

2015 Greater Cook County Comprehensive Plan Update

Adopted April 6, 2015

For Cook County

And the Cities of Adel, Cecil, Lenox, and Sparks



Prepared by:
Southern Georgia Regional Commission



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I. Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning

1. Introduction

The 2015 Cook County Comprehensive Plan Update was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning.

As required by the Local Comprehensive Planning Standards, the 2015 Cook County – Cities of Adel, Cecil, Lenox and Sparks Comprehensive Plan Update consists of the following elements:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Economic Development Element
(As a community included in the Georgia Job Tax Credit Tier 1 category)
- Land Use Element
(As a community with zoning or land development regulations subject to the Zoning Procedures Law)

2. Community Involvement

All of the required elements have been developed with extensive opportunity for involvement and input from stakeholders throughout the county and cities. The following steps were taken to ensure that this plan reflected the full range of needs and opportunities from the many stakeholders and residents in the county:

The public hearing kicking off the comprehensive plan process was held on September 8, 2014 at the County Commission Building in Adel. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now under way, to explain the purpose of the update, and to encourage residents and other stakeholders to actively participate in the plan update.

3. Identification of Stakeholders

A comprehensive list of potential stakeholders was put together with input from the Chamber of Commerce, Development Authority, elected officials, and residents. Sign-up sheets of all participants are included in the appendix of this document. The participants elected to attend every workshop and act as the steering committee for the community involvement portion of the document in order to be involved during the entire comprehensive plan update process.

4. Identification of Participation Techniques

The following participation techniques were utilized during the update process:

Public Hearings

Workshops

Extensive e-mail correspondence with stakeholders

Special Webpage on SGRC website as well as County and City Website

Dissemination of Information in the newspaper

Fliers

5. Conduct Participation Program

A foundational principle utilized by the Southern Georgia Regional Commission in all of its planning projects is public and stakeholder participation from and coordination with multiple and diverse interest groups. In order to ensure the broadest buy-in and diversity of input into the comprehensive plan update, all participants were included in the stakeholder group. Outreach to the public, local governments, chambers of commerce, economic development authorities, and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, Facebook postings, the project website, and updates provided at workshops and other group meetings. Opportunity for public comment was provided at public hearings and city and county commission meetings.

In addition to the two required public hearings, SGRC held a series of three workshops to discuss several elements of the plan. The first workshop was used to review the existing goals, issues, and opportunities; and in the form of a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis, participants updated the list of goals, issues, and opportunities to meet current needs. Copies of the sign-in sheets are provided in the appendix along with public hearing notices.

The Report of Accomplishments was developed in the second workshop along with the draft of the updated Community Work Program. The Community Work Program was developed by the participants to include specific action items and projects that would be feasible for the County and the individual communities to implement should funding be available.

The third workshop was utilized to update the Land Use Element and Maps as desired by the local governments.

6. Consideration of Regional Water Plan and Environmental Planning Criteria

During the preparation of the Comprehensive Plan, the local governments must review both the Regional Water Plan covering its area and the GDNR Rules for Environmental Planning Criteria as laid out in Chapter 391-3-16 to determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.

Suwannee-Satilla Regional Water Plan

Cook County is within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2011.



Source: CDM Suwannee-Satilla Regional Water Plan

The Suwannee-Satilla Regional Water Plan had identified 13 goals, listed below, to implement its vision of managing water resources in a sustainable manner under Georgia's regulated riparian and reasonable use laws to support the state's and regions' economy, to protect public health and natural resources, and to enhance the quality of life for all citizens; while preserving the private property rights of Georgia's landowners, and in consideration of the need to enhance resource augmentation and efficiency opportunities.

Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, and industrial water needs including all agricultural sectors (including agro forestry).
2. Manage ground and surface water to encourage sustainable economic and population growth in the region.
3. Manage the Region's and State's water resources in a manner that preserves and protects private property rights.
4. Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.
5. Identify opportunities to optimize existing and future supplies, and water and wastewater infrastructure.
6. Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
7. Protect and manage surface and groundwater recharge areas to ensure sufficient long-term water supplies for the region.
8. Protect, maintain, and where appropriate and practicable, identify opportunities to enhance water quality and river base flows.

9. Protect and maintain regional water-dependent recreational opportunities.
10. Identify opportunities to manage stormwater to improve water quality and quantity.
11. Identify and implement cost effective water management strategies.
12. Seek to provide economically affordable power and water resource service to all citizens in the region.
13. Identify and implement actions to better measure and share water use data and information.

In addition, the Regional Water Plan has adopted several Short-Term Water Quantity and Water Quality Management Practices, which the local comprehensive plan should include in order to manage water resources in a sustainable manner through the planning period and beyond:

The most significant issues in the Suwannee-Satilla Region are surface water availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

Short Term Water Quantity Management Practices (0-10 Years)

1. Utilize surface water and groundwater sources within the available resource capacities
2. Water conservation
3. Data Collection and research to confirm the frequency, duration, severity, and drivers of surface water gaps
4. Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns (1 in 10 year 7 day low flow condition)
5. Encourage sustainable groundwater use as a preferred supply in regions with surface water 7Q10 low flow concerns and adequate groundwater supply
6. Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use to address 7Q10 low flow concerns
8. Evaluate the potential to use existing storage to address 7Q10 low flow concerns
9. Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow concerns

Short-Term Water Quality Management Practices (0 – 10 Years):

1. Point Sources:

- Support and fund current permitting and waste load allocation process to improve treatment of wastewater and increase treatment capacity
- Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry

2. Non-Point Sources:

- Data collection to confirm source of pollutants and causes; encourage stormwater ordinances, septic system maintenance, and coordinated planning
- Ensure funding and support for Best Management Practices Programs by local and state programs, including urban/suburban, rural, forestry and agricultural Best Management Practices

3. Non-point Source Existing Impairments:

- Total maximum daily load listed streams: Improve data on source of pollutant and length of impairment; identify opportunities to leverage funds and implement non-point source Best Management Practices

Longer Term (20 – 40 years) water quantity and quality management practices include:

- Improve infiltration and management of wetlands
- Evaluate incentive-based programs to manage, increase, and restore wastewater and stormwater returns
- Identify potential/feasibility of a multi-purpose reservoir

- Identify feasibility of regional inter-basin transfer
- Continue wastewater and stormwater master planning

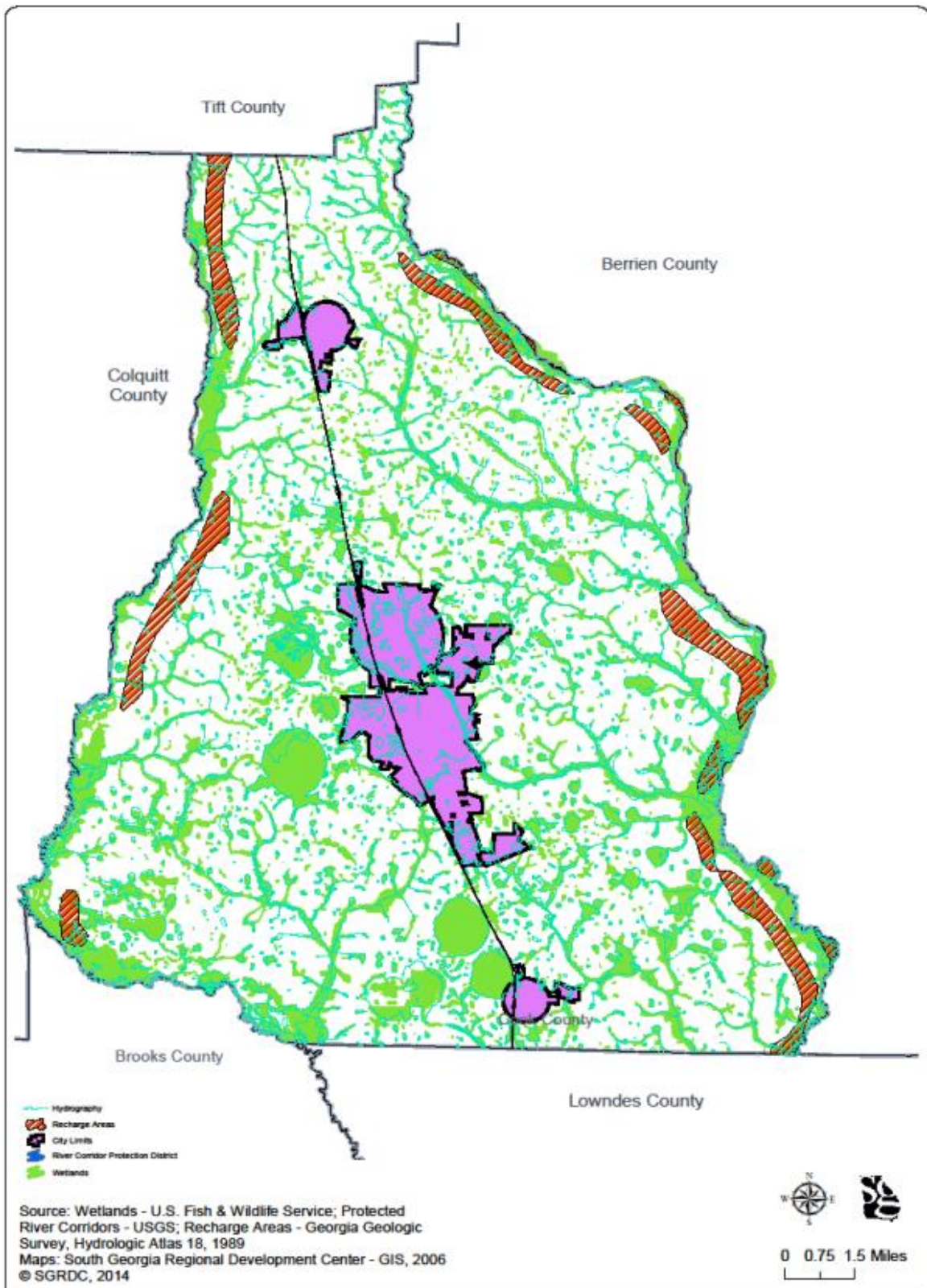
Chapter 391-3-16, Rules for Environmental Planning Criteria

The Environmental Planning Criteria that are part of the Minimum Planning Standards deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains, the last of which is not quite applicable in this region. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridor Protection Act.

The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction.

Some uses may be grandfathered, such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utilities placements, and special forestry or agricultural services.

The Environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors which shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.



**GREATER COOK COUNTY
 ENVIRONMENTAL RESOURCES**

7. Consideration of DCA Community Quality Objectives

DCA crafted a series of objectives dealing with a broad range of aspects that concern local governments. The objectives, which are listed below, are only recommendations, but provide local governments with a tool to guide them in the assessment of their needs and opportunities and in the development of their implementation activities. If they are used as such a tool by many of the local governments in their planning efforts, these objectives also have the potential to result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents.

1. Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

4. Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

5. Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

6. Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

8. Transportation Options

Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

9. Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

10. Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

II. PLAN ELEMENTS

1. Community Goals

The purpose of the Community Goals Element is to lay out a road map for Cook County's and its Cities' future; to generate local buy-in to the plan and to ensure that the plan is implemented. The Goals as listed below were developed in the 2010 Update through several community workshops. These Goals were reviewed individually during the first workshop of this 2015 comprehensive plan update and deemed to still be applicable to Cook County and its cities. Therefore no changes were made.

- Goal 1: Conserve and protect the functions and values of the natural resources of Cook County for future generations' appropriate use and enjoyment.
- Goal 2: Protect, preserve, and promote the historic and cultural resources of Cook County through such measures as regulations, adaptive reuse, and tourism and education programs focused on historic preservation.
- Goal 3: Improve the Cook County economy by developing and enhancing new and existing strengths that will draw new businesses, expand existing businesses, diversify the local economy, help Cook County compete in the regional economy, and ensure that overall community growth and development benefits all segments of the population.
- Goal 4: Provide opportunities for homeownership and housing resources for all citizens of Cook County through public/private partnerships.
- Goal 5: 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 Cook County. The goal shall be implemented through strict enforcement of the zoning ordinances and building codes based on the objectives and policies that follow.
- Goal 6: Ensure that needed community facilities such as water, sewer, solid waste, police, fire, and EMS are provided in an effective, environmentally sound, safe, and economic system, consistent with present demand and future growth.
- Goal 7: Provide a safe and efficient transportation system which addresses the future needs of Cook County for movement of people and freight, and which considers the social, economic, energy, and environmental effects of the transportation system.
- Goal 8: Establish effective coordination measures among all pertinent public and quasi-public entities to best maintain Cook County's quality of life and resources.

2. Needs and Opportunities

The initial Needs and Opportunities as shown in this section were developed and identified in the 2010 Update for Cook County and the Cities of Adel, Cecil, Lenox, and Sparks. For this comprehensive plan update, the issues and opportunities were reviewed in the first of three workshops. Each of the previous issues and opportunities were reviewed and discussed by the participants, and then either deleted, amended, or retained as deemed applicable to Cook County and the Cities of Adel, Cecil, Lenox, and Sparks. This was done utilizing a strengths, weaknesses, opportunities, and threats (SWOT) analysis with stakeholders and residents, experiences by stakeholders and residents, analysis of statistical data and information, and review and revision as applicable of the issues and opportunities. Each of the following needs and opportunities is addressed by corresponding implementation measures in the Community Work Program.

Analysis of Data and Information

2010 total population for Cook County from the U.S. Census 2010 Demographic profile was 17,212. Esri forecasts for 2014 show an increase in population to 17,845. The City of Adel has a 2010 total population of 5,334, City of Cecil a 2010 total population of 286, Town of Sparks a 2010 total population of 2,052, and Town of Lenox a 2010 total population of 873.

Reviewing the household data from the U.S. Census 2010 Summary File 1 and the 2010 Demographic Profile, we find that the majority of households are family households (73%), with 27% non-family households. Approximately 24% are households with people living alone, and 10% of those are 65 years and older. This indicates that even though the majority of housing and infrastructure should be geared towards families, 10% of households, being over 65, will have very different housing and service needs. Care should be taken to evaluate and incorporate the interests and needs of the entire population.

Reviewing the educational attainment data shows that the majority of residents aged 25 and over in Cook County have a high school degree (74.8%), 23.9% have some college or an associate's degree, and 12.4% have bachelor's degree or higher. In order to improve the economic development status within the county, additional efforts should be undertaken to raise the educational level of the residents (including professional and vocational training) to raise income levels, improve quality of life, and attract jobs to the area.

The revised June 2014 U.S. unemployment rate stood at 6.5 percent, according to the Bureau of Labor Statistics. The State of Georgia is slightly higher, with a 7.4% unemployment rate, and Cook County showed a 10.8% unemployment rate for the same time frame. the 2014 median household income for Cook County is \$32,327, average household income for 2014 for Cook is \$41,012, and the 2014 per capita income for Cook is \$15,093 (Source: Georgia Labor Market Explorer – Labor Market Services – Area Profile – Summary and U.S. Census, Summary File 1). The high unemployment rate and low average salary also reflect the portion of residents without a higher education. Research and studies have shown repeatedly that higher wages and employment are a result of better education. In order to attract higher paying jobs, Cook County must address the issue of education in the community and increase high school and college graduation rates. Along with this issue, Cook County must develop incentives to attract companies to the area that will employ these graduates and develop incentives to keep these residents in the County.

According to the Census 2010 Summary File and Esri forecasts for 2014, Cook County has 7,662 housing units, of which 56.2% are owner occupied, 29.4% are renter occupied, and 14.4% are vacant. The majority are single family residences with an average household size of 2.70, and 30.8% are mobile homes. Only 15% of the housing stock has been constructed since 2000 and about 25% of these are renter occupied. A recommendation for Cook County would be to undertake a housing survey to specifically identify those units that are vacant, the reasons for the vacancies, and the condition of the

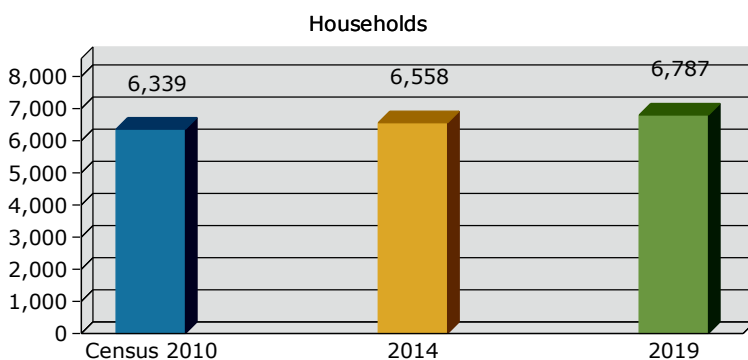
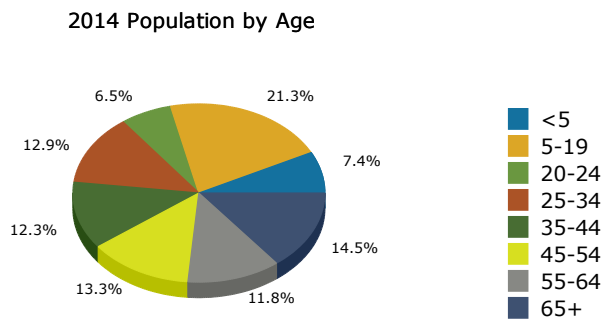
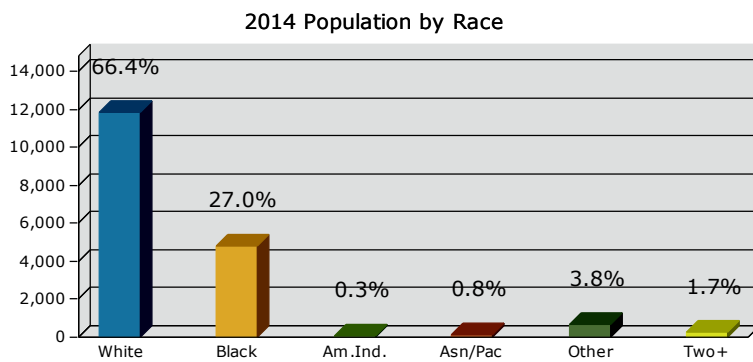
older housing stock in general. This could serve as a basis for increased rehabilitation efforts and grants to improve the housing stock and decrease the vacancy rate in Cook County.

The following charts provide a brief summarization of socio-demographic data for Cook County and the cities of Adel, Cecil, Lenox, and Sparks. Data were provided by ESRI 2014 and 2019 forecasts, based on the US Census Bureau's 2010 Census data.

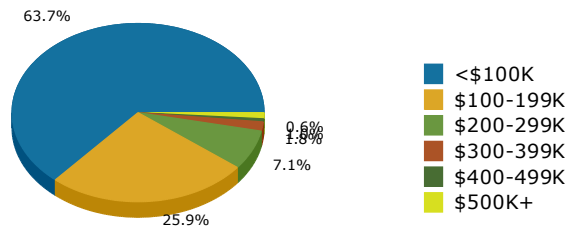
Cook County

The 2014 population of Cook County is 17,845. The estimated increase for 2019 is 0.75%, indicating a fairly stable population. There are 6,558 households and 4,725 families, with an average of 2.7 people per household and an average family size of 3.17. 66.4 percent of the population are White and 27.0 percent are Black; other races make up 6.6 percent of the population. 6.5 percent are of Hispanic/Latino origin.

The median age in Cook County is 36.6, compared with a median US age of 37.7.

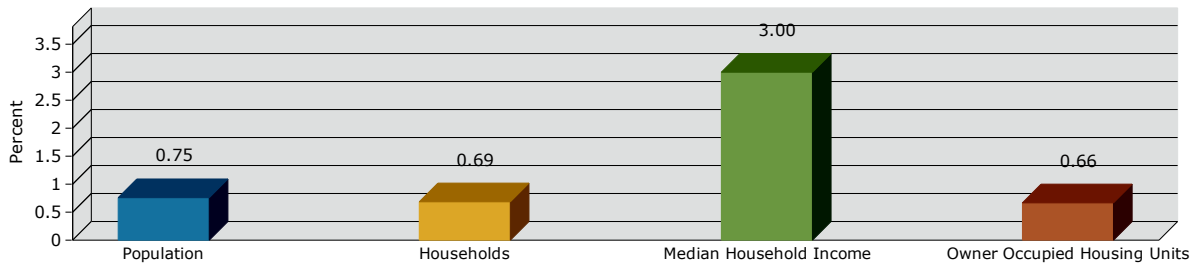


2014 Home Value

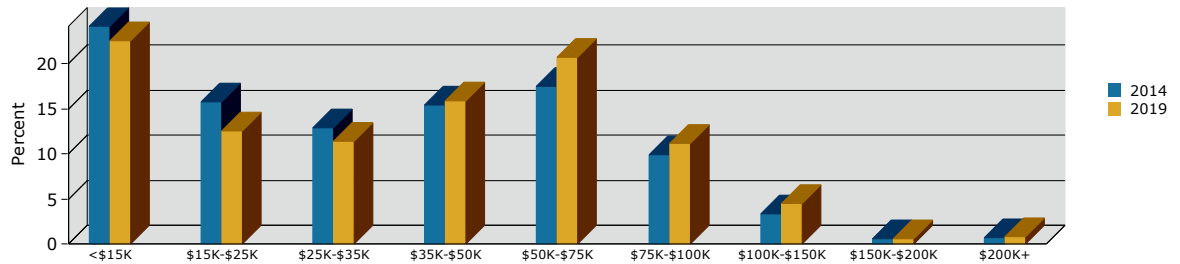


About two-thirds of all homes in Cook County are valued at less than \$100,000, about one-quarter are valued between \$100,000 and \$200,000, and only about 10 percent of the housing stock is valued at more than \$200,000. 56.2 percent of housing units are owner-occupied, 29.4 percent are rentals, and 14.4 percent of the housing stock is vacant. The median home value is \$81,226.

2014-2019 Annual Growth Rate



Household Income



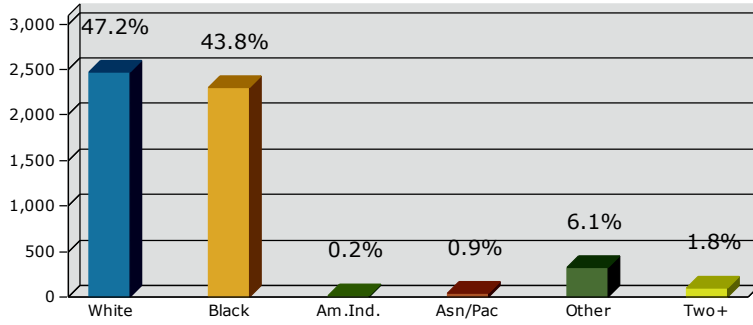
The median household income in Cook County is \$32,329 and the per capita income is \$15,093. By 2019, the number of households with income below \$35,000 is expected to decrease, and the number of households with income over \$35,000 is expected to increase.

City of Adel

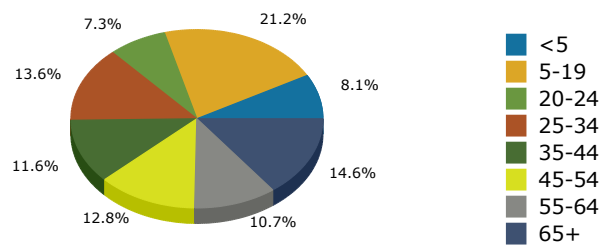
The 2014 population of the City of Adel is 5,239. The estimated decrease for 2019 is -0.14%, indicating a fairly stable population. There are 1,942 households and 1,342 families, with an average of 2.63 people per household and an average family size of 3.17. 47.2 percent of the population are White and 43.8 percent are Black; other races make up 9 percent of the population. 9.5 percent are of Hispanic/Latino origin.

The median age in Adel is 34.8, compared with a median US age of 37.7.

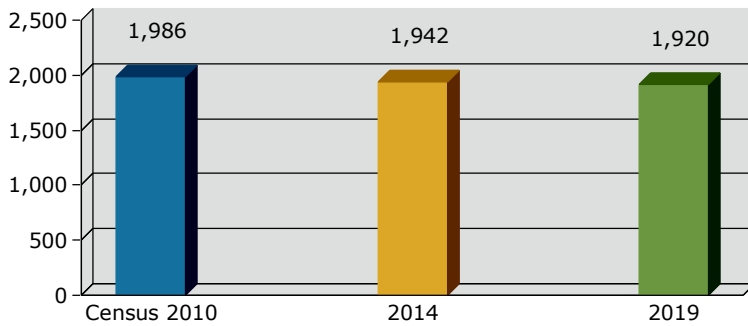
2014 Population by Race



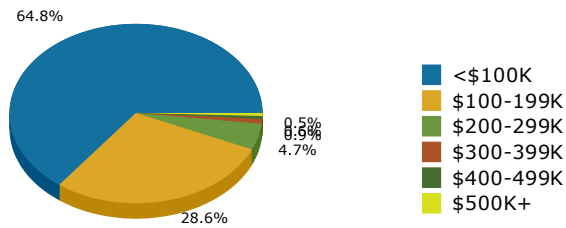
2014 Population by Age



Households

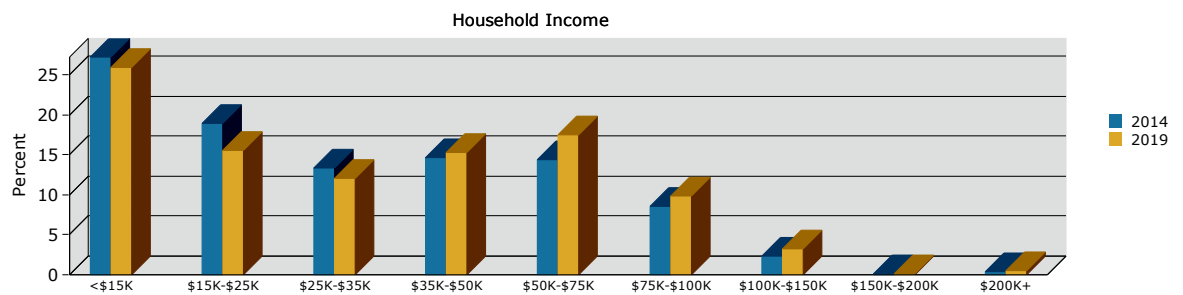
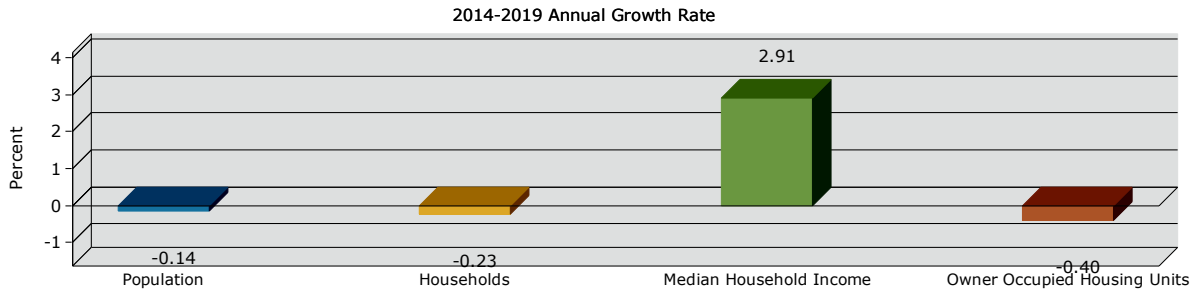


2014 Home Value



About two-thirds of all homes in Adel are valued at less than \$100,000, about one-quarter are valued between \$100,000 and \$200,000, and only about 6.6 percent of the housing stock is valued at more than

\$200,000. 43.5 percent of housing units are owner-occupied, 37.0 percent are rentals, and 19.6 percent of the housing stock is vacant. The median home value is \$82,249.

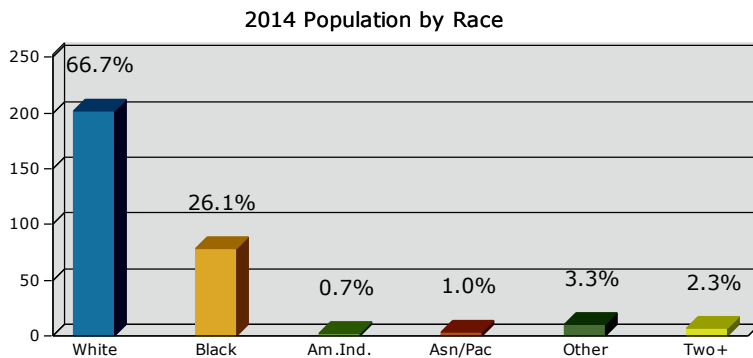


The median household income in Adel is \$27,305 and the per capita income is \$13,200. By 2019, the number of households with income below \$35,000 is expected to decrease, and the number of households with income over \$35,000 is expected to increase.

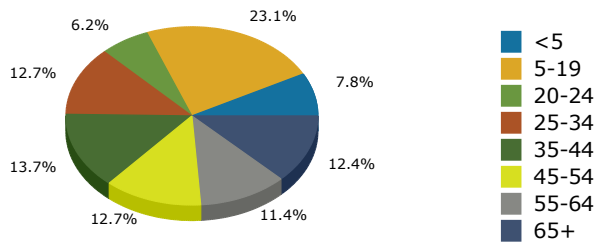
City of Cecil

The 2014 population of the City of Cecil is 286. The estimated increase for 2019 is 1.03%, indicating a fairly stable population. There are 120 households and 91 families, with an average of 2.53 people per household and an average family size of 2.89. 66.7 percent of the population are White and 26.1 percent are Black; other races make up 7.2 percent of the population. 5.9 percent are of Hispanic/Latino origin.

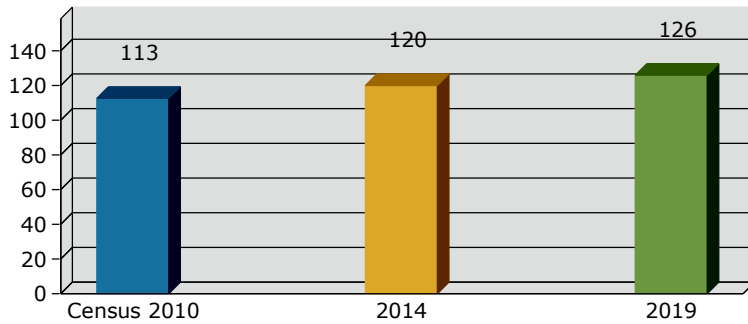
The median age in Cecil is 35.1, compared with a median US age of 37.7.



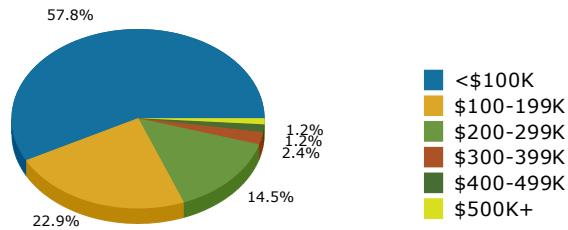
2014 Population by Age



Households

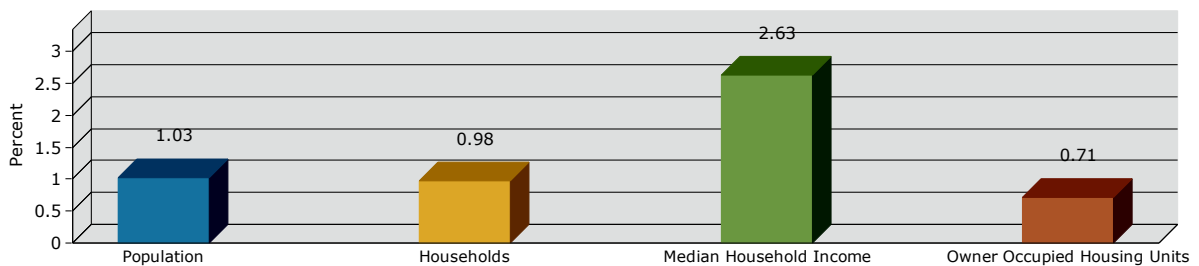


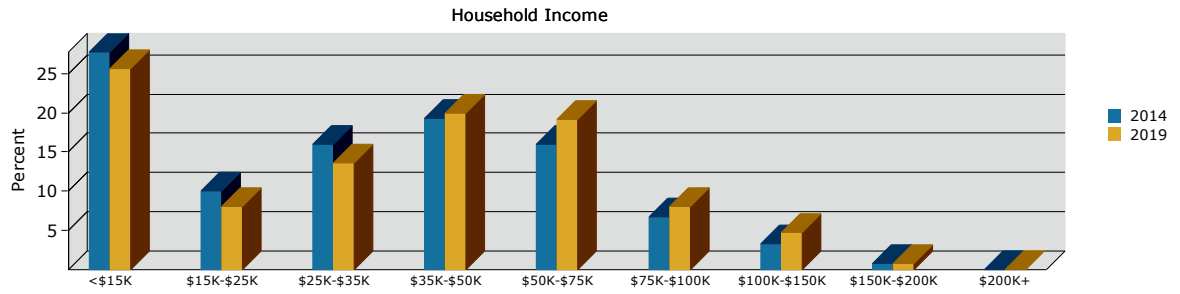
2014 Home Value



57.8 percent of all homes in Cecil are valued at less than \$100,000, 22.9 percent are valued between \$100,000 and \$200,000, 14.5 percent are valued between \$200,000 and \$300,000, and 4.8 percent of the housing stock is valued at more than \$300,000. 53.2 percent of housing units are owner-occupied, 23.7 percent are rentals, and 23.1 percent of the housing stock is vacant. The median home value is \$85,870.

2014-2019 Annual Growth Rate



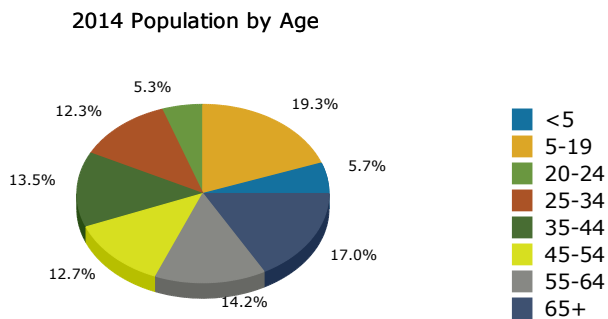
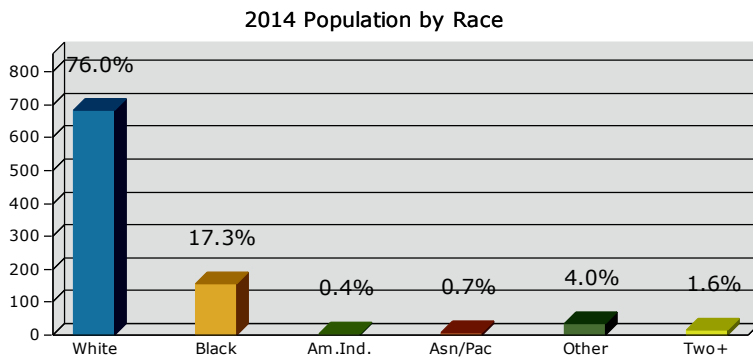


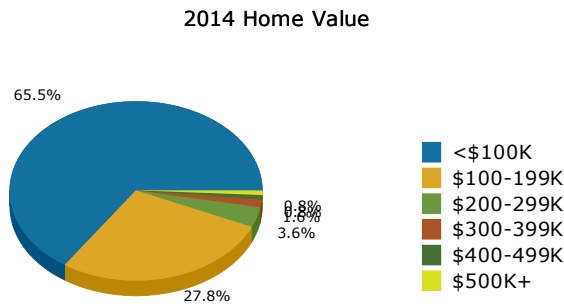
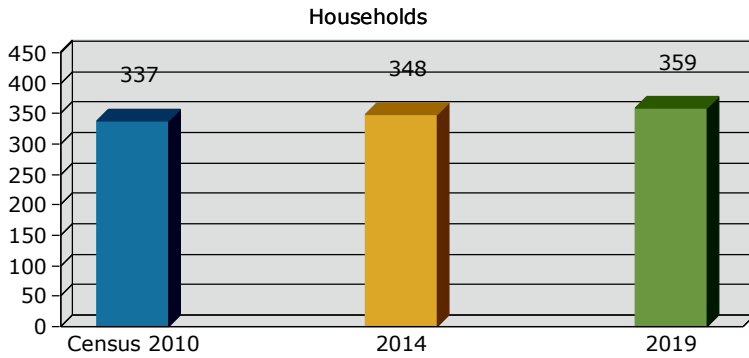
The median household income in Cecil is \$32,014 and the per capita income is \$13,544. By 2019, the number of households with income below \$35,000 is expected to decrease, and the number of households with income over \$35,000 is expected to increase.

Town of Lenox

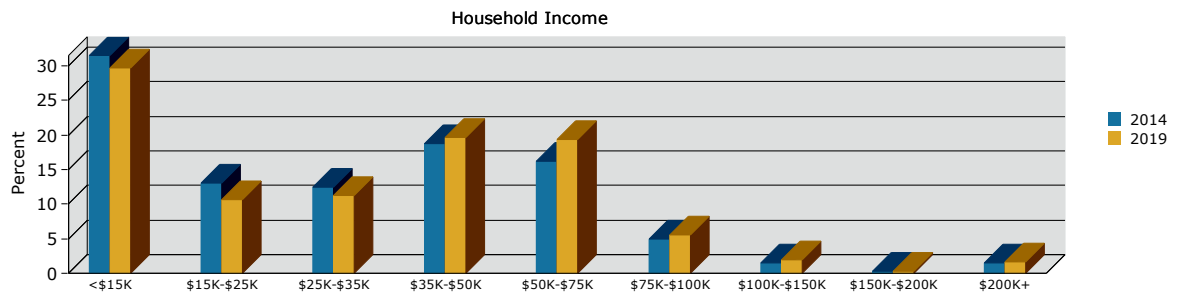
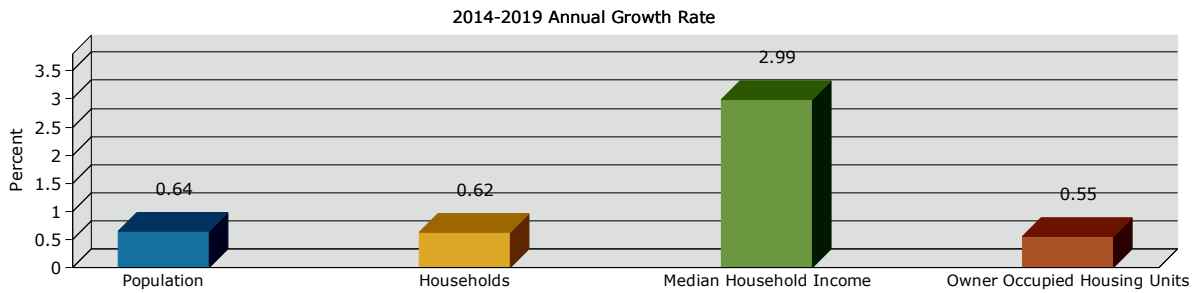
The 2014 population of the Town of Lenox is 900. The estimated increase for 2019 is 0.64%, indicating a fairly stable population. There are 348 households and 247 families, with an average of 2.59 people per household and an average family size of 3.07. 76 percent of the population are White and 17.3 percent are Black; other races make up 6.7 percent of the population. 5.2 percent are of Hispanic/Latino origin.

The median age in Lenox is 40.9, compared with a median US age of 37.7.





About two-thirds of all homes in Lenox are valued at less than \$100,000, about one-quarter are valued between \$100,000 and \$200,000, and 6.7 percent of the housing stock is valued at more than \$200,000. 60.6 percent of housing units are owner-occupied, 22.4 percent are rentals, and 16.9 percent of the housing stock is vacant. The median home value is \$77,586.

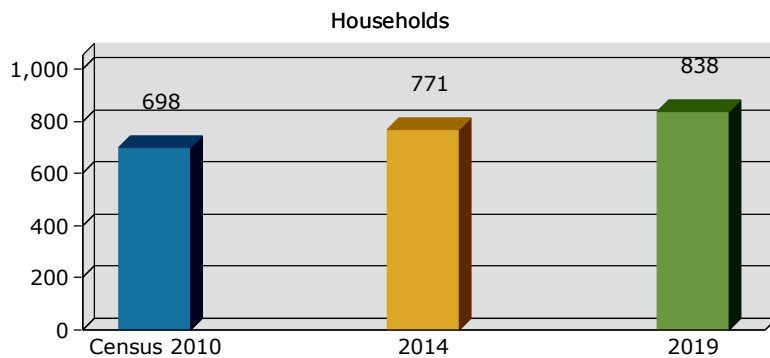
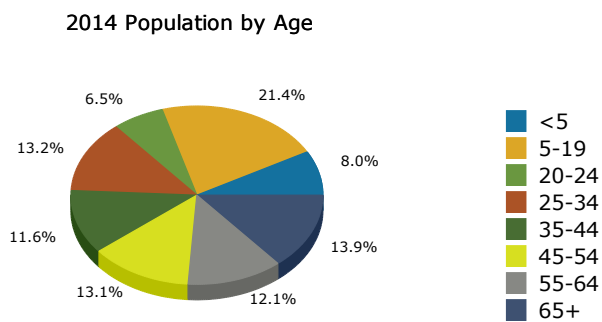
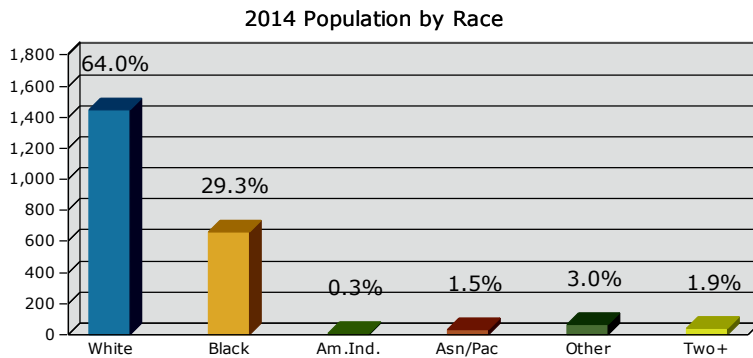


The median household income in Lenox is \$28,708 and the per capita income is \$14,327. By 2019, the number of households with income below \$35,000 is expected to decrease, and the number of households with income over \$35,000 is expected to increase.

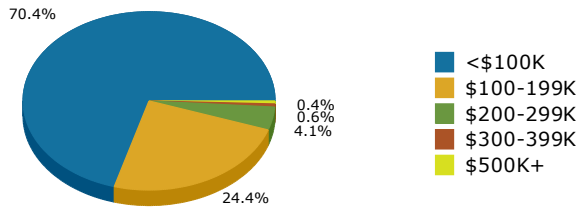
Town of Sparks

The 2014 population of the Town of Sparks is 2,262. The estimated increase for 2019 is 1.65%, indicating a fairly stable population. There are 771 households and 538 families, with an average of 2.91 people per household and an average family size of 3.46. 64 percent of the population are White and 29.3 percent are Black; other races make up 6.7 percent of the population. 5.8 percent are of Hispanic/Latino origin.

The median age in Sparks is 35.6, compared with a median US age of 37.7.

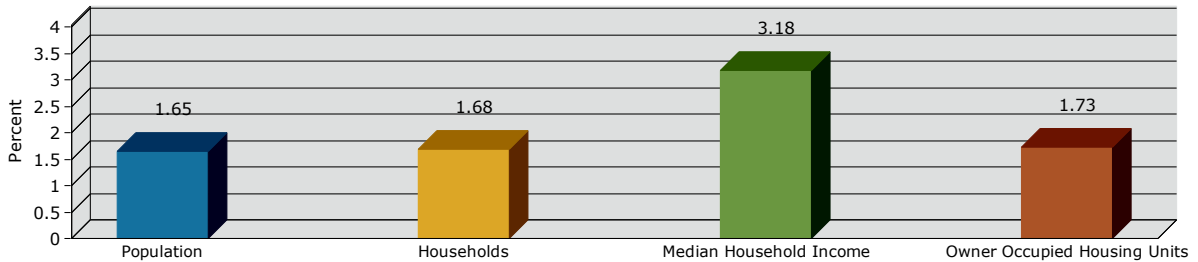


2014 Home Value

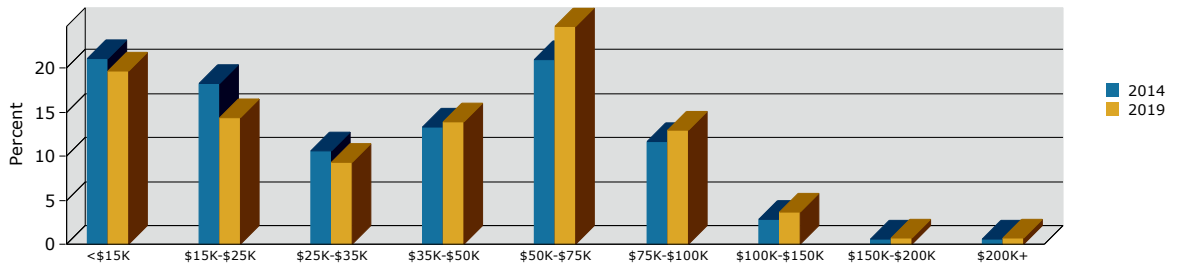


About two-thirds of all homes in Sparks are valued at less than \$100,000, about one-quarter are valued between \$100,000 and \$200,000, and only 5.2 percent of the housing stock is valued at more than \$200,000. 53.1 percent of housing units are owner-occupied, 34.2 percent are rentals, and 12.8 percent of the housing stock is vacant. The median home value is \$71,746.

2014-2019 Annual Growth Rate



Household Income



The median household income in Sparks is \$35,052 and the per capita income is \$15,569. By 2019, the number of households with income below \$35,000 is expected to decrease, and the number of households with income over \$35,000 is expected to increase.

Issues and Opportunities

Resource Conservation - Natural Resources

Issues

- Water and groundwater conservation practices are not widespread in Cook County.
- Local water resources need to be protected from potential statewide re-distribution efforts.
- There are no existing tree planting campaigns or tree planting requirements in Cook County or the Cities of Cecil 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.
- 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.

Resource Conservation - Cultural Resources

Issues

- A comprehensive survey of historic buildings and sites has not been completed.
- Cook County has many historic buildings that are empty, in poor repair, or contaminated by lead paint and/or asbestos.
- Funding is not available to restore historic buildings where needed, and great resources are lost when those buildings fall into disrepair.

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.

- Public/private partnerships are a great vehicle for promotion and coordination of historic preservation projects.

Economic Development

Issues

- Comprehensive marketing initiatives are needed to fill existing vacancies in commercial and industrial buildings.
- The area does not have enough local employment opportunities.
- The number of local businesses and industries needs to be increased in order to attract jobs and workforce.
- 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.

Opportunities

- Cook County has six interchanges with I-75 that could be better utilized to bring businesses and development into the County by making the areas more attractive and incentivizing development.
- The County has a diverse industry base that could be used to attract more industry.
- 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 centrally located along I-75 halfway between Orlando and Atlanta. This is a good location to draw businesses seeking a maximum area of influence.
- Two major rail lines, Georgia/Florida and Norfolk Southern, have routes through the County. Close proximity and easy access to both Brunswick and Savannah Ports are also good location factors for Cook County.
- Cook County has 3,000 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 nationwide.
- The airport runway length of 5500 feet may contribute significantly to the ability to attract businesses that rely on general aviation activities for employees and their business.
- 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.
- Wiregrass is helping to fill the education gap with knowledge programs and the Quick Start Program. Broadband in general should be expanded in order to take advantage of the opportunities it provides.

Development Patterns - Housing

Issues

- Location and lack of maintenance of Mobile Home Parks specifically and rental properties in general often result in substandard housing. Mobile homes are the only option for many residents in the low and very low income groups to own their home and possibly the land it is placed on.
- 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.
- Sufficient housing for diverse population groups is lacking. 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
- Cook County lacks a strategy to address the issues and needs of a homeless population.
- Projects for reinvestment and redevelopment of declining residential and commercial areas are lacking.

Opportunities

- Develop mechanisms to maintain the value of the existing and future housing stock, while also providing diverse, affordable, and quality housing.
- Strategies need to be adopted to encourage maintenance of existing Mobile Home Parks.
- Older neighborhoods are perceived as providing quality character to the area and should be maintained and preserved in better shape.
- Find and provide mechanisms to maintain the quality and number of mid- to high-level income housing.
- Utilize the House of Grace, an all-male rehabilitation center and homeless shelter in Cook County, to address the needs of the homeless population.

Development Patterns - Land Use

Issues

- Encroaching development poses a threat to existing farmland, not only by turning existing farmland into residential subdivisions, but also by endangering neighboring farmland through co-location of incompatible uses.
- Many buildings in Cook County and its cities are vacant. Infill development is needed for both residential and commercial/industrial buildings.
- 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. Require sufficient buffers or transitional areas to protect existing farm operations from negative perceptions and complaints about incompatible farming uses next to newer residential subdivisions or the location of concentrated animal feeding operations next to sustainable family farms or comparable farming operations.

- 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 of what “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

- 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.
- Recreation programs in Cook County are too fractured and need to be expanded with operation and coordination on a countywide level.
- The Highway 41 industrial corridor requires additional sewer capacity to serve the industrial development area with adequate capacity.
- Expansion and modernization of the City of Adel’s sewer system is necessary before additional development can be accommodated.

Opportunities

- Establish a joint Capital Improvement Program that all the communities will update on a regular schedule, in order to aid in planning future investments.
- Maintain 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.
- Maintain the quality of the existing hospital system.

Development Patterns – Transportation

Issues

- An additional interchange needs to be constructed on I-75 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.
- 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.
- The transportation system (street network) in Cook County is aging and is in need of major improvements.
- Countywide 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 safety and improvements for sidewalks, trails, and bicycle paths.

Governmental Relations

Issues

- 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.

Community Policies

The following policies, numbered to coincide with the Community Goals, were developed in conjunction with all stakeholders and are intended to provide a qualitative guidance to address the Needs and Opportunities as identified above and to provide a framework for the development of the Community Work Program. The Community Work Program then addresses the Needs and Opportunities through specific action items detailing the projects, participants, anticipated cost, and time frame.

Natural Resources Goal

Conserve and protect the functions and values of the natural resources of Cook County for future generations' appropriate use and enjoyment.

Issue 1.

Water and groundwater conservation practices are not widespread in Cook County.

Policy 1.1

Promote the protection of groundwater recharge areas.

Policy 1.2

Continue to assist the State and public/private groups in the protection of Reed Bingham State Park and other conservation areas, through in-kind services including but not limited to the river cleanup crew, publishing event notices, and Friends of Reed Bingham participation.

Policy 1.3

Continue to implement the Wetlands Mitigation Bank program.

Policy 1.4

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 are 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 1.5

Protect Blueway and Greenway Corridors along sensitive environmental areas to the maximum extent practicable.

Policy 1.6

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

Issue 2.

Local water resources need to be protected from potential statewide re-distribution efforts.

Policy 2.1

Identify all opportunities to speak with state representatives regarding retention of local water resources.

Policy 2.2

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

Policy 2.3

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 2.4

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

Issue 3

There are no existing tree planting campaigns or tree planting requirements in Cook County or the Cities of Cecil and Sparks

Policy 3.1

Consider the development and adoption of a Tree Protection Ordinance for local governments, 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 3.2

Coordinate with local nurseries to develop an annual Tree Planting Day within Cook County and its Cities.

Cultural Resources Goal

Protect, preserve, and promote the historic and cultural resources of Cook County through such measures as regulations, adaptive reuse, and tourism and education programs focused on historic preservation.

Cultural Resources Issues and Policies**Issue 1**

A comprehensive survey of historic buildings and sites has not been completed.

Policy 1.1

Update and maintain the lists identified in the Regionally Important Resources Plan and the Regional Bike and Pedestrian Plan.

Policy 1.2

Investigate the feasibility of creating a comprehensive local historic preservation plan for Cook County.

Issue 2

Cook County has many historic buildings that are empty, in poor repair, or contaminated by lead paint and/or asbestos.

Policy 2.1

Continue to identify opportunities to adaptively reuse historic buildings and structures throughout 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

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

Issue 3

Funding is not available to restore historic buildings where needed, and great resources are lost when those 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.

Policy 3.3

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.

Economic Development Goal

Improve the Cook County economy by developing and enhancing new and existing strengths that will draw new businesses, expand existing businesses, diversify the local economy, help Cook County compete in the regional economy, and ensure that overall community growth and development benefits all segments of the population.

Issues and Policies**Issue 1**

Comprehensive marketing initiatives are needed to fill existing vacancies in commercial or industrial buildings.

Policy 1.1

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 1.2

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

Policy 1.3

Continue to 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 1.4

Continue to 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 1.5

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

Policy 1.6

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

Issue 2

The area does not have enough local employment opportunities.

Policy 2.1

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

Policy 2.2

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.

Issue 3

The number of local businesses and industries needs to be increased in order to attract jobs and workforce.

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

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

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.

Policy 4.1

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 4.2

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

Housing Goal

To provide opportunities for homeownership and housing resources for all citizens of Cook County through public/private partnerships.

Issues & Policies

Issue 1

Location and lack of maintenance of Mobile Home Parks specifically, and rental properties in general, often result in substandard housing. For many residents in the low and very low income groups, Mobile Homes are the only option to own their home and possibly the land it is placed on.

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.

Issue 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.

Policy 2.1

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

Policy 2.2

Review and coordinate with the local municipalities 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

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

Sufficient housing for diverse population groups is lacking. 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.

Policy 3.1

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

Policy 3.2

Participate in the Georgia Initiatives for Community Housing as applicable.

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

Cook County lacks a strategy to address the issues and needs of a homeless population.

Policy 4.1

Continue to support the House of Grace, 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.

Issue 5

Projects for reinvestment and redevelopment of declining residential and commercial areas are lacking.

Policy 5.1

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

Policy 5.2

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

Policy 5.3

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

Policy 5.4

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

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 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.

Issues and Policies**Issue 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 co-location 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 provide land use regulations that new residential developments within the Agricultural Land Use Areas retain a minimum of 35% of the gross project area in common open space.

Policy 1.3

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 1.4

Provide land use regulations such that no non-agricultural development is permitted in the AU Land Use 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.

Issue 2

Many buildings in Cook County and its cities are vacant. Infill development is needed for both residential and commercial/industrial buildings.

Policy 2.1

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 2.2

Provide land use regulations that ensure that any proposed zoning will be compatible with the underlying Land Use designations as shown in the Comprehensive Plan.

Policy 2.3

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

Policy 2.4

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.

Issue 3

Population numbers are stagnant. The county needs to find ways to increase population growth.

Policy 3.1

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 3.2

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

Community Facilities Goal

Ensure that needed community facilities such as water, sewer, solid waste, police, fire, and EMS are provided in an effective, environmentally sound, safe, and economic system, consistent with present demand and future growth.

Issues and Policies**Issue 1**

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 1.2

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

Policy 1.2

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

Issue 2

Recreation programs in Cook County are too splintered and need to be expanded with operation and coordination on a countywide level.

Policy 2.1

Consider developing a 5-year Park & Recreation Area Master Plan identifying Parks & Recreation Areas in Cook County and cataloguing 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 2.2

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

Issue 3

The Highway 41 industrial corridor requires additional sewer capacity in order to serve the industrial development area adequately.

Policy 3.1

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

Policy 3.2

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

Issue 4

Expansion and modernization of the City of Adel's sewer system is necessary before additional development can be accommodated.

Policy 4.1

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 4.2

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.

Transportation Goal

Provide a safe and efficient transportation system which addresses the future needs of Cook County for movement of people and freight, and which considers the social, economic, energy, and environmental effects of the transportation system.

Issues and Policies**Issue 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.

Policy 1.1

Investigate the feasibility of a new interchange along Interstate 75.

Issue 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.

Policy 2.1

Coordinate and combine to pursue the local east-west truck route with other future road projects.

Issue 3

The transportation system (street network) in Cook County is aging and is in need of major improvements.

Policy 3.1

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

Policy 3.2

Develop a five-year road maintenance program, to be updated at regular intervals.

Policy 3.3

Pursue 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 4

Countywide 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.

Policy 4.1

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

Policy 4.2

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 4.3

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

Intergovernmental Coordination Goal

Establish effective coordination measures among all pertinent public and quasi-public entities to best maintain Cook County's quality of life and resources.

Issues and Policies**Issue 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.

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

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.

3. Community Work Program

Cook County Community Work Program Update Report of Accomplishments (ROA)

Activity	2011	2012	2013	2014	2015	ROA
Planning Resources						
Annually re-evaluate the Cook County Short-Term Work Program	x	x	x	x	x	Complete
Participate in all updates to the Greater Cook County Comprehensive Plan	x	x	x	x	x	Complete
Continue to participate in state loan and grant programs, and prepare applications for new projects.	x	x	x	x	x	Complete
Historic & Cultural Resources						
Provide participation on the Greater Cook County Historic Preservation Task Force	x	x	x	x	x	Complete
Economic Development						
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant spec buildings, and land and job training/education programs.	x	x	x	x	x	Complete
Continue to support the IDA efforts to prepare financial packages for existing and new businesses/industries in Greater Cook County	x	x	x	x	x	Complete
Continue to support the development of the Industrial Corridor between I-75 and US 41 through incentives and marketing	x	x	x	x	x	Complete
Coordinate with the Airport to develop additional hangars at the airport facility	x	x	x	x	x	Complete; airport capacity will continue to be expanded as needed
Land Use						
Develop a Unified Land Use Plan/Ordinance	x					Complete
Develop floodplain elevations for the County	x	x	x	x	x	Underway
Housing						
Conduct a low-income housing needs inventory and assessment			x			Discontinued; any housing activity is performed by the City
Natural Resources						
Investigate the feasibility of adopting a Conservation Use Ordinance for the County		x				Discontinued; the County is using State guidelines
Continue to support the development of Reed Bingham State Park	x	x	x	x	x	Complete
Community Facilities & Services						
Fire Protection:						
Coordinate efforts of the various organizations to improve the ISO rating in the unincorporated areas	x					Complete
Investigate the feasibility of consolidating countywide fire protection	x					Underway
Public Water System:						

Activity	2011	2012	2013	2014	2015	ROA
Conduct an evaluation of the Countywide water system				x		Discontinued, the county does not have its own water system and it is not considered financially feasible in the near future
Continue to maintain public water infrastructure, including replacement as needed, throughout the community.	x	x	x	x	x	Discontinued, the City provides all the maintenance
Continue to expand public water service to underserved neighborhoods and communities.	x	x	x	x	x	Discontinued, City responsibility
Sewer and Stormwater:						
Upgrade all sewer and stormwater systems to meet current regulatory requirements and capacity needs.	x	x	x	x	x	Underway
Continue to maintain public sewer and stormwater services.	x	x	x	x	x	Underway
Solid Waste:						
Evaluate ways in which the County can improve solid waste management services	x					Underway
Transportation:						
Construct a new airport terminal		x	x			Complete
Continue to maintain all roads and streets, including paving and resurfacing of dirt and asphalt facilities.	x	x	x	x	x	Underway
Develop a countywide Transportation Master Plan		x	x			Discontinued due to lack of funding and staff
Construction of improvements at the Interstate 75 interchanges	x	x	x	x	x	Discontinued due to lack of funding
Parks & Recreation:						
Plan and develop a new recreational complex and expand recreational services throughout the county	x	x	x	x	x	Underway; funds have been earmarked and property purchased
Construction of a new system of sidewalks to and from the new high school	x	x	x	x	x	Discontinued due to lack of funds

City of Adel Community Work Program Update Report of Accomplishments (ROA)

Activity	2011	2012	2013	2014	2015	ROA
Planning						
Annually re-evaluate the Adel Short-Term Work Program	x	x	x	x	x	Complete
Participate in all updates to the Greater Cook County Comprehensive Plan	x	x	x	x	x	Complete
Continue to participate in state loan and grant programs, and prepare applications for new projects.	x	x	x	x	x	Complete
Historic & Cultural Resources						
Conduct a citywide historic resources survey	x					Complete
Renovate the old Sowega Building	x	x				Underway
Renovation of dilapidated downtown buildings	x	x	x	x	x	Discontinued – responsibility lies in the private sector
Provide participation on the Greater Cook Historic Preservation Task Force	x	x	x	x	x	Discontinued – Task Force no longer exists
Economic Development						
Continue to foster all Economic Development Council (EDC) job prospecting, marketing of vacant spec buildings, and land and job training/education programs	x	x	x	x	x	Discontinued – EDC responsibility
Facilitate the development of the old Talley Site to a retail business	x	x	x	x	x	Discontinued – EDC responsibility
Market the Mega Industrial Corridor along US 41 to prospective industrial companies	x	x	x	x	x	Discontinued – EDC responsibility
Continue to support IDA efforts to prepare financial packages for existing and new businesses and industries to Greater Cook County	x	x	x	x	x	Underway
Land Use						
Continue to support the County to enforce Adel's development regulations, building code, housing code, zoning ordinance, and proposed subdivision ordinance	x	x	x	x	x	Complete
Develop a Unified Land Use Plan		x				Complete
Develop a Historic Preservation Ordinance	x					Discontinued due to lack of funding and staff
Community Facilities & Services						
Governmental Buildings:						
Relocate the Girls and Boys Club	x					Complete
Renovate and expand City Hall	x					Discontinued to due lack of funds
Parks and Recreation:						
Continue to develop and expand countywide recreational services	x	x	x	x	x	Underway
Fire Protection:						

Activity	2011	2012	2013	2014	2015	ROA
Relocate Fire Station #1			x			Discontinued due to lack of funds
Develop countywide Fire Services	x	x	x	x	x	Complete
Natural Gas:						
Annually update the gas system GIS database	x	x	x	x	x	Underway
Extend the natural gas main	x		x			Underway – in engineering phase
Electric System:						
Annually update the electric system GIS database	x	x	x	x	x	Underway
Public Water System:						
Annually update the water system GIS database	x	x	x	x	x	Underway
Upgrade the water systems in targeted neighborhoods	x					Underway – grant applied for
Wastewater System:						
Annually update the sewer system GIS database	x	x	x	x	x	Underway
Expand the Wastewater Treatment Facility			x			Underway
Upgrade the sewer and stormwater systems in targeted neighborhoods		x	x			Underway (part of the water system grant)
Transportation:						
Construction of the Alabama Road project		x				Postponed; State project
Relocate the railroad switching yard				x		Postponed due to stalled talks with RR
Extend JM Drive	x	x				Complete
Continue to maintain all roads and streets, including paving and resurfacing of dirt & asphalt facilities	x	x	x	x	x	Complete
Develop a network of paved roads to meet the needs of the local neighborhoods and communities.	x	x	x	x	x	Complete

City of Cecil Community Work Program Update Report of Accomplishments (ROA)

Activity	2011	2012	2013	2014	2015	ROA
Planning						
Annually re-evaluate the Cecil Short-Term Work Program	x	x	x	x	x	Complete
Participate in all updates to the Greater Cook County Comprehensive Plan	x	x	x	x	x	Complete
Continue to participate in state loan and grant programs, and prepare applications for new projects.	x	x	x	x	x	Underway
Revise the City's current Zoning Map	x					Complete
Historic & Cultural Resources						
Rehabilitate and preserve the old Cecil AME Church Cemetery	x					Complete
Economic Development						
Encourage more downtown development through marketing and incentives				x		Complete
Coordinate with Cook County, Adel, Lenox, and Sparks to promote quality urban development/redevelopment/reuse of all I-75 interchanges	x	x	x	x	x	Underway
Expansion and/or development of the RV Park at Exit 32			x	x		Discontinued
Community Facilities & Services						
At the intersections of Richardson, Main, Williams, and Old Coffee Road, request flashing lights and drop gates for public safety	x	x	x	x	x	Discontinued, lack of funds
Clean and refurbish old pipes and stormwater drainage facilities throughout the City	x		x			Complete
Continue to expand water and sewer service to underserved neighborhood	x	x	x	x	x	Complete
Continue to maintain public water infrastructure, including replacement as needed, throughout the region.	x	x	x	x	x	Continue
Resurfacing of City streets	x					Underway
Pave Mill Street			x			Complete
Develop a network of local roads and streets to meet the needs of the local neighborhoods and communities.	x	x	x	x	x	
Construction of a new Senior Center		x				Complete
Purchase and develop a new City Park		x				Complete
Construction of a local library facility				x		Complete

Town of Lenox Community Work Program Update Report of Accomplishments (ROA)

Activity	2011	2012	2013	2014	2015	ROA
Planning						
Annually re-evaluate the Lenox Short-Term Work Program	x	x	x	x	x	Complete
Participate in all updates to the Greater Cook County Comprehensive Plan	x	x	x	x	x	Complete
Continue to participate in state loan and grant programs, and prepare applications for new projects.	x	x	x	x	x	Complete
Continue an interlocal agreement with Cook County to enforce the Lenox Building and Housing Codes	x	x	x	x	x	Complete
Encourage the provision of more affordable and low-income housing throughout the City	x	x	x	x	x	Complete
Historic Resources						
Provide participation on the Greater Cook County Historic Preservation Task Force	x	x	x	x	x	Complete; task force no longer exists
Preserve the old Elementary School, RESA	x	x				Underway
Economic Development						
Coordinate with Cook County, Adel, Cecil, and Sparks to promote quality urban development/redevelopment/reuse of all I-75 interchanges		x	x	x	x	Underway
Development of infill/vacant lots within the City		x	x	x	x	Underway
Expansion and development of the Scott Corbitt bio-fuels plant	x	x	x	x	x	Underway
Encourage more downtown development through marketing and incentives				x		Underway
Transportation						
Paving of all unpaved roads in Lenox	x	x	x	x	x	Underway
Develop a network of local roads and streets to meet the needs of the local neighborhoods and communities	x	x	x	x	x	Underway
Provide sidewalks along city streets	x	x	x	x	x	Underway
Community Facilities & Services						
Fire Protection:						
Update all fire hydrants within the City			x			Underway
Public Utilities:						
Provide natural gas lines for city residents	x	x	x	x	x	Underway – in negotiations
Public Water & Sewer System:						
Refurbish and repair all old water lines within the City		x	x	x		Underway

Activity	2011	2012	2013	2014	2015	ROA
Continue expansion of the water and sewer systems to underserved neighborhoods and areas	x	x	x	x	x	Underway
Construction of a new Wastewater Treatment Plant	x	x	x	x	x	Underway
Continue to maintain public sewer and stormwater services	x	x	x	x	x	Underway
Parks and Recreation Facilities:						
Construction of a walking track within the city		x	x			Underway

Town of Sparks Community Work Program Update Report of Accomplishments

Activity	2011	2012	2013	2014	2015	ROA
Planning						
Annually re-evaluate the Adel Short-Term Work Program	x	x	x	x	x	Complete
Participate in all updates to the Greater Cook County Comprehensive Plan	x	x	x	x	x	Complete
Continue to participate in state loan and grant programs, and prepare applications for new projects.	x	x	x	x	x	Complete
Revise the City's Zoning Ordinance	x					Underway
Revise the City's Zoning Map	x					Underway
Historic & Cultural Resources						
Provide participation on the Greater Cook County Historic Preservation Task Force	x	x	x	x	x	Complete; task force no longer exists
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	x	x	x	x	x	Discontinued due to lack of support
Economic Development						
Coordinate with Cook County, Adel, Cecil, and Lenox to promote quality urban development, redevelopment/reuse of all I-75 interchanges	x	x	x	x	x	Underway
Develop a Downtown Development Authority	x	x	x	x	x	Postponed to FY 2019 due to lack of funding
Purchase vacant downtown property	x	x	x	x	x	Postponed to FY 2018 due to lack of funding
Community Facilities & Services						
Public Water System:						
Apply for a grant to put a new well on the East side of the City	x					Underway
Continue to expand the water system to underserved neighborhoods and areas	x	x	x	x	x	Underway
Continue to maintain public water infrastructure, including replacement as needed, throughout the region.	x	x	x	x	x	Underway
Conduct a complete Inflow and Infiltration Study	x					Postponed to FY 2019 due to lack of funding
Sewer and Stormwater:						

Activity	2011	2012	2013	2014	2015	ROA
Upgrade all sewer and stormwater systems to meet current regulatory requirements.	x	x	x	x	x	Underway
Continue to maintain public sewer and stormwater services	x	x	x	x	x	Underway
Stormwater Drainage Improvements			x			Underway
Transportation System:						
Develop a second entrance/exit to the Fox Run subdivision	x	x	x	x	x	Postponed to FY 2019 due to lack of funding
Continue to maintain all roads and streets, including paving and resurfacing of dirt and asphalt facilities.	x	x	x	x	x	Underway
Develop a network of local roads and streets to meet the needs of the local neighborhoods and communities	x	x	x	x	x	Underway
Miscellaneous:						
Develop a countywide weather alert system		x				Complete

3. Community Work Program

Cook County FY2016 – FY2020 Community Work Program

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Cultural Resources									
Participate in the Greater Cook County Historic Preservation Task Force when active	x	x	x	x	x	2	Historical Society, Chamber	Staff Time	General Fund/Grants

Activity	2016	2017	2018	2020	2019	Goal	Responsible Party	Estimated Cost	Funding Source
Economic Development									
Coordinate with the Airport Authority to grow the airport in response to business needs	x	x	x	x	x	6, 7, 10	County Airport Authority EDA	Staff Time	General Fund, Grants, Splost
Foster all EDC job prospecting, marketing of vacant spec buildings and land; job training & education programs	x	x	x	x	x	3	Chamber, IDA, EDC, County	Staff Time	General Fund, Grants, Private Sector funds
Support the Industrial Development Authority (IDA) efforts to prepare financial packages for existing and new businesses/industries	x	x	x	x	x	3	Chamber, IDA, EDC, County	Staff Time	General Fund, Grants, Private Sector funds
Support the development of the Industrial Corridor between I-75 and US 41 through incentives and marketing	x	x	x	x	x	3	Chamber, IDA, EDC, County	Staff Time	General Fund, Grants, Private Sector funds

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Natural Resources/Land Use:									
Develop Floodplain elevations for the County	x	x	x	x	x	1	County	Staff Time/GIS	General Funds, Grants

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Community Facilities:									
Lower ISO rating for unincorporated areas of Cook County	x	x	x	x	x	6	County	\$200,000-\$500,000	General Fund, Grants
Maintain and upgrade stormwater systems to meet current regulatory requirements and capacity needs.	x	x	x	x	x	6	County	\$200,000	General Fund, Grants
Improve solid waste management services	x	x	x	x	x	6	County	Staff Time	General Fund, Grants
Continue to maintain all roads and streets, including paving and resurfacing of dirt and asphalt facilities.	x	x	x	x	x	8	County	\$150,000	General Fund, Grants
Plan and develop a new recreational complex and expand recreational services throughout the county	x	x	x	x	x	8, 10	County City	\$100,000	General Fund, Grants Splost
Coordinate with the City to expand water & sewer services in the County where needed	x	x	x	x	x	6	County	Staff Time	General Fund
Intersection Nell Purvis Rd and McConnell Bridge Rd	x	x	x	x	x	7	County	75,000	SPLOST/ LMIG/ General Fund
Intersection Evergreen Church Rd and Rountree Bridge Rd	x	x	x	x	x	7	County	75,000	SPLOST/ LMIG/ General Fund
Reed Bingham Park	x	x	x	x	x	7	County	75,000	SPLOST/ LMIG/ General Fund
Intersection McConnell Bridge Rd and Old Union	x	x	x	x	x	7	County	75,000	SPLOST/ LMIG/ General Fund
Daughtrey Rutland Rd	x	x	x	x	x	7	County	315000	SPLOST/ LMIG/ General Fund
Brushy Creek Church Rd	x	x	x	x	x	7	County	\$100,000	State Grants/ SPLOST / General Fund
Beulah Church Rd	x	x	x	x	x	7	County	\$100,000	State Grants/ SPLOST / General Fund
Burnett Rd	x	x	x	x	x	7	County	\$50,000	State Grants/ SPLOST / General Fund
South Ave / County portion						7	County	25000	State Grants/ SPLOST / General Fund
Lydia and Green Streets	x	x	x	x	x	7	County	100000	State Grants/ SPLOST / General Fund
Billy Browning and William Browning Rds	x	x	x	x	x	7	County	100000	State Grants/ SPLOST / General Fund

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Road Repair Policy	x	x	x	x	x	7	County	10000	COUNTY
Loren Rd	x	x	x	x	x	7	County	100000	State Grants/ SPLOST / General Fund
Roberts Rd	x	x	x	x	x	7	County	100000	State Grants/ SPLOST / General Fund
Bridges:						7			
Massee Post Rd over Brushy Creek	x	x	x	x	x	7	County	100000	State Grants/ SPLOST / General Fund
Brushy Creed Rd over Brushy Creek	x	x	x	x	x	7	County	50000	State Grants/ SPLOST / General Fund
Antioch Church Rd over Little River	x	x	x	x	x	7	County	25000	State Grants/ SPLOST / General Fund
Barneyville Rd over Brushy Creek	x	x	x	x	x	7	County	25000	State Grants/ SPLOST / General Fund
Barneyville Rd over New River	x	x	x	x	x	7	County	25000	State Grants/ SPLOST / General Fund
Futch Rd over Lindsey Branch	x	x	x	x	x	7	County	25000	State Grants/ SPLOST / General Fund
Old Coffee Rd over Withlacoochee River	x	x	x	x	x	7	County	200000	State Grants/ SPLOST / General Fund
Boyette Rd over Bear Creek	x	x	x	x	x	7	County	100000	State Grants/ SPLOST / General Fund
Hutchinson Parrish over Youngs Mill	x	x	x	x	x	7	County	50000	State Grants/ SPLOST / General Fund
Rutland Bridge over New River	x	x	x	x	x	7	County	100000	State Grants/ SPLOST / General Fund
Whiddon Rowan Rd over Brushy Creek	x	x	x	x	x	7	County	100000	State Grants/ SPLOST / General Fund
Fellowship Rd over Hutchinson Mill Creek	x	x	x	x	x	7	County	50000	State Grants/ SPLOST / General Fund
Register Rd over Youngs Mill Creek	x	x	x	x	x	7	County	50000	State Grants/ SPLOST / General Fund
Lott Bridge Rd over Little River	x	x	x	x	x	7	County	50000	State Grants/ SPLOST / General Fund
Massee Post Rd over New River	x	x	x	x	x	7	County	150000	State Grants/ SPLOST / General Fund

City of Adel FY2016 - FY2020 Community Work Program

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Cultural Resources:									
Renovate the old Sowega Building	x					1	City/private	n/a	private
Annually re-evaluate goals and apply for State Funds to assist with HP projects in the City	x	x	x	x	x	1	City/private	n/a	grants

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Economic Development:									
Continue to support Industrial Development Authority's and Chamber of Commerce's efforts to prepare financial packages for existing and new businesses and industries in Greater Cook County	x	x	x	x	x	2	EDC, Chamber, IDA, County	Staff Time	General Funds

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Housing:									
Build Public Housing	x	x				4	Private	\$5,000,000	Private/Public

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Community Facilities & Services:									
Continue to develop and expand countywide recreational services	x	x	x	x	x	6	City	varies by project	Splost
Annually update the gas system GIS database	x	x	x	x	x	6	City	\$5,000	General Fund
Extend the natural gas lines	x		x			6	City	\$1,400,000	Splost
Annually update the electric system GIS database	x	x	x	x	x	6	City	\$5,000	General Fund
Annually update the water system GIS database	x	x	x	x	x	6	City	\$5,000	General Fund
Upgrade the water & sewer systems in targeted neighborhoods	x					6	City	\$500,000	CDBG
Annually update the sewer system GIS database	x	x	x	x	x	6	City	\$5,000	General Fund
Expand the Wastewater Treatment Facility			x			6	City	\$1,000,000	Federal, State, CDBG, Splost
Replace Metering	x	x				6	City	\$1,500,000	General Fund

City of Cecil FY2016 - FY2020 Community Work Program

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Coordinate with Cook County, Adel, Lenox, and Sparks to promote quality urban development/redevelopment/reuse of all I-75 interchanges	x	x	x	x	x	6	Cecil	Staff Time	General Funds
Continue to participate in state loan and grant programs, and prepare applications for new projects.	x	x	x	x	x	6	Cecil	Staff Time	General Funds
Resurfacing of City streets	x					6	Cecil	Staff Time	General Funds

Town of Lenox FY2016 - FY2020 Community Work Program

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Economic Development:									
Coordinate with Cook County, Adel, Cecil, and Sparks to promote quality urban development/redevelopment/reuse of all I-75 interchanges	x	x				3	Town of Lenox	Staff Time	General Fund
Development of infill/vacant lots within the City	x					3	Town of Lenox	Staff Time /private	General Fund/Private
Encourage more downtown development through marketing and incentives	x	x	x	x	x	3	Town of Lenox	Staff Time	General Fund
Expansion and development of the Scott Corbitt bio-fuels plant									

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Transportation:									
Pave all local roads to meet the needs of the local neighborhoods and communities.	x	x	x	x	x	7	Town of Lenox	\$500,000	Federal, State, CDBG
Provide sidewalks along city streets					x	7	Town of Lenox		

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Historic Resources:									
Preserve the old Elementary School, RESA			x	x		2	Town of Lenox	\$75,000	CDBG, Splost

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Community Facilities & Services:									
Fire Protection:									
Update all fire hydrants within the City				x	x	6	Town of Lenox	\$70,000	GEMA, Georgia Rural Water Grants
Public Utilities:									
Provide natural gas lines for city residents		x	x	x		6	Town of Lenox/Cook County	based on engineering and design	CDBG, Splost
Public Water & Sewer System:									
Refurbish and repair all old water lines within the City		x	x	x		6	Town of Lenox	\$500,000	CDBG
Continue expansion of the water and sewer systems to underserved neighborhoods and areas	x	x	x	x	x	6	Town of Lenox	\$500,000	CDBG
Construct a new Wastewater Treatment Plant				x	x	6	Town of Lenox	\$6,000,000	USDA
Continue to maintain public sewer and stormwater services including dredging of holding drainage ponds	x	x	x	x	x	6	Town of Lenox	\$10,000	General Fund
Dredge the oxidation pond			x	x		6	Town of Lenox	\$10,000	General Fund
Parks and Recreation Facilities:									
Construct a walking track within the city.	x					7	Town of Lenox	\$45,000	Splost
Government Buildings:									
Refurbish and update City Hall and other older buildings, to be identified later, as funds and/or grants become available.			x	x	x	8	Town of Lenox	\$500,000	CDBG

Town of Sparks FY2016 - FY2020 Community Work Program

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Revise the City's Zoning Ordinance	x					5	Town of Sparks	Staff Time	General Funds
Revise the City's Zoning Map	x					5	Town of Sparks	Staff Time	General Funds

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Economic Development:									
Coordinate with Cook County, Adel, Cecil and Lenox to promote quality urban development/redevelopment/reuse of all I-75 interchanges	x	x				3	Town of Sparks	Staff Time	General Funds
Develop a Downtown Development Authority				x		3	Town of Sparks	25,000/year	General Funds
Purchase vacant downtown property			x			3	Town of Sparks	Staff Time and TBA	General Funds

Activity	2016	2017	2018	2019	2020	Goal	Responsible Party	Estimated Cost	Funding Source
Community Facilities & Services:									
Apply for a grant to put a new well on the East side of the City	x					6	Town of Sparks	\$15,000	CDBG
Continue to expand the water systems to underserved neighborhoods and areas		x				6	Town of Sparks	\$25,000/year	CDBG
Continue to maintain public water infrastructure, including replacement as needed	x					6	Town of Sparks	\$25,000/year	General Funds, CDBG
Conduct a complete Inflow and Infiltration Study				x		6	Town of Sparks	\$30,000	General Funds
Upgrade all sewer and stormwater systems to meet current regulatory requirements.	x	x	x	x	x	6	Town of Sparks	\$25,000/year	General Funds
Continue to maintain public sewer and stormwater services	x	x	x	x	x	6	Town of Sparks	\$18,000	General Funds
Stormwater Drainage Improvements			x			6	Town of Sparks	\$15,000	General Funds
Develop a second entrance/exit to the Fox Run subdivision				x		6	Town of Sparks	\$12,000	General Funds
Continue to maintain all roads and streets, including paving and resurfacing of dirt and asphalt facilities.	x	x	x	x	x	6	Town of Sparks	\$24,000/year	General Funds
Develop a network of local roads and streets to meet the needs of the local neighborhoods and communities	x	x	x	x	x	6	Town of Sparks	Staff Time	General Funds

4. Economic Development Element

The September 2012 Comprehensive Economic Development Strategy (CEDS), as developed by the Southern Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration, is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Cook County and the Cities of Adel, Cecil, Lenox, and Sparks.

The Southern Georgia Regional Commission's (SGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SGRC CEDS is a regionally-owned strategy that is the result of a continuing economic development planning process developed with regional public- and private-sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southern Georgia region and clearly defines the measures of success.

The Southern Georgia CEDS gives an overview of the region briefly describing geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southern Georgia Regional Commission's successful development and implementation of the 2013-2018 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SGRC District.

Policies, issues and opportunities, and Short-term Work Program implementation strategies located in the current Comprehensive Plans for each of our 18-county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects, and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Cook County and the Cities of Adel, Cecil, Lenox, and Sparks:

Goal:

Improve/upgrade the educational levels and labor force skills within the region.

Objective:

Develop and support community-based efforts to address improved educational levels and labor force skills.

Objective:

Support the continued improvement of the educational system in addressing educational/skills improvement and ensure WIA coordination.

Goal:

A well trained workforce, professional, technical and skilled, capable of accommodating new industry and maintaining existing industry.

Objective:

Improve educational attainment by reducing high school drop-out rates.

Goal:

Public services and facilities adequate to accommodate existing and future growth.

Objective:

Industrial Parks/properties with all necessary infrastructure and transportation links, to attract new and expanding businesses and industries to the region.

Objective:

Availability of speculatively built and other buildings to attract new and expanding businesses and industries in the region.

Objective:

Availability of adequate financing and/or financial incentives to attract new and expanding businesses and industries to the region.

Goal:

Maintenance and improvement of existing and future housing and the elimination of the region's substandard housing conditions.

Objective:

Assist local governments with the development of a Building Inspection Program.

Objective:

Encourage local governments to participate in CHIP, CDBG, and USDA housing programs.

Objective:

Work with local governments to develop ordinances for manufactured home usage and placement.

Goal:

Provide affordable housing options for low- to moderate-income persons.

Objective:

Develop homebuyer programs for low- to moderate-income persons

Goal:

Conservation, maintenance, and improvement of existing/future housing and neighborhoods, and the elimination of substandard housing conditions in the region.

Objective:

All cities and counties should be encouraged to establish and maintain an annual housing condition inventory; and adopt or revise and update building and housing codes, using applicable state or national models.

Objective:

All substandard housing units which are inventoried and suited for rehabilitation should be scheduled for rehabilitation in a manner consistent with the local comprehensive plan.

5. Land Use Element

Character Area Description and Documentation

Agricultural Character Area



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:

Efficient Land Use: Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Resource Management: Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Sense of Place: Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Implementation Measures:

Allow only Appropriate Zoning Districts which may be, 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 directly related industry and to encourage the maintenance of the rural character and protection of 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 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.

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.

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, such as groundwater recharge areas. These are undeveloped 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:

Efficient Land Use: Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Resource Management: Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Regional Cooperation: Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in joint efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Implementation Measures:

Allow only Appropriate Zoning Districts which may be, 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 protection of 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.

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 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 design opportunities
- Explore Conservation Overlay zoning districts

Rural Residential Character Area



Description:

These are areas of rural land that are likely to face development pressures with larger lot, lower density residential subdivisions. The majority of these Rural Residential areas lie in transitional development areas adjacent to incorporated communities. These areas have a mix of lower density residential development and active agricultural uses.

Predominant Land Use:

The predominant uses are agricultural and single family residential.

Vision for the Future:

Provide connecting green space 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. Some land development policies may have to be implemented to preserve integrity of agricultural operations and prevent encroachment by non-agricultural residential uses.

Quality Community Objectives:

Efficient Land Use: Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Resource Management: Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Implementation Strategies:

Allow only Appropriate Zoning Districts which may be, 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 protection of 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 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 with a desirable residential environment. With health department approval, such districts may use individual water supply and septic tanks.

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.

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 any Land Development Codes, as well as policies that provide action steps to implement the Goal, which include but are not limited to:

- Ensure that water, sewer, and road infrastructure is provided concurrent with development. This also should include siting, size, and type of schools, police, and fire.
- Provide flexibility in subdivision regulations 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.
- Provide protection from encroachment for existing agricultural uses through right-to-farm policies.

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:

Efficient Land Use: Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Resource Management: Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Housing Options: Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Implementation Strategies:

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

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 with 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.

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.

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
- Provide flexibility in subdivision regulation to encourage creative design, green space, open space, and green design, including bicycle and pedestrian way continuity.

City Residential Character Area



Description:

These areas are located within the incorporated limits of Adel, with smaller 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:

Efficient Land Use: Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation.

Resource Management: Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Housing Options: Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Implementation Strategies:

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

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.

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 with 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 with 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.

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, main street, 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-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.

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.

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.

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 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 an 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 the attractiveness of places, including architectural design guidelines.
- Provide for underground utilities wherever possible.
- Provide for traffic circulation and parking that will assist business without detracting from the 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 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.

Environmental Protection Objective: Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas such as groundwater 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 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 of the community.

Implementation Strategies:

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

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 with 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.

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.
- 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 use, this character area has been established in order to encourage such development.

Predominant Land Use:

Entertainment Events.

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 alternative transportation should be encouraged.

Implementation Strategies:

Allow only Appropriate Zoning Districts which may be, 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.

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.

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/entertainment 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 be, 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. Often 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

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 the 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 be, 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.

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 surround 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 be, 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. Often clear zones around airports are used for grazing purposes.

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

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 the 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.

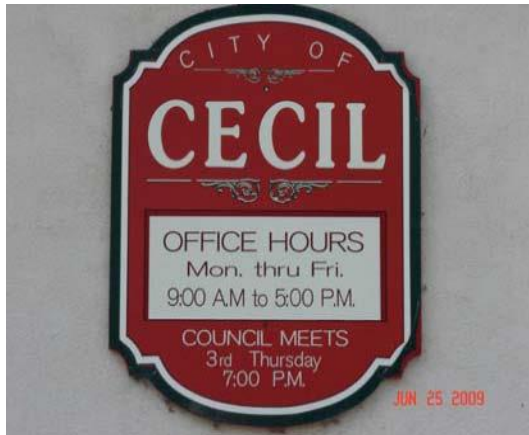
Planned Development: The purpose of this district shall be to provide for planned and mixed-use developments of varying density that are site-specific and approved individually by the Governing Authority.

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 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.
- Provide for 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 groundwater 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 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 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 be, 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 with 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 with 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.

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 the necessary tax base and employment opportunities

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.

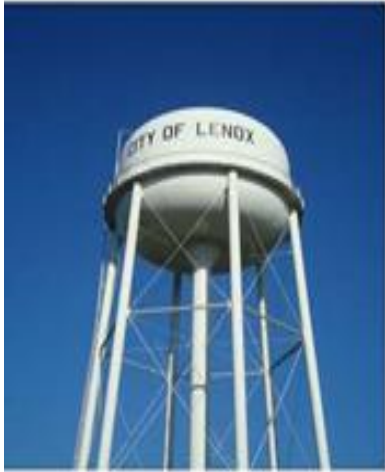
Planned Development: The purpose of this district shall be to provide for planned and mixed-use developments of varying density that are site-specific and approved individually by the Governing Authority.

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 a Land Development Code, as well as policies that provide action steps to implement the Goal.

- Provide for appropriate buffering between 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.
- Provide for 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 Town 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 groundwater 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 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 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.

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 be, 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 with 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.

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 the necessary tax base and employment opportunities.

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 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.
- Provide for interconnectivity between commercial uses.
- Ensure sufficient public service capacity and infrastructure is in place prior to or concurrent with development and redevelopment.

Sparks Character Area



Description:

These are land areas within the small incorporated Town 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 groundwater 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 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 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.

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.

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

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.

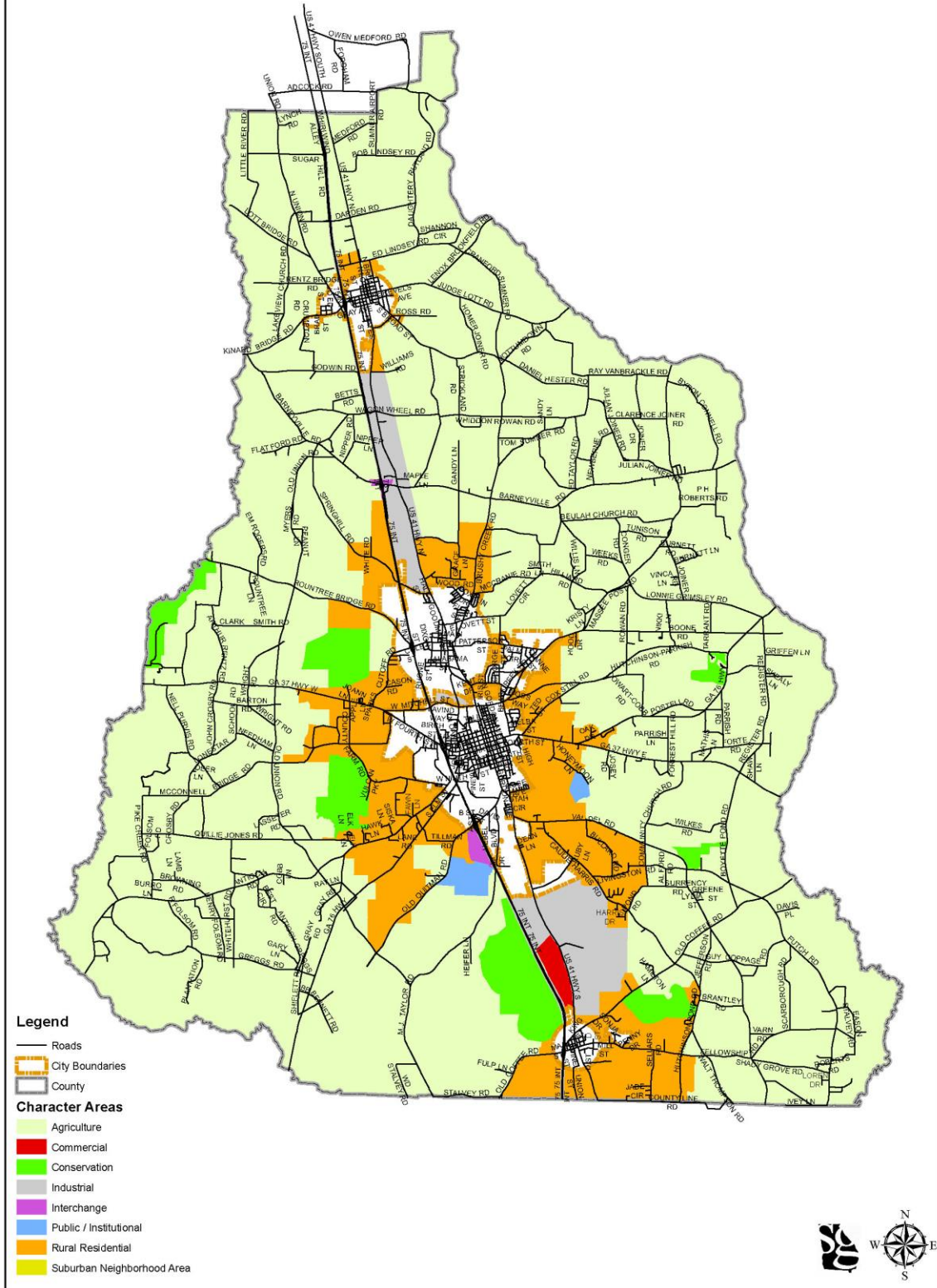
Public/Institutional: The purpose of this district is to provide an environment suitable for institutional, public, and quasi-public uses.

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.

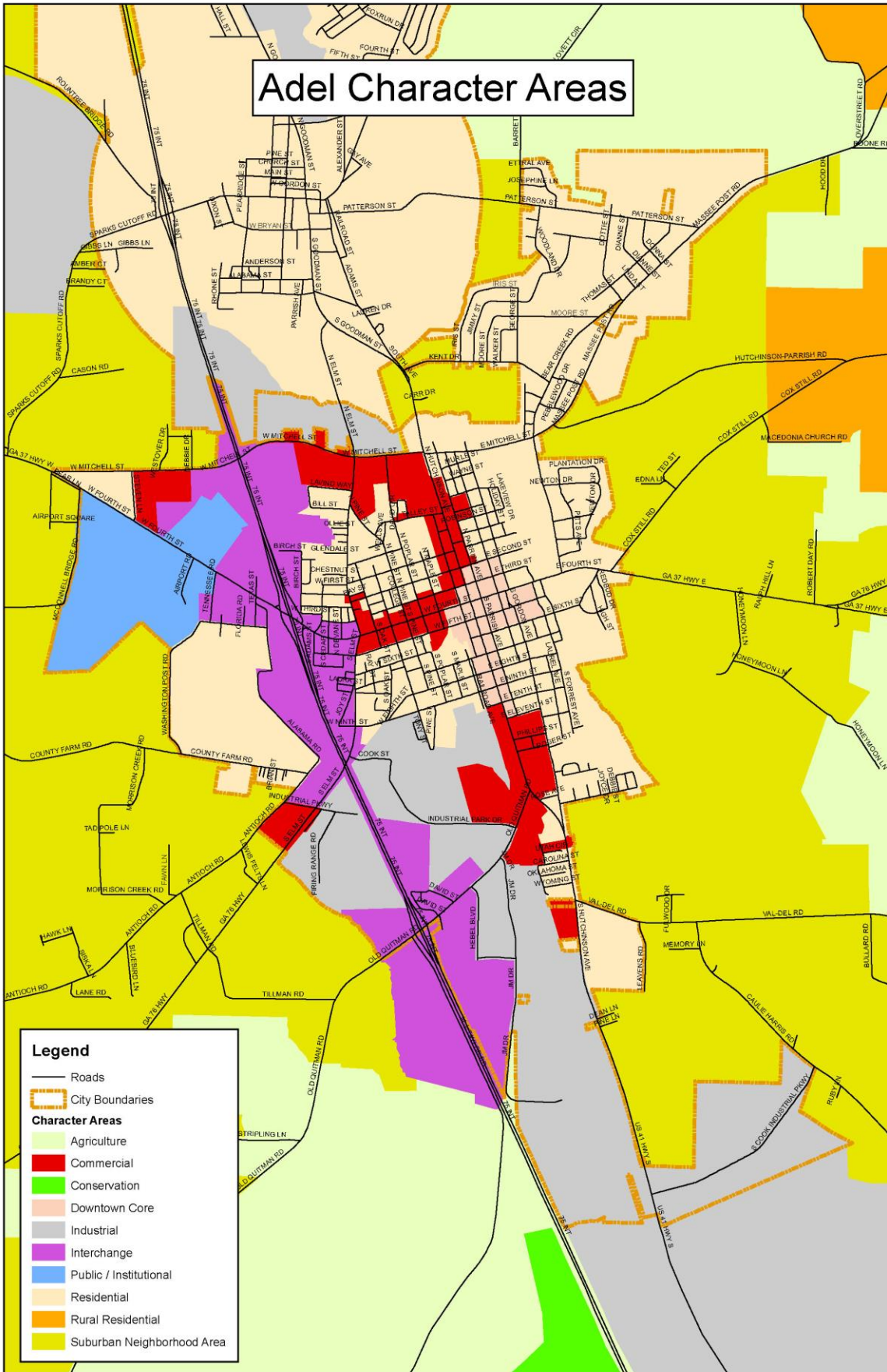
- Provide for appropriate buffering between commercial and other uses.
- Provide incentives to encourage development and redevelopment at the interchanges.
- Establish design guidelines that will foster character and a sense of place.
- Establish sign regulations that will create uniform standards to ensure an attractive and recognizable place.
- Provide for interconnectivity between commercial uses.
- Ensure sufficient public service capacity and infrastructure is in place prior to or concurrent with development and redevelopment.

Land Use/Character Area Maps

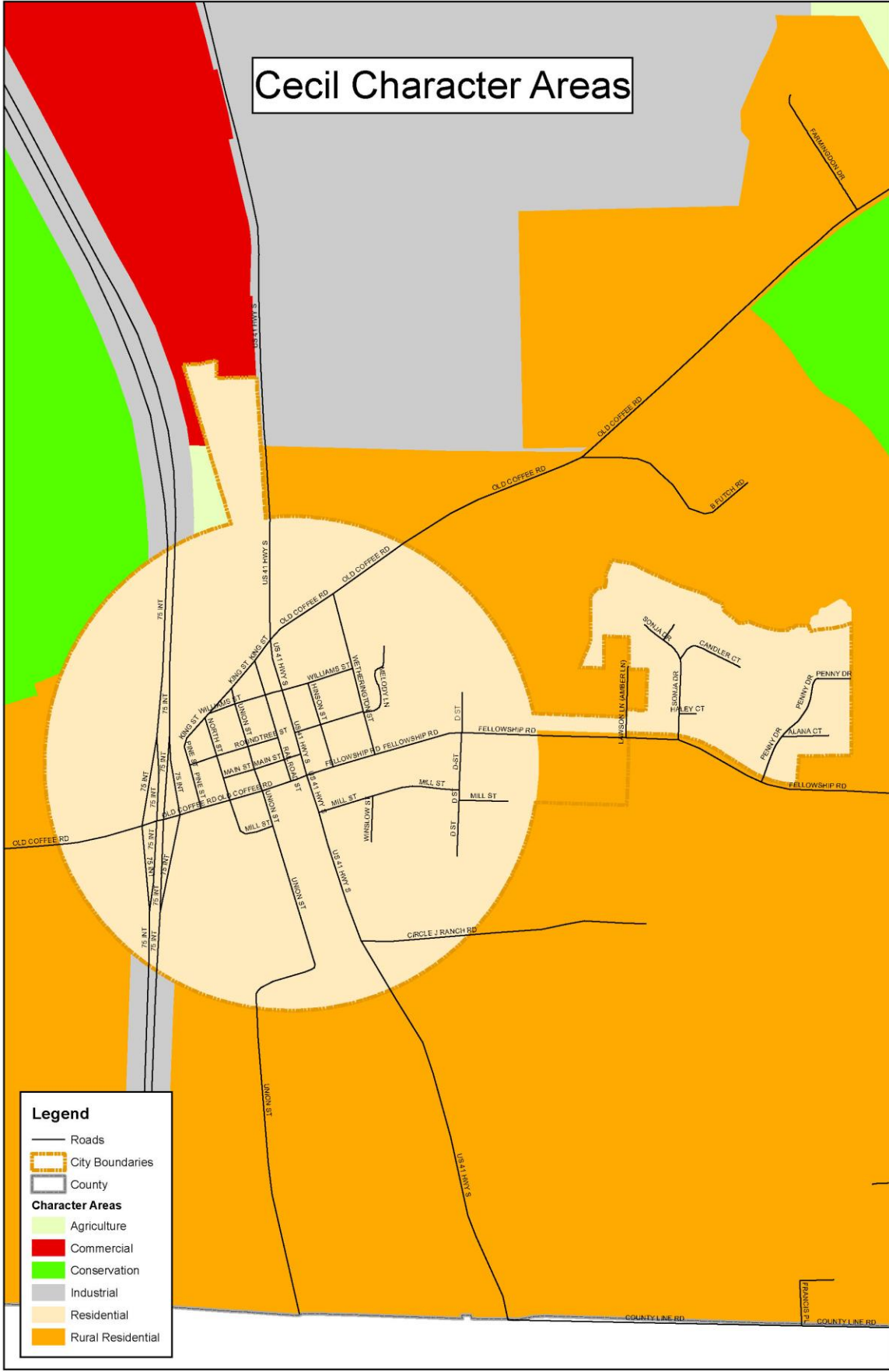
Cook County Character Areas



Adel Character Areas



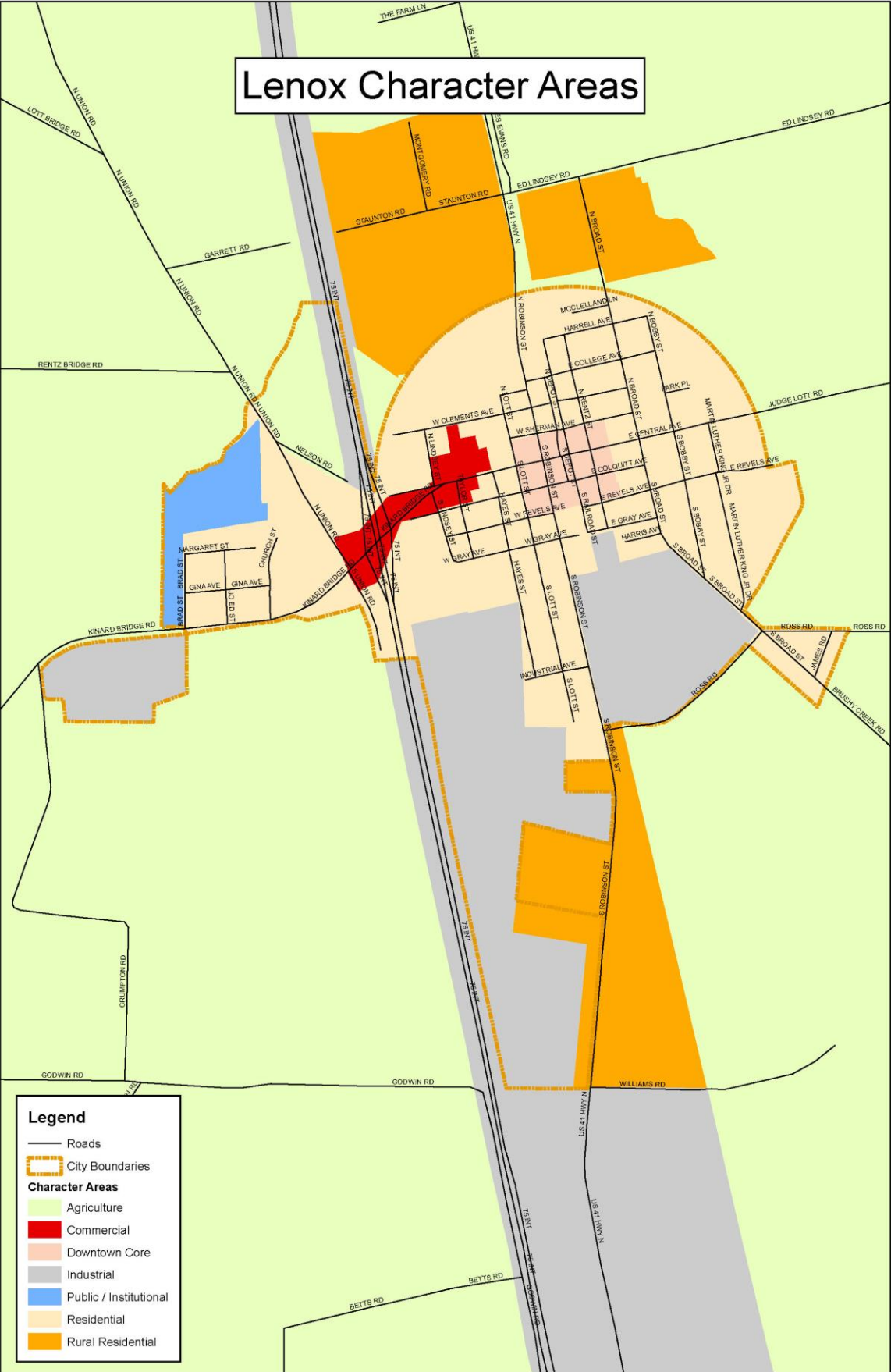
Cecil Character Areas



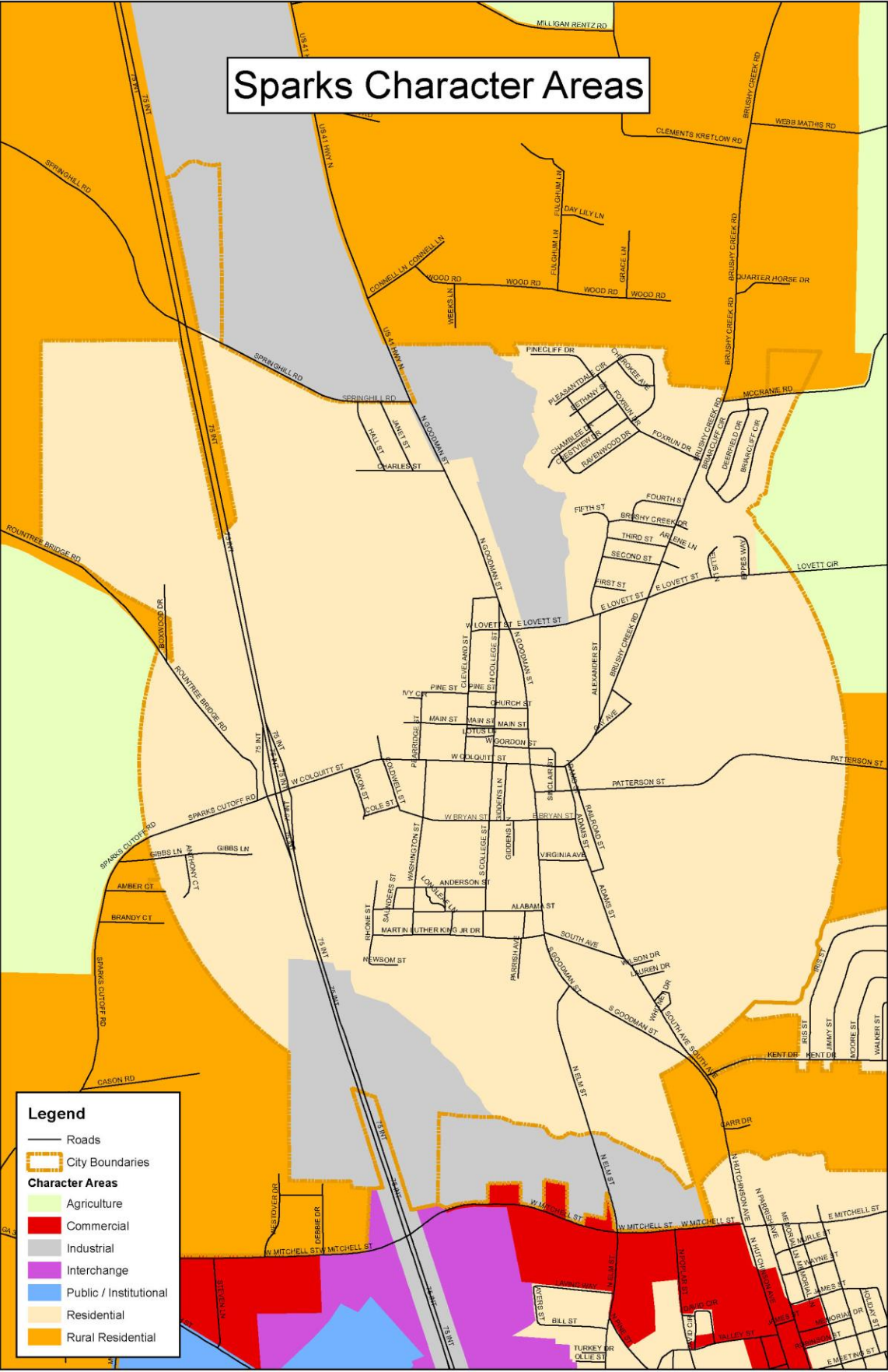
Legend

- Roads
- City Boundaries
- County
- Character Areas**
 - Agriculture
 - Commercial
 - Conservation
 - Industrial
 - Residential
 - Rural Residential

Lenox Character Areas



Sparks Character Areas



Legend

- Roads
- City Boundaries
- Character Areas**
- Light Green: Agriculture
- Red: Commercial
- Grey: Industrial
- Purple: Interchange
- Blue: Public / Institutional
- Light Orange: Residential
- Orange: Rural Residential

Appendix

NEWSPAPER ADS
SIGN-IN SHEETS
TRANSMITTAL LETTERS
ADOPTION RESOLUTIONS

By Steve Meders

The Cook High School Lady Hornets softball team lost Saturday's non-conference game against Eagle's Landing Christian Academy by a score of 5-3. The game was played at Gordon College in Barnesville.

Not too much to cheer about in this one, with only one hit and that was by freshman Ansley Paulk in the top of the seventh. She hit a double and later scored along with Hayley Dobson to bring the Lady Hornets within 2 runs. The top of the first saw the Hornets take an early lead, 1-0. ELCA took the lead in the third and scored three more in the fifth.

Lady Hornets take a loss to

Serry Janice

Mary Parsons 4-1

The Lady Hornets walked three times and had three hits. Cassey Cornelius pitched six innings, walked two, struck out two, and allowed four runs.

In the first inning, the Lady Hornets scored their only run of the day on an RBI single by Taylor Wilson to score Harley Paulk. Mary Parsons answered the Hornets' top inning with one run of its own in the first. With two outs in the third inning, Cassey Cornelius hit a line drive triple to left field. The Lady Hornets could not capitalize.

Coach Scott Ray's comments on the two games: "We played good, just came up a

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Kick-Off Public Hearing

For Cook County and Cities of Adel, Cecil, Lenox and Sparks Comprehensive Plan Update

A public kick-off meeting will be held at 10:00 a.m. on **Monday, September 8, 2014** at the Cook County Administration Building, located at 1200 South Hutchinson Avenue, Adel, Georgia 31620. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

Persons with special needs relating to disability access or foreign language should contact the Cook County Commission Office at 229-896-2266. Persons with hearing disabilities may consider using the Georgia Relay Service, at (Voice) 1-800-255-0135.

All persons are invited to attend the Public Hearing. If you would like more information please contact Janice McKinnon, SGRC Planner at (229) 333-5277.



Adel News Tribune 8/2

PUBLIC NOTICE

A public meeting to review and transmit the **Cook County and Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan Update** to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review will be held on **Monday, Feb. 2nd at 6:00 p.m.**

The meeting will be held in the Cook County Commission Chambers, located at 1200 S. Hutchinson Avenue, Adel, Georgia 31620. Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the Cook County Commission office, at the Cities of Adel, Cecil, Lenox, and Sparks and their respective websites, and for download at the SGRC website: www.sgrc.us.

For more information, contact the Cook County Commission at (229) 896-2266, or the Southern Georgia Regional Commission at (229) 333-5277.

PUBLIC NOTICE

A public meeting to adopt the Cook County and Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan Update will be held on Monday, April 6 at 6:00 p.m. The meeting will be held at the Cook County Commission Chambers, located at 1200 S. Hutchinson Avenue, Adel, Georgia 31620. Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the Cook County Commission office, at the Cities of Adel, Cecil, Lenox, and Sparks and their respective websites, and for download at the SGRC website: www.sgrc.us.

For more information, contact Vicki S. Parrish-County Clerk, Cook County Commission at (229) 896-2266, or the Southern Georgia Regional Commission at (229) 333-5277.

- Mary Ann Young, 47, was arrested March 19 by the Cook County Sheriff's Office.
- Ephriam Larone Peak, 24, Valdosta, was arrested March 20 by Adel Police and charged with driving while license withdrawn, interfering with city employee, and failure to maintain insurance.
- Quincy Jamar Inman, Alexander, 35, Valdosta, was arrested March 21 by the Cook County Sheriff's Office and charged with DUI, improper stopping on roadway, possession of open alcohol container, and improper U turn. Released same date on \$4,500 bond.
- Martavious C. Trimble, 21, Moultrie, was arrested

See **ARREST REPORTS**, Page 8-B

Public Hearing

There will be a Public Hearing on the proposed 2014 Amended Budget for the City of Sparks on Monday, March 9, 2015 at 7:00 p.m. in the Council Chambers. A copy of the proposed budget will be available to the public for inspection at City Hall on this date.

March 25, 2015 - *Adel News Tribune* - Page 7-B

Southern Georgia Regional Commission Cook County and the Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan Update "KICK-OFF Meeting" Date: 9/8/2014			
	<u>Organization</u>	<u>Phone</u>	<u>Email</u>
Jane McKinnor	SGRC	229-333-5277	Jmckinnor@SGRC.us
Lynn Covington	Cook County Board	229-223-1348	lcovc@sparks.com
Jay Hughes	Cook County Comm.	229-896-2266	cookgov@windstream.net
Chris Davis	Cook County Comm.	229-816-2200	cdavis9787@windstream.net
Sherry H Davidson	SGRC	229-333-5277	sdavidson@sgrc.us
Dawn Davis	Cook Co. Board of Elections	229-896-7925	cookelections@windstream.net
Doranna Pinn	Cook Co. Comm.	229-896-2266	Koto924@windstream.net

Southern Georgia Regional Commission
Cook County and the Cities of Adel, Cecil, Lenox, and Sparks
Comprehensive Plan Update
"KICK-OFF Meeting
Date: 9/8/2014

Name	Organization	Phone	Email
Debra Helman	Lenox City Hall	229-546-4852	CityofLenox@gmail.com
Kelly Outdin	Sparks City Hall	229-519-8211	CityofSparks@bellsouth.net
Sam Flythe	City of Adel	229-546-5457	Flythe@windstream.net

Southern Georgia Regional Commission Cook County and the Cities of Adel, Cecil, Lenox, and Sparks 1st Workshop for Comp Plan Update Date: 10/6/2014				
Name	Organization	Phone	Email	
Chris Davis	Cook Co. Board of Comm.	237-2633	cdavis9787@windstream.net	
FANE HUGHES	Cook Co. Bd of Comm	896-2266	Cookqu@windstream.net	
Michael Dimpert	" " "	560-5164	MDIMPERT@windstream.net	
JEFF LANE	" " "	777-1261	jb1787@windstream.net	
Debra Robinson	Cook County Bd. of Comm.	549-0145	ddr065@hotmail.com	
Randy Lane	" " "	237-8583	randy.lane314@yahoo.com	
Rennie J Stumm	" " "	507-1838	Rennie.j.stumm@gmail.com	
Vicki Parrish	Cook Co. BOC	896-2266	vparrish1@windstream.net	

**Southern Georgia Regional Commission
Cook County and the Cities of Adel, Cecil, Lenox, and Sparks
1st Workshop for Comp Plan Update**

Date: 10/6/2014

Name	Organization	Phone	Email
Sonya Philpot	City of Sparks	229-549-8211	sphilpot@bellsouth.net
Rhonda Rowe	City of Adel	229-896-4504	rowe@southlink.us
Teresa Barber	City of Lenox	229-576-4252	cityoflenox@gmail.com
Charles Shiver	Adel News	229-896-2233	adelnews@windstream.net
John H. Fyffe	City of Adel	229-896-4504	JFyffe@windstream.net

**Southern Georgia Regional Commission
Cook County and the Cities of Adel, Cecil, Lenox, and Sparks
2nd Workshop for Comp Plan Update**

Date: 11/3/2014

Name	Organization	Phone	Email
Julia Stwood	SGRC	229-333-5277 229-333-0944	jstwood@sgrc.us
Janice Hickinson	SGRC	229-333-5277	jmhickinson@sgrc.us
Jerry Conne II	Adel-Cook Chamber	229- 896-2281	jerry.conne11@adelcookchamber.org
Sonya Philpot	Clark Sports		
Teresa Barber	Clerk, City of Lenox		
Samuel Wilson	Mayor of Sparks		

**Southern Georgia Regional Commission
Cook County and the Cities of Adel, Cecil, Lenox, and Sparks
3rd Workshop for Comp Plan Update
Date: 12/1/2014**

Name	Organization	Phone	Email
Ariel Godwin	SGRC	614-940-3228	arielgodwin@gmail.com
J. Shees-DeL	SGRC	229-300-0929	jshesdel@sgrc.us
D. Robinson	CC Commission	549-0145	ddr065@hotmail.com
Jay Huqfan	CC Com	896-2266	Coatgor@windstream.net
Jerry Connell	Co/Commereal	896-2281	jerryconnell@adelcookcounty.org
John [Signature]	Cook Commission	229-772-1201	jb11787@windstream.net
Shirley Barber	City of Lenox	229-546-4352	citysflore@gmail.com
Chris Davis	CC com	896-2266	davis9797@windstream.net
Nanette Dickerson	CC Com.	896-2266	
Shirley [Signature]	CC Com	" "	
Shirley Rowe	City of Adel	896-4504	rowe@southlink.us



Cook County Commissioners

229-896-2266
229-896-6888 Fax

1200 S. Hutchinson Ave.
Adel, Georgia 31620

February 2, 2015

Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

Cook County has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Vicki Parrish, Cook County Clerk, at 229-896-2266 or vparrish1@windstream.net.

Sincerely,



Jeff Lane, Chairman
Cook County Board of Commissioners



P. O. BOX 1530 • 112 N. PARRISH AVENUE • ADEL, GEORGIA 31620 • TELEPHONE (229) 896-4504

February 3, 2015

Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal


The City of Adel has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Rhonda Rowe, Adel City Clerk, at 229-896-4504 or rrowe@southlink.us.

Sincerely,


Richard C. Barr, Mayor
City of Adel

Attn: Ariel Cowan

2/2/2015

Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

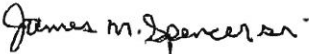
RE: Comprehensive Plan Update Submittal

The City of Cecil has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Ellistein Wilson, Cecil City Clerk, at 229-794-9302 or cityhall@cityofcecil.org.

Sincerely, 

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

City of Lenox

Mayor: Dot Revels-Cloud

Councilmembers:

Doris Arnold

Henry P. Baker Jr.

Cathy Byron

Lillian McClelland

Billy Mauldin

P.O. Box 560 * Lenox, Georgia 31637
Phone (229) 546-4252 * Fax (229) 546-4227
"A Family Community"

City Clerk: Teresa Barber

Police Chief: Shane Daughtrey

February 3, 2015

Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Lenox has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Teresa Barber, Lenox City Clerk, at 229-546-4252 or cityoflenox@gmail.com.

Sincerely,



Dot Revels Cloud, Mayor
City of Lenox

"This institution is and equal opportunity provider and employer."

City of Sparks

February 2, 2015

Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Sparks has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Sonya Philpot, Sparks City Clerk, at 229-549-8211 or sbphilpot@bellsouth.net.

Sincerely,



Samuel Wilson, Mayor
City of Sparks

COOK COUNTY
RESOLUTION TO ADOPT
2015 JOINT COOK COUNTY
AND CITIES OF ADEL, CECIL, LENOX, AND SPARKS
COMPREHENSIVE PLAN

WHEREAS, Cook County has completed the 2015 Joint Cook County and Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

BE IT THEREFORE RESOLVED, that Cook County does hereby adopt the 2015 Joint Cook County and Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan.

Adopted this 6th day of April, 2015.



Jeff Lane, Chairman
Cook County Commission





ATTEST: Vicki Parrish, County Clerk

Res. #15-03

CITY OF ADEL

**RESOLUTION TO ADOPT
2015 JOINT COOK COUNTY
AND CITIES OF ADEL, CECIL, LENOX, AND SPARKS
COMPREHENSIVE PLAN**

WHEREAS, the City of Adel has completed the 2015 Joint Cook County and Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

BE IT THEREFORE RESOLVED, that the City of Adel does hereby adopt the 2015 Joint Cook County and Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan.

Adopted this 20th day of April, 2015.



Chandler Hill
Mayor Pro-tem, City of Adel

Attest:



Rhonda P. Rowe, City Clerk

CITY OF CECIL

**RESOLUTION TO ADOPT
2015 JOINT COOK COUNTY
AND CITIES OF ADEL, CECIL, LENOX, AND SPARKS
COMPREHENSIVE PLAN**

WHEREAS, the City of Cecil has completed the 2015 Joint Cook County and Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

BE IT THEREFORE RESOLVED, that the City of Cecil does hereby adopt the 2015 Joint Cook County and Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan.

Adopted this 9th day of April, 2015.

James M. Spencer Sr.
James M. Spencer, Sr.
Mayor of the City of Cecil

Ellstein Wilson
ATTEST: Ellstein Wilson, City Clerk

TOWN OF LENOX

**RESOLUTION TO ADOPT
2015 JOINT COOK COUNTY
AND CITIES OF ADEL, CECIL, LENOX, AND SPARKS
COMPREHENSIVE PLAN**

WHEREAS, the Town of Lenox has completed the 2015 Joint Cook County and Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

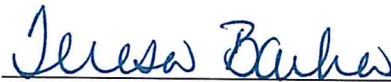
BE IT THEREFORE RESOLVED, that the Town of Lenox does hereby adopt the 2015 Joint Cook County and Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan.

Adopted this 20th day of April, 2015.



Dot Revels Cloud

Mayor of the Town of Lenox



ATTEST: Teresa Barber, City Clerk

TOWN OF SPARKS

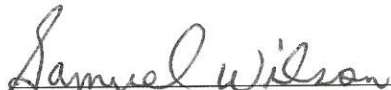
**RESOLUTION TO ADOPT
2015 JOINT COOK COUNTY
AND CITIES OF ADEL, CECIL, LENOX, AND SPARKS
COMPREHENSIVE PLAN**

WHEREAS, the Town of Sparks has completed the 2015 Joint Cook County and Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan;

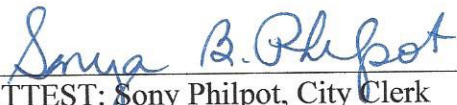
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

BE IT THEREFORE RESOLVED, that the Town of Sparks does hereby adopt the 2015 Joint Cook County and Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan.

Adopted this 13th day of April, 2015.



Samuel Wilson
Mayor of the Town of Sparks



ATTEST: Sony Philpot, City Clerk