

*Partial Plan Update for
Early County and the Cities
of Jakin, Blakely, and
Damascus*

Adopted: June 2009



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Note to Reader:

This document is only a partial plan update. It is designed to update/replace/add-to certain sections of the existing Early County Consolidated Comprehensive Plan. This document in itself is not a standalone document. This document was created from information received from Early County and the Cities of Blakely, Jakin, and Damascus. In gathering information the governments in question did not mention or feel that any Areas of Requiring Special Attention (a required part of a partial plan) were present in their communities.

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Early County Quality Community Objective Analysis

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

Traditional Neighborhoods

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

Early County has a good base to start with here simply because there are not too many mistakes i.e. poor developments to correct, present in the area. With modifications to existing ordinances and development standards, Early County will see this objective be fully accomplished.

Infill Development

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

There have been no steps taken to pursue this objective however; Early County 2055 plan (although not officially recognized by the state of GA) includes steps that should be taken to help accomplish this goal.

Sense of Place

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

Early County has accomplished the most important part of this objective: delineating areas of the community. The next steps that should be taken require putting ordinances in place that protect the delineated areas from intrusive development. There is a national register historic

district in Blakely (which is also a Better Home Town). The Early County 2055 plan outlines many ideas for both Blakely and Early County with regards Traditional Downtown Development.

Transportation Alternatives

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

Early County has accomplished this objective as best as a rural community probably can. Early County 2055 address many of the ideas and how they can be implemented.

Regional Identity

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

Early County has accomplished every aspect of this objective except for participating in state and local tourism initiatives. These are fairly easily accomplished and should be pursued, because tourism is perhaps the cleanest form of economic development.

Heritage Preservation

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

Early County has no historic districts, but Blakely’s downtown is on the National Register.

Open Space Preservation

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

Early County has not pursued this objective but they have not had a tremendous amount of growth either.

Environmental Protection

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

Other than floodplain/wetland protection and the river corridor ordinance, Early County has not pursued this objective.

Growth Preparedness

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

Early County has done fairly well with this objective. Obtaining and using the most accurate data possible in decisions across all areas of government is key to avoiding costly surprises, and Earl County should strive to continually improve the amount and types of data it has at its disposal.

Appropriate Businesses

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

Early County has accomplished this objective but like many rural communities is still struggling to diversify their job base.

Employment Options

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

Early County is still trying to accomplish this.

Housing Options

“A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.”

Except for not having enough housing for a variety of incomes, Early County has accomplished this objective.

Educational Opportunities

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

Early County has accomplished this objective.

Regional Solutions

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

Early County is still working towards this objective but solutions are hard to come by.

Regional Cooperation

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

Early County is constantly looking to for more ways to participate regionally.

Early County Issues & Opportunities

Economic Development

- We lack sufficient jobs or economic opportunities for local residents.
- There is an imbalance between the location of available housing and major employment centers.
- There is not enough innovative economic development taking place.
- Our community's economy is too dependent upon one or two industries or economic sectors.

Natural and Cultural Resources

- There are abandoned or contaminated properties in our community.

Housing

- There is insufficient mix of housing sizes, types, and income levels within most neighborhoods in our community.
- Some neighborhoods are in need of revitalization or upgrade.
- We don't have enough affordable housing for workers in our community.
- Our community offers few housing choices or options.
- There are significant amounts of housing in poor or dilapidated condition in our community.

Land Use

- There are too many manufactured home or mobile homes scattered throughout the county.
- There is general opposition to zoning or other regulation of land development.

Transportation

- People lack transportation choices for access to housing, jobs, services, goods, health care and recreation.
- Our community lacks a local trail network.
- Local trails are not linked with those of neighboring communities, the region and the state.

Intergovernmental Coordination

- There is little regional coordination and cooperation.
- We do not share plans or planning information with neighboring communities.

Early County Policies & Implementation Measures

Economic Development

Policy: *We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.*

Implementation Measure(s)

- Identify industry sectors best suited to Early County's available workforce.
- Gather information on the composition, worker satisfaction, commuting patterns, etc., of the Early County workforce.

Policy: *We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.*

Implementation Measure(s)

- Develop a plan to provide for affordable housing for the local workforce in order to encourage business growth and community diversity.

Policy: *We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.*

Implementation Measure(s)

- Collect information on local economic conditions and local business needs.
- Address the needs and problems of existing businesses to improve local environment for business retention and expansion.

Natural & Cultural Resources

Policy: *We will target reinvestment to declining, existing neighborhoods, vacant, contaminated, or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.*

Implementation Measure(s)

- Identify and assess the contaminated properties and/or declining areas in Early County and develop a plan for cleanup.

Housing

Policy: *We will eliminate substandard or dilapidated housing in our community.*

Implementation Measure(s)

- Perform a housing assessment/plan to fully understand the problem of substandard and dilapidated housing.

Policy: *We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.*

Implementation Measure(s)

- Develop a Community Housing Partnership Program to create partnerships with various agencies to create safe and affordable housing.

Policy: *We will encourage development of housing opportunities that enable residents to live close to their places of employment.*

Implementation Measure(s)

- Develop a plan to provide for affordable housing for the local workforce in order to encourage business growth and community diversity.

Policy: *We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.*

Implementation Measure(s)

- Incentives to encourage multifamily and/or mixed-income developments.
- Housing for low to moderate income households and special needs populations.

Land Use

Policy: *We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.*

Implementation Measure(s)

- Design standard/guidelines

Policy: *We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.*

Implementation Measure(s)

- Performance based zoning regulations (alternative to traditional zoning).

Transportation

Policy: *We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.*

Implementation Measure(s)

- Develop plan for trails and greenway networks

Intergovernmental Coordination

Policy: *We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.*

Implementation Measure(s)

- Identify areas of coordination w/ other programs, jurisdictions, agencies, organizations, and governments.
- Review and update the service delivery strategy annually with efficiency in mind.

Early County Short Term Work Program 2009-2013

Economic Development Objectives	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Develop Labor Market Information (LMI) Analysis	X	X				County	\$\$	Grants/General Fund
Survey the Local Workforce (composition, satisfaction, commuting patterns, etc.)	X	X				County	\$	Grants/General Fund
Survey the Local Business/Industry	X	X				County	\$	Grants/General Fund
Develop an Comprehensive Economic Development Strategy (CEDS) based on the LMI and surveys of workers and businesses			X	X	X	County	\$\$\$	Grants/General Fund
Natural and Cultural Resources Objectives	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Identify and assess the contaminated properties and areas of areas of significant disinvestment in Early County and develop a plan for cleanup	X	X	X	X	X	County	\$\$	Grants/General Fund
Housing	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Housing Assessment	X	X	X			County	\$\$	Grants/General Fund
Develop Community Housing Partnership Program		X	X	X	X	County	\$	Grants/General Fund
Develop Housing Plan in Conjunction with CEDS	X	X	X	X	X	County	\$\$	Grants/General Fund
Land Use Objectives	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Develop Design standards and Guidelines for development	X	X	X	X	X	County	\$	General Fund
Adopt performance based zoning regulations (alternative to traditional zoning)	X	X	X	X	X	County	\$	General Fund
Transportation	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Develop a plan for potential Trails and Greenways	X	X	X	X	X	County	\$\$	General Fund/Grants
Intergovernmental Coordination	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Annual review of Service Delivery Strategy to look for areas of coordination and improve efficiency	X	X	X	X	X	County	\$	General Fund

City of Jakin Quality Community Objective Assessment

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

Traditional Neighborhoods

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

Jakin has accomplished this objective to some degree. The Jakin zoning code does separate uses and there is no school in Jakin. Jakin has a population of approximately 150 people so the prospects of getting traditional neighborhoods in its rural setting are bleak.

Infill Development

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

Jakin has accomplished this objective. The city realizes that public facilities capacities cannot accommodate much new Greenfield development and strongly encourages brownfield development.

Sense of Place

“Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is no 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.”

Jakin has accomplished this objective through ordinances, regulations, and a strong sense of community.

Transportation Alternatives

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

Jakin has not accomplished this objective and due to its size and rural location, it probably never will.

Regional Identity

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

Jakin has accomplished this objective by being a rural agricultural community heavily tied to the surrounding area.

Heritage Preservation

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

Efforts have been made towards heritage preservation. One local building is on the National Register, and there are a few houses that are probably eligible.

Open Space Preservation

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

Jakin has accomplished this objective by developing a greenspace plan that includes set asides in new development and working with local land conservation programs.

Environmental Protection

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

Jakin is implementing what is required by state and federal agencies.

Growth Preparedness

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

Jakin has accomplished this objective however; they lack the infrastructure capacity for any significant growth.

Appropriate Businesses

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

Jakin has accomplished this objective by being dependent on the agricultural community surrounding Jakin.

Employment Options

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

Jakin has jobs for unskilled workers.

Housing Options

“A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.”

Jakin does not allow multiple family housing.

Educational Opportunities

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

Jakin has no schools in town but is within a reasonable distance to higher educational opportunities

Regional Solutions

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

Jakin has accomplished this objective participating in regional discussions to shared problems.

Regional Cooperation

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

Jakin has accomplished this objective participating in regional discussions to shared problems.

City of Jakin Issues & Opportunities

Economic Development

- We lack sufficient jobs or economic opportunities for local residents.
- We do not have a vision for the future economic development of the community.
- Our economic efforts do not focus on helping grow local small businesses.
- Business recruitment is not active or successful.

Natural and Cultural Resources

- There are abandoned or contaminated properties in our community.
- Need more street trees

Facilities and Services

- We have inadequate public facility capacity to support new development.
- The cost of providing public services and facilities for new development typically exceeds the revenue from this development.
- Need to correct drainage problems.
- Water line improvements & extensions are being planned.

Housing

- Our community offers few housing choices or options.

Land Use

- Planning to expand park & create a walking area

Transportation

- N/A

Intergovernmental Coordination

- Coordination with Early County is extensive

City of Jakin Policies & Implementation Measures

Economic Development

Policy: *We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.*

Implementation Measure(s)

- Identify industry sectors best suited to Jakin's available workforce.
- Develop an existing industry program to address the needs and problems of existing business and industry.

Natural & Cultural Resources

Policy: *We will target reinvestment to declining, existing neighborhoods, vacant, contaminated, or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.*

Implementation Measure(s)

- Identify and assess the contaminated properties in Jakin and develop a plan for cleanup.

Facilities & Services

Policy: *Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.*

Implementation Measure(s)

- Evaluate various financing methods for creating new infrastructure.
- Incorporate a "Fix It First" Policy to make maintenance and reinvestment in existing infrastructure a priority.

Housing

Policy: *We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.*

Implementation Measure(s)

- Create an environment where people would want to live: provide areas zoned appropriately, remove blight, and plant some trees. In short, spruce the place up.

City of Jakin Short Term Work Program

Economic Development Objectives	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Develop Labor Market Information (LMI) Analysis	X	X				City	\$\$	Grants/General Fund
Survey the Local Business/Industry	X	X				City	\$	Grants/General Fund
Natural and Cultural Resources Objectives	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Identify and assess the contaminated properties in Jakin and develop a plan for cleanup	X	X	X	X	X	City	\$\$	Grants/General Fund
Facilities & Services	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Fix It First Policy for infrastructure	X	X	X	X	X	City	\$	Grants/General Fund
Evaluate financing methods for creating new infrastructure	X	X				City	\$	Grants/General Fund
Housing	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Neighborhood cleanup program	X	X	X	X	X	City	\$	Grants/General Fund
Ongoing Right of Way beautification in neighborhoods	X	X	X	X	X	City	\$\$	Grants/General Fund

City of Blakely Quality Community Objective Assessment

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

Traditional Neighborhoods

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

The City of Blakely is in tune with most of the ideals of traditional neighborhood development; however a review of existing development regulations may be needed in order to accurately reflect the wishes of the community.

Infill Development

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

The City of Blakely is beginning to actively promote gray or brown field development and certainly sees the importance of developing these types of parcels first. Furthermore the Early County 2055 plan also promoted these ideas.

Sense of Place

“Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is no 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.”

Blakely's downtown is a listed on the National Register and continues to be the focal point of the community. The Early County 2055 plan has a rather extensive plan for the downtown area.

Transportation Alternatives

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

The City of Blakely is very "pro-sidewalk" however their ordinance does not require street connectivity. Bike routes have not been planned through the City of Blakely because most people can simply use the street due to the fairly small size of the town.

Regional Identity

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

Blakely has accomplished this objective by being a rural agricultural community (as well as the county seat) heavily tied to the surrounding area.

Heritage Preservation

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

Blakely's downtown is a listed on the National Register and continues to be the focal point of the community.

Open Space Preservation

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

The City of Blakely is actively conserving greenspace by encouraging set asides in subdivision regulations. There is no formal greenspace plan for connecting greenspaces and conservation subdivisions are not generally practical for cities of this size.

Environmental Protection

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

The City of Blakely has identified their environmentally sensitive areas and has passed the “Part V” environmental regulations as well as a tree replanting ordinance.

Growth Preparedness

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

Blakely has been rather diligent in preparing for future growth but has not wanted and/or needed a Capital Improvements Program.

Appropriate Businesses

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

Blakely is part of a joint development authority and has an active Chamber of Commerce and also has a community plan called Early County 2055 which is essentially an economic development plan. Staff has been hired to implement the plan.

Employment Options

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

Blakely has all sorts of jobs for different skill sets however the positions are usually filled, so they need more new jobs to satisfy growing/changing demographics.

Housing Options

“A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.”

The City of Blakely has a fairly wide range of housing but they do not allow small lot development. The city could also use more variety of housing for different income levels.

Educational Opportunities

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

Blakely has good educational opportunities but lacks enough job opportunities for college graduates.

Regional Solutions

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

Blakely thinks and acts regionally. This is shown through their participation in various regional organizations including joint economic development, tourism and emergency response.

Regional Cooperation

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

Blakely works coordinates efforts with surrounding jurisdictions in most aspects of government operation.

City of Blakely Issues & Opportunities

Economic Development

- Lack of sufficient jobs or economic opportunities for local residents.
- There is not enough innovative economic development taking place.
- Our community's economy is too dependent upon one or two industries or economic sectors.
- There is no cost benefit analysis of economic development projects.
- Economic development efforts favor new development over redevelopment opportunities.
- Business retention is not active or successful.

Natural and Cultural Resources

- There are abandoned or contaminated properties in the community.
- Environmental pollution problems (water bodies, air, etc.)
- Citizens are unaware of natural and cultural resources and their significance.
- Local natural resource protection is inadequate.
- Local protection of historic and cultural resources is inadequate.

Facilities and Services

- The cost of providing public services and facilities for new development typically exceeds the revenue from this development.

Housing

- There is insufficient mix of housing sizes, types, and income levels within most neighborhoods in the community.
- Some neighborhoods are in need of revitalization or upgrade.
- Lack of affordable housing for workers in our community.
- There are significant amounts of housing in poor or dilapidated condition in the community.

Land Use

- There are too many manufactured home or mobile homes scattered in established neighborhoods.

- There are many undeveloped vacant sites close in to town.
- There is inadequate mix of uses (like corner groceries or drugstores) within neighborhoods.
- There are not enough neighborhood centers to serve adjacent neighborhoods.
- There are not enough places for arts activities and performances.
- Unattractive commercial or shopping areas.
- Lack of attractive public spaces designed for gathering and social interaction.
- There is typically neighborhood opposition to new/innovative or higher density developments.
- There is general opposition to zoning or other regulation of land development.

Transportation

- People lack transportation choices for access to housing, jobs, services, goods, health care and recreation.
- Streets are designed in ways that discourage pedestrian and bike activity.
- Street design in our community is not always sensitive to the context of areas, such as pedestrian activity centers, historic districts, environmentally sensitive areas, or quiet residential neighborhoods, where street traffic impacts need to be minimized.
- There is not enough parking available in busy activity centers.
- On-street parking is inadequate, even in downtown where it can be safely provided.
- Our community does not offer a variety of parking solutions.

City of Blakely Policies & Implementation Measures

Economic Development

Policy: *We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.*

Implementation Measure(s)

- Identify industry sectors best suited to Blakely's available workforce.
- Develop an existing industry program to address the needs and problems of existing business and industry.

Policy: *We will target reinvestment to declining, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.*

Implementation Measure(s)

- Targeted corridor redevelopment using public incentives or redevelopment powers to encourage revitalization of problem properties/areas.

Policy: *We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.*

Implementation Measure(s)

- Develop cost/benefit methodology and implement it for all economic development projects so informed decisions can be made.

Natural & Cultural Resources

Policy: *The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.*

Implementation Measure(s)

- Create a resource inventory of the community's environmentally sensitive areas in order to create strategy for protection and preservation.
- Promote environmentally-sensitive site design to prevent mass grading and clear cutting.

Facilities & Services

Policy: *The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.*

Implementation Measure(s)

- Orderly expansion of water and sewer services through planned, phased expansion
- Evaluate different financing methods for creating new infrastructure.

Housing

Policy: *We will eliminate substandard or dilapidated housing and stimulate infill housing development in existing neighborhoods*

Implementation Measure(s)

- Develop a housing assessment/methodology
- Establish an Urban Redevelopment Area
- Adopt residential infill development standards to ensure development is compatible with the surrounding neighborhood.

Policy: *We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.*

Implementation Measure(s)

- Implement inclusive Land Use Regulations to require developers to include a certain percentage of affordable homes in a market-rate home development.

Land Use

Policy: *We encourage development that will contribute to (not take away from) and be sensitive to, the historic context, sense of place, and overall character of the community.*

Implementation Measure(s)

- Design standard/guidelines
- Adopt overlay districts where necessary to ensure compatible development in geographic areas.

Policy: *We are committed to providing pleasant, accessible public gathering places and parks throughout the community.*

Implementation Measure(s)

- Adopt incentive zoning to grant zoning density increases to developers in exchange for amenities such as public improvements, setting aside open space, or providing affordable housing.

Transportation

Policy: *We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.*

Implementation Measure(s)

- Develop a parking study to determine where problems exist, future parking supply/demand, policies affecting parking.

Policy: *We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).*

Implementation Measure(s)

- Revise zoning and subdivision regulations to require connectivity of street patterns.

City of Blakely Short Term Work Program

Economic Development Objectives	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Develop Labor Market Information (LMI) Analysis	X	X				City/County	\$\$	Grants/General Fund
Survey the Local Business/Industry	X	X				City/County	\$	Grants/General Fund
Develop an Comprehensive Economic Development Strategy (CEDS) based on the LMI and surveys of workers and businesses			X	X	X	City	\$\$\$	Grants/General Fund
Develop cost/benefit methodology for new econ. dev. projects						City	\$	Grants/General Fund
Targeted Corridor Redevelopment Plan		X	X	X	X	City	\$\$	Grants/General Fund
Natural and Cultural Resources Objectives	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Inventory/map environmentally sensitive areas	X	X				City	\$\$	Grants/General Fund
Revise ordinances to promote environmentally sensitive site design	X	X				City	\$	Grants/General Fund
Facilities & Services	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Revise or develop an Infrastructure plan for phased expansion		X	X	X		City	\$\$	Grants/General Fund
Evaluate financing options for new infrastructure	X					City	\$	Grants/General Fund
Housing	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Housing Assessment	X	X	X			City/County	\$\$	Grants/General Fund
Establish urban redevelopment areas in blighted neighborhoods		X	X	X		City	\$	Grants/General Fund
Adopt residential infill development standards			X			City	\$	Grants/General Fund
Land Use Objectives	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Develop Design standards and Guidelines for development	X	X	X	X	X	City	\$	General Fund
Adopt overlay districts and regulations where necessary	X	X				City	\$	General Fund
Adopt incentive zoning		X				City	\$	Grants/General Fund
Transportation	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Parking study		X	X			City	\$\$	General Fund/Grants
Revise zoning/subdivision regulations for connectivity of street patterns	X					City	\$	General Fund/Grants

City of Damascus Quality Community Objective Analysis

Traditional Neighborhoods

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

Damascus has not accomplished this objective. The Damascus zoning code does separate uses and there is no school in Damascus. Damascus was initially developed along traditional patterns, but with a population of approximately 260 people the prospects of new traditional neighborhoods in its rural setting are bleak.

Infill Development

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

Damascus has made no steps towards accomplishing this objective.

Sense of Place

“Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is no 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.”

Damascus has made no steps towards accomplishing this objective.

Transportation Alternatives

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

Damascus has made no steps towards accomplishing this objective.

Regional Identity

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

Damascus has made no steps towards accomplishing this objective.

Heritage Preservation

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

Damascus has made no steps towards accomplishing this objective.

Open Space Preservation

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

Damascus has made no steps towards accomplishing this objective.

Environmental Protection

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

Adopted Part V environmental regulations for wetlands and groundwater recharge protection.

Growth Preparedness

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

Damascus has zoning and subdivision regulations in place. They have not delineated where they would like growth to occur but the town is expected to lose population in the future.

Appropriate Businesses

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

Damascus has accomplished this objective but like many rural communities is still struggling to diversify their job base.

Employment Options

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

Damascus has job for all types of workers but there simply are not enough of these jobs.

Housing Options

“A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.”

Damascus has accomplished the live/work portion of this objective. Although there are a few local jobs and a low cost of living. No options exist for multifamily housing or special needs housing.

Educational Opportunities

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

There are very few jobs for college graduates in Damascus, but they are close enough to other areas that have jobs available.

Regional Solutions

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

Damascus participates in regional organizations but due to its small declining population and rural character, it has few resources to share.

Regional Cooperation

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

Damascus plans jointly and is included in the regional transit system but that is the extent of their regional cooperation to this point.

City of Damascus Issues & Opportunities

Economic Development

- We lack sufficient jobs or economic opportunities for local residents.
- There is not enough innovative economic development taking place.
- Our community's economy is too dependent upon one or two industries or economic sectors.
- There is no cost benefit analysis of economic development projects.
- Economic development efforts favor new development over redevelopment opportunities.
- Our economic efforts do not focus on helping grow local small businesses.
- Business retention is not active or successful.
- Business recruitment is not active or successful.

Natural and Cultural Resources

- There are abandoned or contaminated properties in our community.
- We have environmental pollution problems (water bodies, air, etc.)
- Citizens are unaware of natural and cultural resources and their significance.
- Farmland and rural scenery are disappearing.

Facilities and Services

- We have inadequate public facility capacity to support significant new development.
- The cost of providing public services and facilities for new development typically exceeds the revenue from this development.
- Some parts of our community are not adequately served by public facilities.
- Access to public facilities and services is not provided to persons at all income levels.
- Impact of proposed development projects on public facilities is not analyzed or considered.

Housing

- There is insufficient mix of housing sizes, types, and income levels within most neighborhoods in our community.

- Other than mobile homes, we don't have enough affordable housing for workers in our community.
- Our community offers few housing choices or options.

Land Use

- Our community has little or no sense of place - visitors do not know when they've arrived.
- There are no places for arts activities and performances.
- We have abandoned or deteriorating shopping areas.
- We lack public spaces designed for gathering and social interaction.

City of Damascus Policies & Implementation Measures

Economic Development

Policy: *We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.*

Implementation Measure(s)

- Identify industry sectors best suited to Damascus's available workforce.
- Develop an existing industry program to address the needs and problems of existing business and industry.

Policy: *We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.*

Implementation Measure(s)

- Develop cost/benefit methodology and implement it for all economic development projects so informed decisions can be made.

Natural & Cultural Resources

Policy: *We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.*

Implementation Measure(s)

- Investigate the feasibility of a Transfer of Development Rights (TDR) program with a sending and receiving area to preserve agricultural land for agriculture.

Policy: *We will promote low impact development that preserves the natural topography and existing vegetation of development sites.*

Implementation Measure(s)

- Promote environmentally friendly site design to protect environmentally sensitive areas and prevent mass grading and clear cutting.
- New development will be designed to respect the rural character of the town.

Facilities & Services

Policy: *The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.*

Implementation Measure(s)

- Orderly expansion of water and sewer services through planned, phased expansion
- Evaluate different financing methods for creating new infrastructure.

Policy: *We will limit development within our community to areas that can be reasonably served by public infrastructure.*

Implementation Measure(s)

- Analyze the financial and fiscal impacts of development patterns on the local economy and on local budgets to help determine types of development patterns desired and needed.
- Concentrate development to areas already served by infrastructure first.

Housing

Policy: *We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.*

Implementation Measure(s)

- Implement Inclusive Land Use Regulations to require developers to include a certain percentage of affordable homes in a market-rate home development.

Land Use

Policy: *We encourage development that will contribute to (not take away from) and be sensitive to, the historic context, sense of place, and overall character of the community.*

Implementation Measure(s)

- Design standard/guidelines
- Adopt overlay districts where necessary to ensure compatible development in geographic areas particularly Main St. and Brumby St.

City of Damascus Short Term Work Program

Economic Development Objectives	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Develop Labor Market Information (LMI) Analysis	X	X				City/County	\$\$	Grants/General Fund
Survey the Local Business/Industry	X	X				City/County	\$	Grants/General Fund
Develop an Comprehensive Economic Development Strategy (CEDS) based on the LMI and surveys of workers and businesses			X	X	X	City	\$\$\$	Grants/General Fund
Develop cost/benefit methodology for new econ. dev. projects		X				City	\$	Grants/General Fund
Natural and Cultural Resources Objectives	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Investigate feasibility of a Transfer of Development Rights Program for agriculture preservation		X	X			City	\$\$	Grants/General Fund
Revise ordinances to promote environmentally sensitive site design	X	X				City	\$	Grants/General Fund
Facilities & Services	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Revise or develop an Infrastructure plan for phased expansion		X	X	X		City	\$\$	Grants/General Fund
Evaluate financing options for new infrastructure	X					City	\$	Grants/General Fund
Analyze impacts of development and determine types desired	X	X	X			City	\$\$	Grants/General Fund
Housing	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Adopt Inclusive Land Use Regulations	X	X				City	\$	Grants/General Fund
Land Use Objectives	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate \$ - \$\$\$\$\$	Possible Funding Source
Develop Design standards and Guidelines for development	X	X	X	X	X	City	\$	General Fund
Adopt overlay districts and regulations where necessary	X	X				City	\$	General Fund

Appendix 1

Early County Report of Accomplishments 2004-2008

COMMUNITY FACILITIES		
Activity	Status	Explanation
Purchase jaws of life equipment	Complete	
Support the implementation of the County's recreation master plan.	Complete	
Replace fire department gear as needed	Complete	
Update Service Delivery Strategy.	Underway	
Arlington: Replace Fire Knocker.	Complete	
Urquhart: Replace Fire Knocker.	Complete	
Cuba: Replace Fire Knocker	Complete	
Lucille: Replace Fire Knocker.	Complete	
Cedar Springs: Replace Fire Knocker.	Complete	
Apply for Community Development Block Grant (CDBG) to pave: a) Crystal Springs Loop, b) Summerset Loop and c) Sunnyside Lane.	Complete	
Pave county roads: a)Crystal Springs Loop, b)Sommerset Loop and c)Sunnyside Lane.	Complete	
Seek county contract with the Department of Transportation for paving 2 miles of Sandy Bottom Road.	Complete	

Pave 2 miles of Sandy Bottom Road.	Complete	
Continue to support Early Memorial Hospital through the Indigent Care Contract.	Complete	
Study feasibility of expansion of Health Department, implement if feasible	Complete	Received CDBG Award – FY09 Budget
Continue to support the intergovernmental contract for law enforcement cooperation between Early County, the City of Blakely and the Board of Public Safety.	Complete	
Ag Extension Department: Purchase a new mini-bus.	Underway	Allocated in FY09 SPLOST budget
Ag Extension Program: Purchase a new pick-up truck.	Complete	
Conduct county-wide property re-appraisal.	Complete	
Paint Early County Courthouse.	Complete	
Update Solid Waste Management Plan.		
Implement airport improvements project.	Complete	
Support programs and policies in the areas of transportation, healthcare, housing and recreation that compliment the needs of an elderly population.	Complete	

ECONOMIC DEVELOPMENT

Activity	Status	Explanation
Continue to develop and promote the County's Speculative Building.	N/A	Building has been dismantled by Peanut Corp. of America & donated to company by Development Authority for expansion project
Continue to support the Blakely-Early County Chamber of Commerce.	Complete	
Support the initiatives of Albany Technical College (Early County Campus).	Complete	Currently Bainbridge College/Early County Site
Continue to support the Early County Development Authority.	Complete	
Support recreational and tourism activities focusing on the county's natural resources.	Complete	

HOUSING

Activity	Status	Explanation
Consider adopting state building codes, administrative procedures and begin enforcement.	Postponed	Budget Issues – Code enforcement currently part time
Participate in activities of the Regional Housing Task Force to address local housing needs	Complete	

LAND USE

Activity	Status	Explanation
Review and update subdivision regulations on an as-needed basis.	Complete	
Update comprehensive plan.	Underway	

NATURAL AND CULTURAL RESOURCES

Activity	Status	Explanation
Continue to promote Best Management Practices of forestry and agricultural operations.	Complete	
Work with the Department of ITT to develop better promotions of the Kolomoki State Park and historic sites in Early County.	Complete	
Continue to administer flood plain management program	Complete	
Continue to support the maintenance of the Coheelee Creek Covered Bridge Program and the Coheelee Bridge Ecological Park Project	Complete	
Continue to support the Blakely Better Hometown Program and downtown Blakely	Complete	

City of Blakely Report of Accomplishments 2004-2008

Community Facilities		
Activity	Status	Explanation
Purchase 3 Patrol Cars.	completed	
Purchased 3 car cameras	completed	
Implemented enhanced 911 System	completed	
Continue to upgrade water/sewer lines	completed	
Continue to install additional hydrants in commercial and industrial areas	completed	
Make water extensions as required	completed	
Construct new well.		
Construct new elevated storage tank.		
Continue to upgrade turn out gear.	completed	
Continue to upgrade communications system with computers for stations.	completed	
Replace radios and pagers.	completed	
Continue to eliminate cross connections between storm sewers and sanitary sewers	completed	
Continue to rehabilitate sewer lines and manholes.	completed	
Continue to extend replacement sewer lines and add lift station.	completed	
Implement park improvements as needed.	completed	
Assist in the development of a new county-wide park facility		
Develop new creation complex.		
Install traffic signal at Chaney Mill and MLK Streets		
Continue to implement street numbering system	completed	
Develop plan to improve turning radius for Magnolia Street.		
Continue tree planting program along all major thoroughfares		
Install traffic signal at 62-E and the 27 By-Pass	completed	Warning Flashers
Continue paving priorities project LARP	completed	
Swimming Pool Office; Major repairs		
Renovate City Hall/Fire Station: Enlarge City Clerk's office	completed	
Construct new Senior Center		Have relatively new center

Economic Development		
Activity	Status	Explanation
Continue to support the Early County's Chamber of Commerce	completed	
Continue to support the Blakely Downtown Authority	N/A	

Housing		
Activity	Status	Explanation
Continue work with Housing Task Force to develop a strategy in Blakely to more fully utilize housing assistance resources.		
Complete implement Housing Task Force recommendations		
Continue to educate public on housing codes	completed	
Continue to enforce lines for housing code violations	completed	
Continue to improve infrastructure in targeted neighborhoods as needed	completed	
Continue implement Housing Task Force recommendations		
Continue to improve infrastructure in targeted neighborhoods as needed	completed	Renovated 57 structures to date

Land Use		
Activity	Status	Explanation
Study the need for special design standards along By-Pass Corridor		
Provide training opportunities for city zoning officials		
Update Zoning Ordinance Map		Need to Re-work
Implement beatification program for city major streets	completed	
Update Subdivision Regulations	completed	
Amend Service Delivery Strategy as needed	completed	
Update Comprehensive Plan	completed	

Natural and Historic Resources		
Activity	Status	Explanation
Amend zoning ordinance to include provisions to process DRIs		
Adopt protection measures for water recharge (as required)		
Adopt wetland protection measures (as required)	completed	

City of Jakin Report of Accomplishments 2004-2008

Community Facilities		
Activity	Status	Explanation
Work with railroad on cleaning ditches.	In Progress	Actively pursuing – New mayor will talk with RR
Increase opportunities to recycle aluminum cans, glass, paper, newspaper, etc.	In Progress	Drop-off boxes available in Blakely & Donalsonville for paper, aluminum cans & cardboard. We'll investigate the possibility of boxes at Jakin Dump Site
Build a new city hall.	In Progress	
Build an exercise track at the community park.	Postponed	In process of obtaining land to expand park to include exercise track.
Complete new water system.	Complete	Future Plans to make additional improvements and expand water-lines – grant funds would be necessary.
Make improvements to downtown: streetscaping and additional lighting.	In Progress	
Run water to residents at the end of the city limits on the south side.	Not complete	Need grant money
Pave South Pearl Street.	Not complete	Need grant money
Update Consolidated Solid Waste Management Plan.	In Progress	Working with Early Co. as needed
Work with County to establish a police sub-station in Jakin	Not Complete	No longer considered feasible

Economic Development		
Activity	Status	Explanation
Continue to support the Early County Chamber of Commerce.	Yes	

Increase participation in Early County Development Authority.	Yes	
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Housing		
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Activity	Status	Explanation
Provide information to residents on available housing rehabilitation programs (504, Home, etc).	Yes	
Encourage volunteers to help clean up vacant, abandoned city lots.	Yes	
Tear down desolate, abandoned homes.	Yes	

Land Use		
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Activity	Status	Explanation
Update Zoning Ordinance Map.	Current	
Update Comprehensive Plan.	Yes	
Amend Service Delivery Strategy.	Yes	

Natural and Historic Resources		
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Activity	Status	Explanation
Continue to work with the County building and develop office on 404 permitting referral (Army Corp of Engineers)	Not Applicable	
Seek funding to complete the rehabilitation of the Bank of Jakin building for use as City Hall and a community meeting facility.	In progress	SPLOST funds available

City of Damascus Report of Accomplishments 2004-2008

Community Facilities		
Activity	Status	Explanation
Complete building of softball field.	Complete	
Monitor aspects of old landfill conversion.	Underway	
Apply for a police grant.	Complete	Not available at this time
Hire additional police officers.	Complete	
Pave Chesire Street.	Complete	
Repair fire building and purchase new fire truck.	Complete	
Continue to upgrade fire hydrants and water lines.	Underway	Filed for immediate threat and danger grant and CDBG grant
Develop basketball court.	Complete	
Resurface Sammon Street.	N/A	Unfamiliar with this plan
Resurface Bull Street.	Underway	L.A.R.P.
Resurface Kestler Street.	N/A	Unfamiliar with this plan
Implement sidewalk/street light improvement program.	N/A	Unfamiliar with this plan
Apply for CDBG for back up well.	Underway	EPD is Funding
Picnic area and Playground	Complete	

Economic Development		
Activity	Status	Explanation
Implement City Beautification Program.		Unfamiliar
Continue to support the Blakely-Early County Chamber of Commerce.	Complete	
Continue to support the Development Authority of Early County.	Complete	

Housing		
Activity	Status	Explanation
Support the zoning board.	Complete	
Adopt Standard Building Codes and Administrative Procedures.	Complete	
Employ code enforcement officer.	Complete	

Land Use		
Activity	Status	Explanation
Update Zoning Ordinance Map.	Complete	
Adopt updated comprehensive plan.	Underway	
Amend Service Delivery Strategy as needed.	Complete	

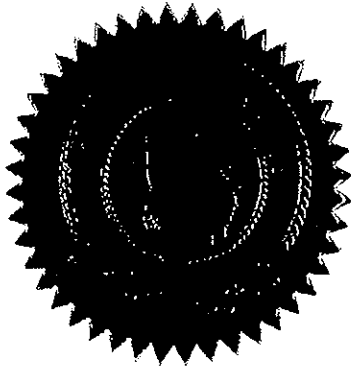
A RESOLUTION TO TRANSMIT THE PARTIAL PLAN UPDATE FOR THE CONSOLIDATED COMPREHENSIVE PLAN FOR EARLY COUNTY AND THE CITIES OF BLAKELY AND JAKIN TO THE SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER AND THE DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, the City Council of Blakely, Georgia found it necessary to update their consolidated comprehensive plan as part of the requirements to maintain its Qualified Local Government status;


WHEREAS, the City Council held public hearings to allow private citizens to review the Partial Plan Update and gathered the citizens input, and:

THEREFORE, BE IT RESOLVED by the City Council of Blakely, Georgia that the Partial Plan Update shall be transmitted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 3rd day of March 2009.



Mayor



Ric Hall

Witness



Melinda Crook, City Clerk

A RESOLUTION TO TRANSMIT THE PARTIAL PLAN UPDATE FOR THE CONSOLIDATED COMPREHENSIVE PLAN FOR EARLY COUNTY AND THE CITIES OF BLAKELY, JAKIN, AND DAMASCUS TO THE SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER AND THE DEPARTMENT OF COMMUNITY AFFAIRS

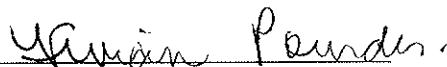
WHEREAS, the City Council of Damascus, Georgia found it necessary to update their consolidated comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, the City Council held public hearings to allow private citizens to review the Partial Plan Update and gathered the citizens input, and:

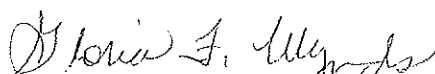
THEREFORE, BE IT RESOLVED by the City Council of Damascus, Georgia that the Partial Plan Update shall be transmitted, hereby certifying that adequate citizen participation requirements have been met.

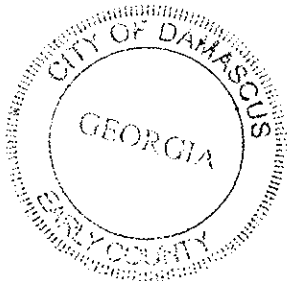
Adopted on the 17th day of March 2009.

Mayor


Vivian Pounder

Witness


Gloria Wynds, City Clerk



A RESOLUTION TO TRANSMIT THE PARTIAL PLAN UPDATE FOR THE CONSOLIDATED COMPREHENSIVE PLAN FOR EARLY COUNTY AND THE CITIES OF BLAKELY AND JAKIN TO THE SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER AND THE DEPARTMENT OF COMMUNITY AFFAIRS

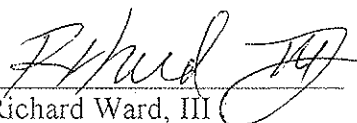
WHEREAS, the County Commission of Early County, Georgia found it necessary to update their consolidated comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, the County Commission held public hearings to allow private citizens to review the Partial Plan Update and gathered the citizens input, and:

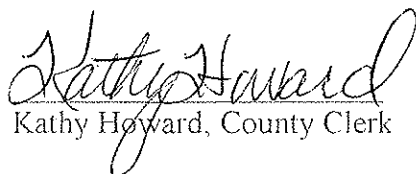
THEREFORE, BE IT RESOLVED by the County Commission of Early County, Georgia that the Partial Plan Update shall be transmitted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 2nd day of March 2009.

Commission Chair


Richard Ward, III

Witness


Kathy Howard, County Clerk

A RESOLUTION TO TRANSMIT THE PARTIAL PLAN UPDATE FOR THE CONSOLIDATED COMPREHENSIVE PLAN FOR EARLY COUNTY AND THE CITIES OF BLAKELY, JAKIN, AND DAMASCUS TO THE SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER AND THE DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS, the City Council of Jakin, Georgia found it necessary to update their consolidated comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, the City Council held public hearings to allow private citizens to review the Partial Plan Update and gathered the citizens input, and:

THEREFORE, BE IT RESOLVED by the City Council of Jakin, Georgia that the Partial Plan Update shall be transmitted, hereby certifying that adequate citizen participation requirements have been met.

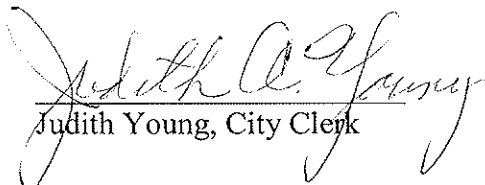
Adopted on the 10 day of March 2009.

Mayor



Tim Rogers

Witness



Judith Young, City Clerk

**A RESOLUTION TO ADOPT THE PARTIAL PLAN UPDATE TO THE
CONSOLIDATED COMPREHENSIVE PLAN FOR EARLY COUNTY AND THE
CITIES OF BLAKELY, JAKIN AND DAMASCUS**

09-011

WHEREAS, the City Council of Blakely, Georgia found it necessary to update their consolidated comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, the council members held public hearings to allow private citizens to review the Comprehensive Plan and gathered the citizens input, and:

THEREFORE, BE IT RESOLVED by the City Council of Blakely, Georgia that the partial plan update to the Consolidated Comprehensive Plan be adopted.

Adopted on the 22nd day of June 2009.





Ric Hall, Mayor

Witness


Melinda Crook, Clerk

A RESOLUTION TO ADOPT THE PARTIAL PLAN UPDATE TO THE CONSOLIDATED COMPREHENSIVE PLAN FOR EARLY COUNTY AND THE CITIES OF BLAKELY, JAKIN AND DAMASCUS

WHEREAS, the City Council of Damascus, Georgia found it necessary to update their consolidated comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, the council members held public hearings to allow private citizens to review the Comprehensive Plan and gathered the citizens input, and:

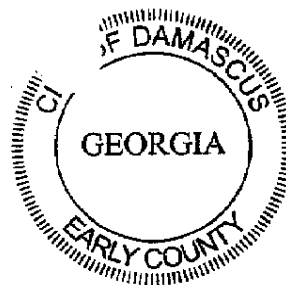
THEREFORE, BE IT RESOLVED by the City Council of Damascus, Georgia that the partial plan update to the Consolidated Comprehensive Plan be adopted.

Adopted on the 30 day of June 2009.

Vivian Pounder
Vivian Pounder, Mayor

Witness

Maria F. Lilly



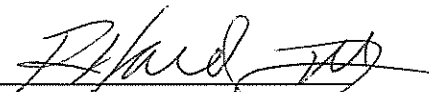
**A RESOLUTION TO ADOPT THE PARTIAL PLAN UPDATE TO THE
CONSOLIDATED COMPREHENSIVE PLAN FOR EARLY COUNTY AND THE
CITIES OF BLAKELY, JAKIN AND DAMASCUS**

WHEREAS, the commission members of Early County, Georgia found it necessary to update their consolidated comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, the commission members held public hearings to allow private citizens to review the Comprehensive Plan and gathered the citizens input, and:

THEREFORE, BE IT RESOLVED by the county commission of Early County, Georgia that the partial plan update to the Consolidated Comprehensive Plan be adopted.

Adopted on the 8th day of June 2009.


Richard Ward, III, Chairman

Witness


Kathy Howard, County Clerk

A RESOLUTION TO ADOPT THE PARTIAL PLAN UPDATE TO THE CONSOLIDATED COMPREHENSIVE PLAN FOR EARLY COUNTY AND THE CITIES OF BLAKELY, JAKIN AND DAMASCUS

WHEREAS, the City Council of Jakin, Georgia found it necessary to update their consolidated comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, the council members held public hearings to allow private citizens to review the Comprehensive Plan and gathered the citizens input, and:

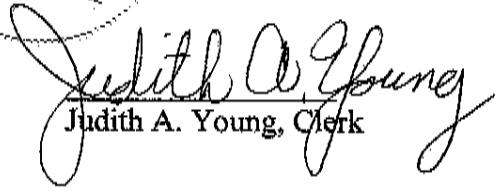
THEREFORE, BE IT RESOLVED by the City Council of Jakin, Georgia that the partial plan update to the Consolidated Comprehensive Plan be adopted.

Adopted on the 9th day of June 2009.



Timothy Rogers, Mayor





Judith A. Young, Clerk