*	*	*	*		CD
Construct a new two-bay fire station on north side of Colquitt Street across from City Hall.	City	*	*	*				CD
Public Water:								
Loop dead-end lines less than 6-inch in size where feasible; construct only 6-inch or larger lines and	City	*						CU
Study feasibility of interfacing with Adel's water system to protect/serve existing and future customers	City	*						PD – No longer necessary
Public Sewer:								
Conduct and infiltration/inflow study and develop appropriate capital strategy to address needed corrections	City	*	*					CU
Natural Gas:								
Study the feasibility of constructing natural gas services to and within the City of Sparks	City, Adel	*						PD – Lack of Interest

COOK COUNTY


RESOLUTION TO ADOPT

WHEREAS, the Cook County Board of Commissioners, together with the City of Adel City Council, the City of Cecil City Council, the City of Lenox City Council and the City of Sparks City Council have completed the 2030 Greater Cook County Comprehensive Plan.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the Cook County Board of Commissioners does hereby adopt the 2030 Greater Cook County Comprehensive Plan.

Adopted this 21st day of June, 2010:


Michael Dinnerman, Chairman, County Commission


ATTEST: Vicki Parrish, County Clerk



RESOLUTION NO. 10-10

CITY OF ADEL

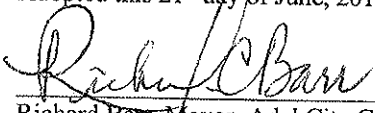
RESOLUTION TO ADOPT

WHEREAS, the City of Adel City Council, together with the Cook County Board of Commissioners, the City of Cecil City Council, the City of Lenox City Council and the City of Sparks City Council have completed the 2030 Greater Cook County Comprehensive Plan.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the City Council for the City of Adel does hereby adopt the 2030 Greater Cook County Comprehensive Plan.

Adopted this 21st day of June, 2010.


Richard Barr, Mayor, Adel City Council


ATTEST: Rhonda Rowe, City Clerk

CITY OF CECIL

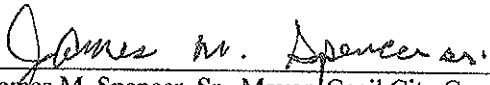
RESOLUTION TO ADOPT

WHEREAS, the City of Cecil City Council, together with the Cook County Board of Commissioners, City of Adel City Council, the City of Lenox City Council and the City of Sparks City Council have completed the 2030 Greater Cook County Comprehensive Plan.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the City Council for the City of Cecil does hereby adopt the 2030 Greater Cook County Comprehensive Plan.

Adopted this 18th day of June, 2010:


James M. Spencer, Sr., Mayor, Cecil City Council


ATTEST: Florence Guest, City Clerk

CITY OF LENOX

RESOLUTION TO ADOPT

WHEREAS, the City of Lenox City Council, together with the Cook County Board of Commissioners, the City of Adel City Council, the City of Cecil City Council, and the City of Sparks City Council have completed the 2030 Greater Cook County Comprehensive Plan.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the City of Lenox City Council does hereby adopt the 2030 Greater Cook County Comprehensive Plan.

Adopted this 18th day of June, 2010:



Dot Cloud, Mayor, Lenox City Council



ATTEST: Teresa Barber, City Clerk

CITY OF SPARKS

RESOLUTION TO ADOPT

WHEREAS, the City of Sparks City Council, together with the Cook County Board of Commissioners, the City of Adel City Council, the City of Cecil City Council, and the City of Lenox City Council have completed the 2030 Greater Cook County Comprehensive Plan.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the City of Sparks City Council does hereby adopt the 2030 Greater Cook County Comprehensive Plan.

Adopted this 18th day of June, 2010:



Samuel Wilson, Mayor, Sparks City Council



ATTEST: Sonya Philpot, City Clerk