

TURNER COUNTY



PARTIAL UPDATE TO THE 2025 COMPREHENSIVE PLAN



**Partial Update to the
2025 Greater Turner County Comprehensive Plan
For Turner County and the Cities of
Ashburn, Rebecca, and Sycamore**

February 2010

Prepared by:

Turner County
The Cities of Ashburn, Rebecca, and Sycamore
And
The Southern Georgia Regional Commission

Resolution # 2010-02-03

TURNER COUNTY

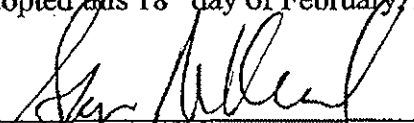
**RESOLUTION TO TRANSMIT the
Partial Update to the 2025 Greater Turner County Comprehensive Plan
for Turner County and the Cities of Ashburn, Sycamore and Rebecca**

WHEREAS, the Turner County Board of Commissioners and the Cities of Ashburn, Sycamore and Rebecca City Councils have completed the Partial Update to the Greater Turner County Comprehensive Plan.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on February 11, 2010.

BE IT THEREFORE RESOLVED, that the Turner County Board of Commissioners does hereby transmit the Partial Update to the 2025 Greater Turner County Comprehensive Plan to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 18th day of February, 2010.



Sam McCard, Chairman - Turner County Commission

Attest: 
Mary L. Wynn, County Clerk

THE CITY OF ASHBURN

10-2

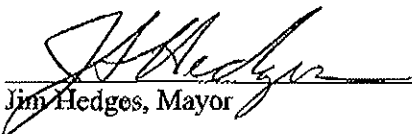
**RESOLUTION TO TRANSMIT the
*Partial Update to the 2025 Greater Turner County Comprehensive Plan
for Turner County and the Cities of Ashburn, Rebecca, and Sycamore***

WHEREAS, the Turner County Board of Commissioners and the Cities of Ashburn, Rebecca, and Sycamore have completed the Partial Update to the 2025 Greater Turner County Comprehensive Plan.


WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing will be held on February 11, 2010.

BE IT THEREFORE RESOLVED, that the City of Ashburn does hereby transmit the Partial Update to the 2024 Greater Turner County Comprehensive Plan to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 4th day of February, 2010



Jim Hedges, Mayor



ATTEST: Sheree Hickman, City Clerk

THE CITY OF REBECCA

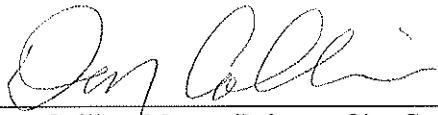
RESOLUTION TO TRANSMIT the
Partial Update to the 2025 Greater Turner County Comprehensive Plan
for Turner County and the Cities of Ashburn, Rebecca, and Sycamore

WHEREAS, the Turner County Board of Commissioners and the Cities of Ashburn, Rebecca, and Sycamore City Councils have completed the Partial Update to the 2025 Greater Turner County Comprehensive Plan.

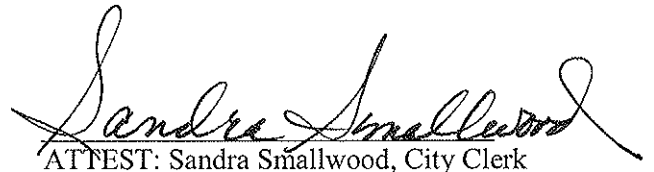
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing will be held on February 11, 2010.

BE IT THEREFORE RESOLVED, that the City of Rebecca City Council does hereby transmit the Partial Update to the 2025 Greater Turner County Comprehensive Plan to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 1st day of February, 2010



Don Collins, Mayor, Rebecca City Council


ATTEST: Sandra Smallwood, City Clerk

THE CITY OF SYCAMORE

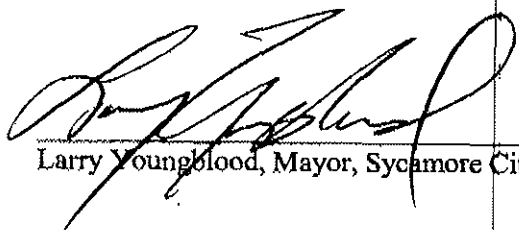
**RESOLUTION TO TRANSMIT the
*Partial Update to the 2025 Greater Turner County Comprehensive Plan
for Turner County and the Cities of Ashburn, Rebecca, and Sycamore***

WHEREAS, the Turner County Board of Commissioners and the Cities of Ashburn, Rebecca, and Sycamore City Councils have completed the Partial Update to the 2025 Greater Turner County Comprehensive Plan.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on February 11, 2010.

BE IT THEREFORE RESOLVED, that the City of Sycamore City Council does hereby transmit the Partial Update to the 2025 Greater Turner County Comprehensive Plan to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 11th day of February, 2010



Larry Youngblood, Mayor, Sycamore City Council



ATTEST: Janice Brown, City Clerk

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I. Instructions and Procedures

The following procedures for this process were copied from the website of the Georgia Department of Community Affairs, Office of Planning and Quality Growth "Requirements for a Partial Update to the Local Government Comprehensive Plan, March 2007".

<http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/documents/PartialUpdateGuidanceDocument-March2007II.PDF>

Purpose

The purpose of the Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide to Turner County and the Cities of Ashburn, Rebecca, and Sycamore in the interim period and the full update of their Joint Comprehensive Plan which will be due in February of 2025.

The Partial Update is designed to generate local pride and enthusiasm about the future of the community, engage the interest of citizens in implementing the plan; and to provide a guide for everyday decision making for local government officials and community leaders.

The Partial Update will help the community to identify current critical issues and opportunities which have arisen since their last full Comprehensive Plan update in 2004.

Required Components

Since the last full Joint Comprehensive Plan for Turner County and the Cities of Ashburn, Rebecca, and Sycamore was prepared under the 2004 and prior Minimum Planning Standards, the following are the required components for this Update:

1. A Quality Community Assessment.

A Stakeholder Group consisting of local government officials, staff, other community leaders and interested citizens was convened to identify issues and opportunities within Greater Turner County that would assist in adapting local activities, development patterns and implementation practices to the Department of Community Affairs' (DCA) Quality Community Objectives which were applicable to Greater Turner County. The assessment tool provided by DCA was utilized to accomplish this task.

2. An Analysis of Areas Requiring Special Attention

The same Stakeholder Group coordination with SGRC staff evaluated the existing land use patterns and trends within Greater Turner County to identify and map the following areas:

- a. Areas of significant natural or cultural resources
- b. Areas where rapid development or change of land uses are likely to occur.
- c. Areas where the pace of development has and/or may outpace the availability of community facilities and services
- d. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness
- e. Large abandoned structures or sites
- f. Areas with significant infill development opportunities
- g. Areas of significant disinvestment, levels of poverty, and/or employment substantially higher than average levels for the community as a whole.

3. Identification of Issues and Opportunities

The Stakeholder Group identified a variety of issues and opportunities relating the various elements of their existing 2004 Joint Comprehensive Plan that have arisen in the meantime. The identified issues and opportunities have been addressed in the following section. It has been recognized that many of these issues have arisen due to the current economic situation and will need to be revisited as the overall situation changes.

4. An Updated Implementation Program

a. Short Term Work Program

Specific implementation actions, items and initiatives by Turner County and/or the Cities of Ashburn, Rebecca, and Sycamore and other local entities have been identified which would help to implement the Update of this Plan. The Short Term Work Program includes the following information:

- i. Brief description of the activity
- ii. Estimated timeframe for undertaking the activity
- iii. Responsible party for implementing the activity
- iv. Estimated cost (if any) of implementing the activity
- v. Funding source, if applicable.

5. Policies

This Joint Update includes policies which Turner County and the Cities of Ashburn, Rebecca, and Sycamore plan to or have adopted to provide ongoing guidance and direction to the City Councils and County Commission in order to make decisions which will assist in addressing the identified issues and opportunities.

6. A Report of Accomplishments

This report identifies the status of each activity in the previous Short Term Work Program by indicating whether the activities have been completed, are currently underway, have been postponed or are no longer on the agenda.

Procedural Requirements

1. Transmittal and Review of Partial Update

Upon completion the local government must submit its Partial Update to the SGRC for review.

a. Required Public Hearing

The required public hearing must be held once the draft Partial Update has been made available for public review, but prior to its transmittal to the SGRC. The purpose of the hearing is to brief the community on the identified issues and opportunities that will be addressed through the updated implementation program, allow the community an opportunity to comment, and notify the community of when the plan components will be transmitted to the SGRC. Once public comments have been addressed, the Partial Update must be transmitted to the SGRC by resolution of the governing body.

b. Completeness Check

The SGRC shall determine whether the Partial Update is complete, within seven days of the receipt. A Partial Update that does not meet the standard for completeness shall be deemed incomplete and shall not be accepted for further review by the SGRC or be forwarded to the Department for review. The SGRC shall notify Turner County and the Cities of Ashburn, Rebecca, and Sycamore of its findings regarding the completeness of the submittal and identify items that must be submitted, if any, prior to further processing. The SGRC shall forward a complete submittal to the Department immediately upon making the completeness finding.

c. Notification of Interested Parties

Once the SGRC has determined that the Partial Update is complete, it shall immediately notify any interested parties of the availability of the submittal for review and comment, providing the name of the local government, the general nature of the submittal and a deadline by which comments must be received. At a minimum, interested parties shall include:

- i. Local governments inside or outside the SGRC's region that are contiguous to Turner County and the Cities of Ashburn, Rebecca, and Sycamore and other local governments that are likely to be affected by the Partial Update
- ii. Any local authorities, special districts, or other entities identified in evaluating intergovernmental coordination mechanisms and processes (if applicable)

- iii. Regional Commissions that are contiguous to Turner County and the Cities of Ashburn, Rebecca, and Sycamore or that are likely to be affected by the Partial Update
- iv. Affected state agencies including the Department of Transportation, the Georgia Environmental Facilities Authority and the Department.

d. Regional Hearing

Within 25 days after certification of the completeness of the Partial Update the SGRC may at its sole discretion conduct a hearing at which any local government, RC, or other local, regional or state agency may present its views on the Community Agenda.

e. Regional Commission Review:

The SGRC shall review the partial update for potential conflicts with plans of neighboring jurisdictions, opportunities for inter-jurisdictional/regional solutions to common issues, and consistency with the adopted Regional Agenda for the SGRC's region.

f. Department Review

The Department shall review the partial Update for compliance with the planning requirements. This review may result in identification of deficiencies that must be satisfactorily resolved by Turner County and the Cities of Ashburn, Rebecca, and Sycamore in order for the Partial Updated to be found "in compliance" with the planning requirements. The Department may also offer advisory comments for improving the Partial Update for consideration by the local government. The Department's findings and recommendations resulting from its review, including advisory comments, shall be transmitted to the SGRC for inclusion in the final report within 35 days after certification of the completeness of the Partial Update.

g. Final Report of Findings and Recommendations

Within 40 days after certification of the completeness of the Partial Update, the SGRC must transmit a final report of its findings and recommendations to the local government and to the Department. The report must include"

- i. Comments submitted by interested parties that reviewed the Partial Update and if applicable a summary of the regional review hearing, detailing any significant issues raised at the hearing
- ii. The SGRC's findings from its Intergovernmental and Consistency review of the Partial update and its recommendations for addressing such findings
- iii. A copy of the Department's findings and recommendations resulting from its review of the Partial Update.

h. Petition for Reconsideration

Within ten days after the SGRC's findings and recommendations are made public, a submitting local government that disagrees with the recommendations may petition the SGRC for a "reconsideration hearing". This hearing shall be scheduled and held by the SGRC within 15 days after receipt of such a request. Within 10 days after the reconsideration hearing, the Department and the SGRC shall either continue or modify the original findings and recommendations and provide written notice of the decision to the submitting local government.

i. Conflict Mediation

Informal or formal mediation of conflicts relating the Partial Update may be initiated in accordance with the Rules for Mediation of Inter-jurisdictional Conflicts adopted by the Board of Community Affairs.

j. Adoption of the Partial Update

Once the Partial Update has been found by the Department to be in compliance with the planning requirements, the governing body may adopt the Partial Update with or without any recommendations for improvement included in the Final Report of Findings and Recommendations. However, in no event shall a local government take any official action to adopt a Partial Update prepared in accordance with the planning requirements until 60 days after the Partial Update has been certified by the SGRC as complete. If the local government has petitioned for reconsideration, this mandatory review period shall be 90 days.

In order to maintain Qualified Local Government certification, the local government must adopt the approved partial Update prior to its recertification date, but in no case later than one year after completion of the mandatory review period for the Partial Update.

k. Notification of Local Adoption

Within seven days of local adoption of a Partial Update that has been found by the Department to comply with the planning requirements, the local government shall notify the SGRC in writing. Within seven days of receipt of this written notice, the SGRC shall notify the Department that the Partial Update found in compliance with planning requirements has been adopted by the local government.

l. Qualified Local Government Certification

Once the Department has been notified by the SGRC that a local government has adopted a Partial Update that complies with the planning requirements, the Department may issue a letter certifying this local government as a Qualified Local Government. Qualified Local Government certification shall automatically expire approximately five years from the previous recertification date, unless otherwise specified. To retain Qualified Local Government certification, a local government must remain in compliance with the requirements outlined in these planning requirements and O.C.G.A. 50-8-2(a)(18).

m. Publicizing the Partial Update

Once adopted by the local government, the availability of the Partial Update must be publicized by the local government for public information. This requirement may be met by providing notice in the Wiregrass Farmer identifying where a complete copy of the Partial Update may be reviewed.

II. Consistency with Quality Community Objectives

The purpose of this section is to evaluate Turner County and the Cities of Ashburn, Rebecca, and Sycamore current policies, activities and development patterns for consistency with the Quality Community Objectives in Section 110-12-1-06(3) of the Local Planning Requirements. For this analysis the assessment tool provided on the Department’s website was utilized in order to identify any issues and opportunities that have developed since the adoption of the last Joint Comprehensive Plan in 2004 and to utilize the findings to identify local activities, development patterns and implementation practices to these Quality Community Objectives.

6.1 Development Patterns

Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		Rebecca does not have a zoning code.
2. Our community has ordinances in place that allow neo-traditional development “by-right” so that developers do not have to go through a long variance process.		X	Ashburn does have this ordinance in place.
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.		X	Ashburn does have an organized tree planting campaign.
5. We have a program to keep poor public areas (commercial, retail districts, parks) clean and safe.		X	The Cities of Ashburn, Rebecca, and Sycamore have programs to keep these areas clean.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would chose.	X		
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.		X	Ashburn and Sycamore do have safe routes for children walking to school.
9. Some of our children can and do bike to school safely.		X	Ashburn and Sycamore do have safe routes for children that ride bikes to school.
10. Schools are located in or near neighborhoods in our community.	X		Rebecca does not have neighborhoods located near schools.

Infill Development

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

	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote brownfield redevelopment.		X	The City of Ashburn is promoting brownfield redevelopment.
3. Our community is actively working to promote greyfield redevelopment.		X	The City of Ashburn is promoting greyfield redevelopment.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		The Cities of Rebecca and Sycamore don't have areas planned for nodal development.
5. Our community allows small lot development (5,000 square feet or less) for some uses.	X		

Sense of Place

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

	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X	Ashburn has historic delineated areas and has taken steps to preserve them.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	The City of Ashburn does have this type of ordinance.
4. We have ordinances to regulate the size and type of signage in our community.	X		The City of Rebecca doesn't have ordinances to regulate signage.
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	Ashburn does have a development guidebook, which can be used as a template to assist the other jurisdictions to create their own.
6. If applicable, our community has a plan to protect designated farmland.	X		

Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.	X		Turner County has a 5311 PT Program
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	The City of Sycamore does require street connectivity.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	Ashburn and Rebecca do have a good network of sidewalks.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	Ashburn does require that new sidewalks connect to existing sidewalks.
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever possible.	X		
Regional Identity			
Each region should promote and preserve a “regional identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comment
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		Sycamore is not characteristic of the region regarding architectural style.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		Sycamore is not connected to the surrounding region with agricultural business.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.)	X		Sycamore has not encouraged businesses that utilize its regional heritage.
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	X		The City of Rebecca does not participate in this partnership.
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.		X	The Cities of Ashburn and Sycamore contributes and draws from the region for culture, commerce, entertainment, and education.

6.2 Resource Conservation

Heritage Preservation			
<p>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.</p>			
	Yes	No	Comments
1. We have designated historic districts in our community.	X		The City of Rebecca does not have designated historic districts.
2. We have an active historic preservation commission.	X		The City of Rebecca does not have a historic preservation commission.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	Ashburn does have a historic development ordinance.
Open Space Preservation			
<p>New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation</p>			
1. Our community has a green space plan.		X	
2. Our community is actively preserving green space, either through direct purchase or by encouraging set-asides in new development.	X		
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	Rebecca does preserve environmentally important areas.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		Rebecca does not have a conservation ordinance.
Environmental Protection			
<p>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</p>			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and taken		X	Ashburn has identified and protected resources.

steps to protect them.			
4. Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.		X	
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.		X	Ashburn is using BMPs for new developments.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		

6.3 Social and Economic Development

Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	Ashburn does have projections.
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and /or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.	X		Rebecca doesn't have a CIP.
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		Rebecca does not have areas designated based on natural resources.
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	Sycamore does have a citizen-education campaign.
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.	X		Ashburn and Rebecca do not have public-awareness elements in there

			comprehensive planning process.
Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skills job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X		Rebecca doesn't have an economic development organization or a business development strategy.
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		Rebecca does not have an economic development organization or a plan to recruit business.
3. We recruit firms that provide or create sustainable products.	X		Rebecca does not.
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		Rebecca does not.
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	Ashburn does have this program.
2. Our community has jobs for skilled labor.		X	Ashburn and Sycamore has this employment opportunity.
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		Rebecca does not.
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above average).	X		Ashburn and Rebecca don't.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		The City of Rebecca doesn't encourage this.

5. We have options available for loft living, downtown living, or “neo-traditional” development.	X		The City of Sycamore doesn't have these types of options.
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.		X	Turner Co. does have housing programs for households with special needs.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

Educational Opportunities

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

	Yes	No	Comments
1. Our community provides workforce training options for its citizens.		X	Ashburn does provide this training.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	Ashburn's training programs do provide workforce training programs.
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	Ashburn has these opportunities, but they are limited.

6.4 Governmental Relations

Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		Rebecca does not participate with these organizations.
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.		X	
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education tourism, parks and recreation, emergency response, E-911, homeland security etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that	X		

these go beyond local government borders.			
Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to raft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

III. Analysis of Areas Requiring Special Attention

The purpose of this section is to evaluate the existing land use patterns and trends within Greater Turner County to identify any areas which will likely require special attention in the near future, including:

1. Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon, or otherwise impacted, by development;

There are significant historical structures and places in the City of Ashburn; therefore, the Ashburn Historic District was designated as an Area Requiring Special Attention (ARSA) in an effort to protect the value that this area brings to the community.

2. Areas where rapid development or change of land uses is likely to occur;

The Ashburn Opportunity Zone is designated as an ARSA due to the numerous possibilities of redevelopment this area has available. This area can quickly enhance with special attention from the business community and public officials.

The Ashburn Gateway Area is designated as an ARSA due to the immediate impact that the transportation corridors can have as traffic flow increases and major retailers locate along GA HWY 112 and the 75 Interchange.

3. Areas where the pace of development has or may outpace the availability of community facilities and services;

The area encompassing Exit 82 off of Interstate 75 has outpaced the availability of community facilities and services. This area is designated as the Ashburn Gateway Area and can be enhanced with special attention from local officials and the business community.

4. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);

The Sycamore and Ashburn Gateway Areas are in need of redevelopment along both sides of the interchanges and can become a commercial corridor that will attract customers that would otherwise not decide to stop in the City of Ashburn.

The Airport/Industrial Development Area is designated as an ARSA with the vision that the expansion of the airport and enhancement of public/institutional uses will make this area more aesthetically appealing and contribute to economic development.

5. Large abandoned structures or sites, including those that may be environmentally contaminated;

The Ashburn Historic District is designated as an ARSA due to abandoned structures in the area that need to be demolished or reconstructed.

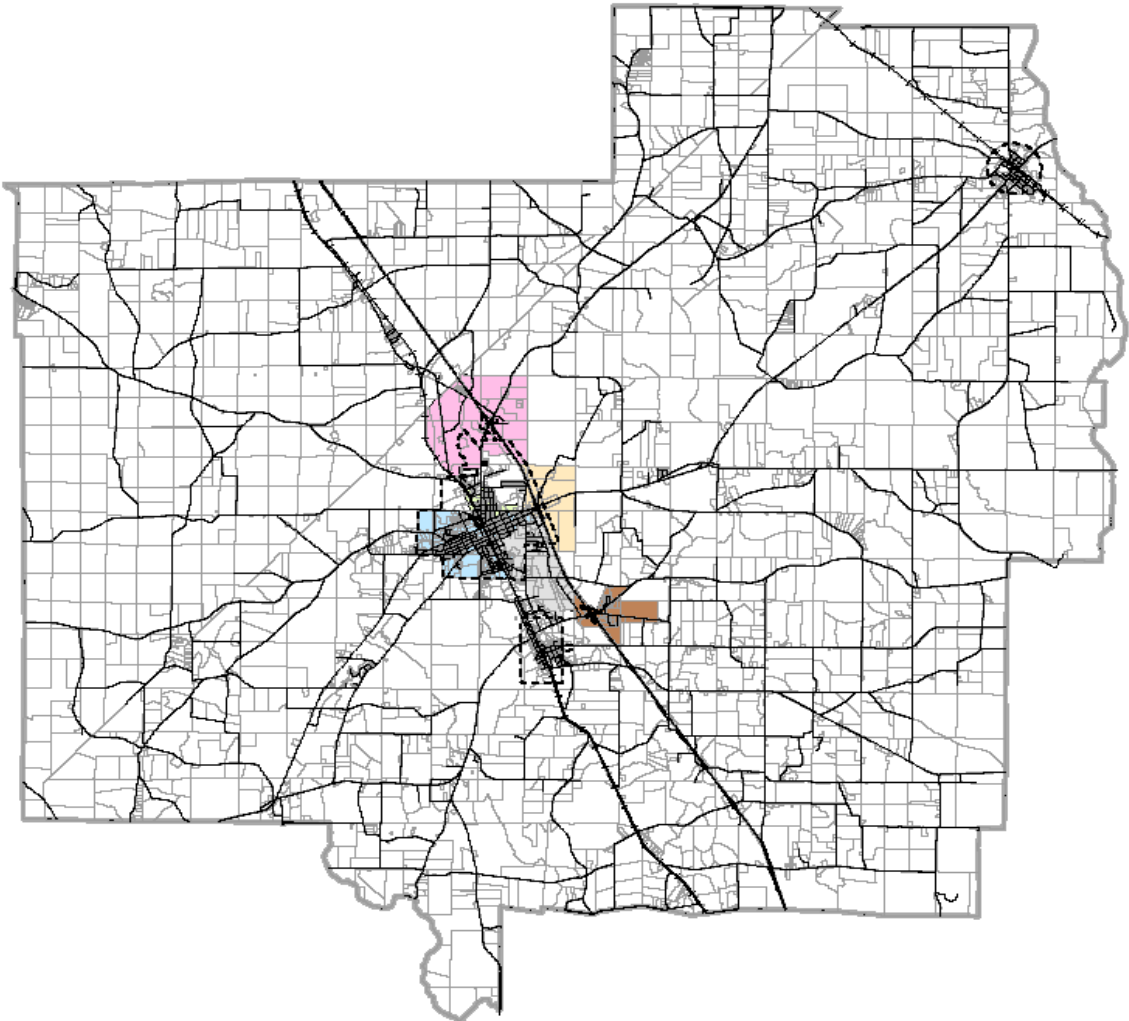
6. Areas with significant infill opportunities (scattered vacant sites);

Infill development can significantly enhance areas within the Ashburn Opportunity Zone.

7. Areas of significant disinvestment. Levels of poverty and /or unemployment substantially higher than average levels for the community as a whole.

Re-investment into the Ashburn Opportunity Zone can have a significant impact on poverty and unemployment. There are corridors that have the potential to become mixed with office and commercial uses.

Turner County Areas Requiring Special Attention



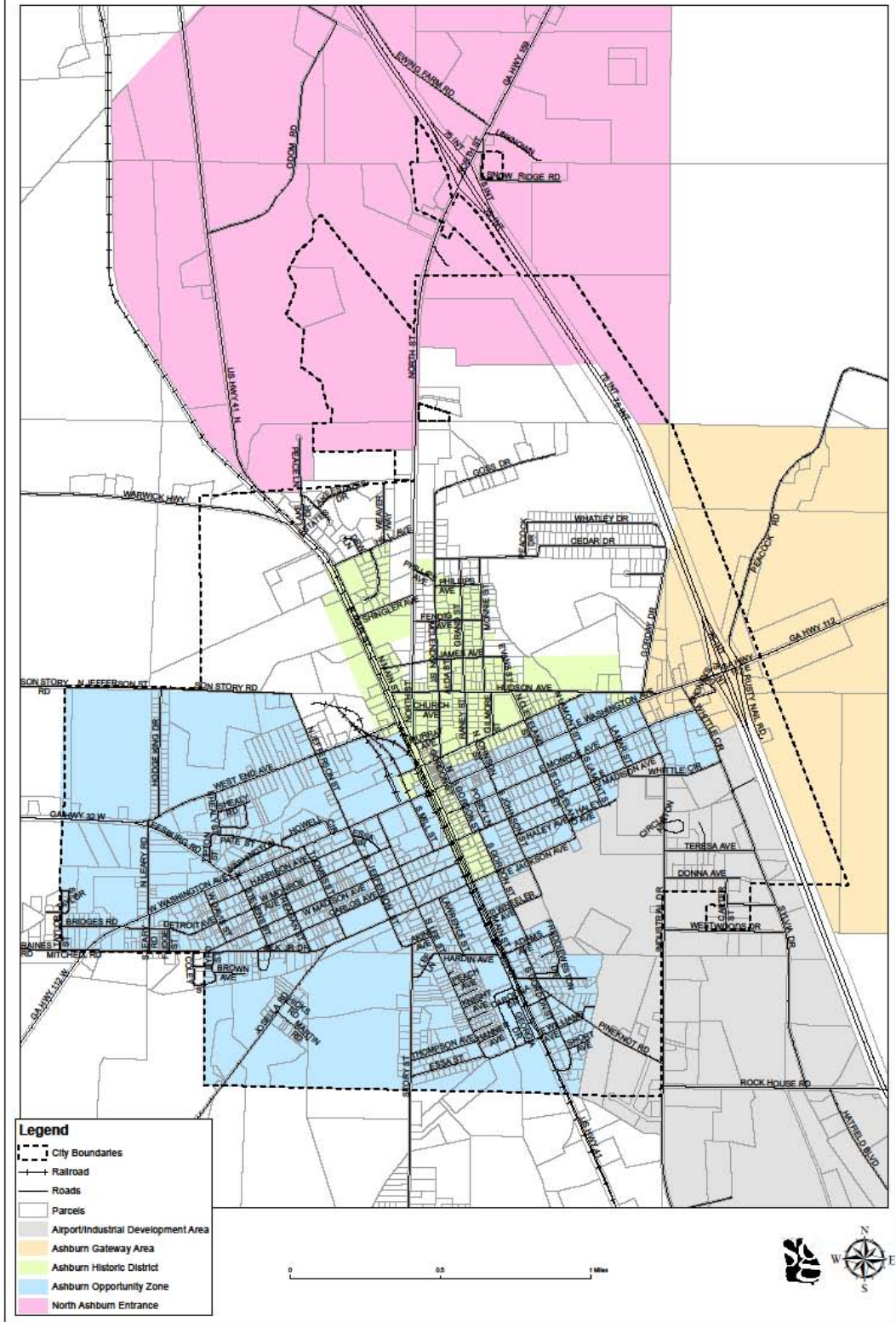
Legend

- City Boundaries
- Railroad
- Roads
- Parcels
- County
- Airport/Industrial Development Area
- Ashburn Gateway Area
- Ashburn Historic District
- Ashburn Opportunity Zone
- North Ashburn Entrance
- Sycamore Gateway Area

0 1.5 3 0 Miles



Ashburn Areas Requiring Special Attention



IV. Identification of Issues and Opportunities

These issues and opportunities were identified by local residents and elected officials during the Quality Community Assessment and the Analysis of Areas Requiring Special Attention in a series of workshops and meetings. The different elements are organized as they appear in the existing 2025 Greater Turner County Comprehensive Plan.

Each of the following issues and opportunities is followed up with corresponding implementation measures in the Short Term Work Program and with corresponding policies.

1. Cultural Resources

Issues

- ❖ Finding uses (and money for renovation) for the dilapidated buildings in the downtown area.
- ❖ Need an inventory of civil war sites and historic properties.
- ❖ The courthouse is in need of repair. The roof is leaking and the walls are cracking due to water damage. However, the courthouse is on the National Historic Register. Have done some renovations in the past (1970s and 1984 - \$800,000). The gutter and downspouts are located within the walls, which are made of chicken wire and plaster. The building has a 50 year old heating and air system.
- ❖ The rural areas are sometimes intruded upon by the negative impacts of development.

Opportunities

- ❖ The Crime and punishment museum has historic significance.
- ❖ Capt. Jack Henderson of the Immortal 600 (confederate officers that were used as a human shield) is buried in Sycamore with other civil war soldiers. This site has cultural significance.
- ❖ Several historic sites can be utilized as tourist attractions.
- ❖ Rural character of the community gives a better quality of life.
- ❖ Family friendly environment.
- ❖ Old historic schools.

2. Economic Development

Issues

- ❖ Need more development at the interchanges along I-75.
- ❖ Need more development throughout the County to increase the commercial tax base.
- ❖ Need a lower ISO (Insurance Service Organization) rating
- ❖ Need more draw/pull from the interstate to create more incentives for businesses to locate in the County.
- ❖ Local industry needs diversification in order to weather the economic downturn.
- ❖ Illiteracy, high school drop out and poverty rates are very high in the County.
- ❖ Need better job opportunities.
- ❖ Need a unique downtown revitalization that will bring and hold people in the commercial areas and bring more businesses downtown.

Opportunities

- ❖ A Joint Development Authority is being created with the City of Cordele/Crisp County for an inland port for warehousing and distribution purposes within the next 2-4 years.
- ❖ The airport expansion will help the local economy. It is to be funded via 95% federal funds, 2.5% state funds and 2.5% local contributions.
- ❖ There are 6 interchanges along I-75 within the County, but only 2 are developed.
- ❖ The County has a low crime rate compared to other local jurisdictions.
- ❖ Two major railroads (Norfolk Southern and CSX) go through the County.
- ❖ There are a lot of agricultural resources (land and water) and products (cotton, peanut, vegetables and poultry (sent to Vienna).
- ❖ Golden Peanut employs approx. 125 people and shells more tonnage of peanuts than any other facility in the world.

- ❖ Area has a low cost of living, lower insurance rates and less regulation that is attracting people migrating from Florida.
- ❖ Ability to commute to large cities to work (Tifton, etc.) and live in Turner County.
- ❖ Mild climate that is insulated from devastating storm events.
- ❖ New 120 acre industrial park that already has infrastructure (water, sewer, gas and electric).
- ❖ A Work Ready Program is underway, and is to be certified by January.
- ❖ Proximity to Tifton, Cordele, Albany and Macon.
- ❖ City has good ISO rating.

3. Housing

Issues

- ❖ The community needs both low and moderate income apartments and rental housing.
- ❖ 40% of the City of Ashburn residents rent.
- ❖ Rental properties are low quality. It is hard to upgrade when people live in it.
- ❖ Many homes are in need of repair, and should be condemned; especially in Ashburn.
- ❖ There are many out-of-area landlords that lack interest in the local area. We need more local ownership of rental housing.

Opportunities

- ❖ Compliance officers work with the land owners to bring rental housing up to livable standards.
- ❖ Low interest loans are helping people buy their first homes.
- ❖ Each jurisdiction has utilized CHIP funds to get rid of blighted areas.
- ❖ The CHIP program is being used for down payment assistance.
- ❖ The County CHIP program is being utilized for the rehabilitation of existing homes.

4. Natural Resources

Issues

- ❖ The agricultural and conservation areas throughout the county are at risk to new development.

Opportunities

- ❖ There are large agricultural areas within the County that contain significant amounts of valuable natural resources.
- ❖ The Significant amounts of conservation lands that can be protected to provide healthy environments for the wildlife in the County.

5. Land Use

Issues

- ❖ Need new regulations to require buffers at the wild land/developed land interface in order to mitigate fire exposure.
- ❖ City of Ashburn needs a new sign ordinance to remove the City's old signs.
- ❖ Conflicts occur between agricultural and residential land uses (i.e. spraying).

Opportunities

- ❖ Land use has been stable and good.
- ❖ There are grant monies available for dealing with the wild land/developed land interface issues.
- ❖ Currently there is a 5 acre minimum for agricultural uses.
- ❖ The building department is consolidated.
- ❖ Expanded the residential uses to 1 acre zones to allow expansion, but without sprawl.

6. Community Facilities and Services

Issues

- ❖ Several roads throughout the County need to be repaved and widened by acquiring more R/W.
- ❖ EMS has to handle a lot of after-hours medical care. Need an urgent care/after-hours medical facility.
- ❖ More entertainment and recreational opportunities for all ages (Moultrie Tech).
- ❖ Aging infrastructure and buildings with the County.
- ❖ The County airport needs to be expanded.
- ❖ Educational facilities need improvement.
- ❖ The water treatment facilities are in need of enhancement.

Opportunities

- ❖ City recently upgraded its water treatment plant via CDBG monies.
- ❖ Strong community support.
- ❖ A runway extension is planned for the airport from 3,200 feet to 5,000 feet, and will include a fuel station to attract more business to the area.
- ❖ In negotiations to get the Moultrie Tech hangar at the airport back from the school, as they are not currently using the facility.
- ❖ The Moultrie Tech Turner County campus can be utilized for concerts and conventions.
- ❖ The City of Ashburn has plenty of capacity for water and wastewater within the City.
- ❖ Local High School exceeds the state average graduation rate by almost 10%.
- ❖ Alternative School Program separates disruptive students from the student population.
- ❖ The smaller cities are more involved than elsewhere, and get equal treatment in the County.
- ❖ Look at prioritizing needs within the County.

7. Intergovernmental Coordination

Issues

- ❖ Water, Sewer, and Gas services are an issue because there are no service fees for land owners outside city limits.
- ❖ Fire services should be consolidated.
- ❖ Look into areas where there is duplication of services, and consider Consolidation or other means to eliminate duplication.

Opportunities

- ❖ Good intergovernmental coordination with the School Board.
- ❖ The Cities and the County have a joint Planning and Zoning Commission.

V. Updated Implementation Program

1. Short Term Work Program

This section lists specific implementation actions that the Turner County and the Cities of Ashburn, Rebecca, and Sycamore intend to take during the next five years to address the issues and opportunities as listed in Section IV.

The implementations include, but are not limited to, revision or creation of ordinances, administrative actions such as site plan review or design review, community improvements and investments, financing programs, or other similar initiatives and programs. The following information is shown for each activity:

- Brief description of each activity
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost (if applicable) for the activity
- Funding sources (if applicable) for the activity

**TURNER COUNTY FIVE-YEAR SHORT-TERM WORK PROGRAM
UPDATE
(2011 - 2015)**

PROJECTS	Estimated Cost / Resp.	FY 11	FY 12	FY 13	FY 14	FY 15
PLANNING						
Continue to mediate and revise the Turner County Service Delivery Strategy	County	*	*	*		
Annually re-evaluate the Turner County Short-Term Work Program	County	*	*	*	*	*
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	County, City	*				
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	County	*	*	*	*	*
Continue to provide representation on the Turner County Planning Advisory Commission	County, City \$2,500 per year	*	*	*	*	*
INTERGOVERNMENTAL COORDINATION						
Greater Turner will devise a strategy to pass a second five year SPLOST	Greater Turner		*			
HISTORIC RESOURCES						
Preserve the Old Courthouse	County	*	*	*	*	*
Conduct a countywide historic resources inventory	County, SHPO \$8,000 ¹				*	*
Continue to restore the old Turner County Jail	County, SHPO, DNR Nat'l Trust HP \$20,000 – 50,000	*	*			
Erect signage for the Desoto Trail Encounter and Civil War sites	County, SHPO, DNR \$2,500			*	*	

PROJECTS	Estimated Cost / Resp.	FY 11	FY 12	FY 13	FY 14	FY 15
NATURAL RESOURCES						
Reservoirs needed	County				*	*
HOUSING						
Support Cities' efforts in housing rehabilitation	County	*	*	*	*	*
ECONOMIC DEVELOPMENT						
Attract more commercial/ retail (i.e. Grocery Store)						
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land; and job training/education programs	County, City State, Private	*	*	*	*	*
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Turner	County, City State, Private	*	*	*	*	*
Support the joint Economic Development Authority	County, City	*	*	*	*	*
LAND USE						
NONE						
COMMUNITY FACILITIES & SERVICES						
Expand the airport landing strip	County/Airport		*	*		
Establish a County water system	County			*	*	*
Renovate the Turner County Courthouse	County ² \$1,000,000	*	*	*	*	*

PROJECTS	Estimated Cost / Resp.	FY 11	FY 12	FY 13	FY 14	FY 15
Road Paving Projects:	County, GDOT					
1. CR 82	\$593,640	*				
2. CR 101 & 109	\$459,000		*			
3. CR 24						
4. CR 160	\$850,000			*		
5. CR 2	\$459,000				*	
6. CR 38	\$153,000					*
7. CR 16, Gilley Road			*			
8. CR 129, Mauldin Road	\$264,000			*		
9. CR 252 Parten Road	\$1,170,000					*
10. CR 211, Raines Road	\$600,000					*
Construct new housing facility and office complex for the EMS	\$250,000 - \$300,000			*	*	

**ASHBURN FIVE-YEAR SHORT-TERM WORK PROGRAM
UPDATE
(2011 - 2015)**

PROJECTS	Estimated Cost / Resp.	FY 11	FY 12	FY 13	FY 14	FY 15
PLANNING						
Annually re-evaluate the Ashburn Short-Term Work Program	City	*	*	*	*	*
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	City, County	*				
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*
Continue to participate in the Tree City Program with the GA Forestry Commission	City, GA Forestry Commission	*	*	*	*	*
HISTORIC RESOURCES						
Finish Rehab of Weslyn Methodist Tabernacle and Campground	Heritage 2000/City \$25,000	*	*			
HOUSING						
Pursue CHIP grants	City	*	*	*	*	*
Demolish dilapidated housing and replace with low income rental housing (multi-family or single family)	City			*	*	
Implement the HOME and rental rehab programs	City		*			
ECONOMIC DEVELOPMENT						
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land; and job training/education programs	City, County State, Private	*	*	*	*	*
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Turner	City, County State, Private	*	*	*	*	*

PROJECTS	Estimated Cost / Resp.	FY 11	FY 12	FY 13	FY 14	FY 15
LAND USE						
Amend or adopt codes and ordinances, where applicable, to address the environmentally sensitive resources identified in Part I; namely floodplains, wetlands, groundwater recharge areas, prime agricultural and forest lands, and scenic views/sites	City, RDC		*	*		
Amend the zoning ordinance to implement the Ashburn Future Land Use Plan	City, RDC \$5,000		*			
COMMUNITY FACILITIES & SERVICES						
Renovate downtown buildings	City		*	*	*	
Construct a new fire station with living quarters	City				*	
Install sidewalks on Carlos Avenue	City			*		
Begin a water/sewer project for the southwest quadrant of Ashburn with a CDBG	City				*	*
Implement radio read for city utilities	City		*			
Develop resurfacing projects for major roads	\$100,000 a year	*	*	*	*	*
Enhance exits 82 and 84 (all utilities)	City/GDOT				*	*
Continue to update a comprehensive set of "as built" water system maps	City \$15,000 ²	*	*	*	*	*
Continue to conduct sewer infiltration/inflow studies and reconstruct as needed	City ²	*	*	*	*	*
Create a program and priority listing for paving all remaining unpaved roads in the city.	City ² SPLOST funding		*			
Continue participation in the LARP program of Ga. DOT and maintain a prioritized listing of road resurfacing projects	City, Ga. DOT	*	*	*	*	*
Promote increased customer base of the city's natural gas distribution system	City \$500 per year	*	*	*	*	*

PROJECTS	Estimated Cost / Resp.	FY 11	FY 12	FY 13	FY 14	FY 15
Construct new well and tank	City Bonds/Loans \$ 850,000			*		
Install/Replace new water-sewer lines	City General Revenue \$ 500,000			*	*	
Continue to update the city's rolling stock and develop an automobile rotation schedule	City \$40,000/year	*	*			
Spot street resurfacing	City \$25,000/year	*	*			
Conduct water leak survey	City General Revenue \$ 20,000	*	*			

**REBECCA FIVE-YEAR SHORT-TERM WORK PROGRAM
UPDATE
(2011 - 2015)**

PROJECTS	Estimated Cost / Resp.	FY 11	FY 12	FY 13	FY 14	FY 15
PLANNING						
Annually re-evaluate the Rebecca Short-Term Work Program	City	*	*	*	*	*
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	City, County	*				
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*
Endorse and help develop a countywide planning commission and provide representation	City, County \$2,500 per year	*	*			
INTERGOVERNMENTAL COORDINATION						
Annually renew fire protection agreements with neighboring units of governments	Greater Turner/City	*	*	*	*	*
HISTORIC RESOURCES						
Building renovation and demolition			*	*		
Conduct a countywide historic resources inventory	City, County, SHPO \$8,000 ¹		*	*		
HOUSING						
Investigate the HOME/CHIP programs	City	*	*	*	*	*
ECONOMIC DEVELOPMENT						
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land; and job training/education programs	City, County State, Private	*	*	*	*	*
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Turner	City, County State, Private	*	*	*	*	*

PROJECTS	Estimated Cost / Resp.	FY 11	FY 12	FY 13	FY 14	FY 15
Support the joint Economic Development Authority	City, County	*	*	*	*	*
LAND USE						
Prepare and adopt an initial zoning ordinance to implement the Future Land Use Plan, to include a provision for wetlands protection.	City, DCA, RDC \$10,000		*			
Prepare and adopt a subdivision control ordinance to include wetlands notification policy	City, DCA, RDC \$4,500			*		
Adopt local administrative procedures to establish building codes	City		*			
COMMUNITY FACILITIES & SERVICES						
Improve drainage services	City	*	*			
City Sewerage (continue to study the feasibility)	City		*	*		
Obtain equipment to cut through asphalt for water main service/repair	City		*			
Redo the "cast iron" waterline with a grant (replace the 40 yr. old lines)	City			*		
Obtain a fire truck	City		*			
Prepare a comprehensive set of "as built" water system maps and conduct a professional engineering evaluation study that includes a schedule for line replacements to improve fire protection services	City \$75-100,000 ²			*		
Conduct public health studies to test all septic tanks and drain fields in Rebecca	City, Turner Co. Health Dep't.				*	
Investigate the preparation of a GIS water line layer of "as-built" lines	City, RDC \$2,500		*			
Prepare alternative collection and treatment preliminary engineering plans with possible funding sources	City, State \$200,000 - \$500,000		*			
The City of Rebecca will continue to apply for LARP funds	GDOT	*	*	*	*	*
Purchase peak shaving plant	City \$30,000					*
GPS Storm Sewer	City/RDC \$7,000			*		

**SYCAMORE FIVE-YEAR SHORT-TERM WORK PROGRAM
UPDATE
(2011 - 2015)**

PROJECTS	Estimated Cost / Resp.	FY 11	FY 12	FY 13	FY 14	FY 15
PLANNING						
Annually re-evaluate the Sycamore Short-Term Work Program	City	*	*	*	*	*
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	City, County	*				
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*
Continue support of Greater Turner County Planning Advisory Commission	Cities, County \$2,500 per year	*	*	*	*	*
INTERGOVERNMENTAL COORDINATION						
Annually re-new fire protection agreements with neighboring units of government	City	*	*	*	*	*
HISTORIC RESOURCES						
Conduct a countywide historic resources inventory	City, SHPO \$8,000 ¹		*	*		
HOUSING						
Investigate applicable HOME/CHIP programs	City, RDC	*	*	*	*	*
ECONOMIC DEVELOPMENT						
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land; and job training/education programs	City, County State, Private	*	*	*	*	*
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Turner	City, County State, Private	*	*	*	*	*

PROJECTS	Estimated Cost / Resp.	FY 11	FY 12	FY 13	FY 14	FY 15
Endorse Chamber of Commerce efforts to consolidate vacant serviced (water, sewer, gas, rail) industrial properties to form an industrial park	Cities, County	*	*	*	*	*
Support the Joint Economic Development Authority	Cities, County	*	*	*	*	*
COMMUNITY FACILITIES & SERVICES						
Implement the CDBG water system improvements on the east side of town	City \$500,000		*			
The City of Sycamore will continue to seek LARP funds.	City, Ga. DOT	*	*	*	*	*

2. Policies

This section includes any policies that Turner County and the Cities of Ashburn, Rebecca, and Sycamore will adopt to provide ongoing guidance and direction to their local government officials for making decisions that are consistent with addressing the Issues and Opportunities identified earlier in this document.

Cultural Resources

Goal 1: To encourage the protection and conservation of the rich historic heritage in Turner County and the Cities of Ashburn, Rebecca, and Sycamore.

Issue: Finding uses (and money for renovation) for the dilapidated buildings in the downtown area.

Policy 1.1: By 2012 create a set of incentives for downtown infill development such as: modified regulations for parking, setbacks and uses; property tax breaks; and reduced permitting fees.

Policy 1.2: Research funding opportunities for the renovation of buildings.

Policy 1.3: Establish a Tax Increment Financing (TIF) designation for the Ashburn downtown area by 2013.

Policy 1.4: Develop a streetscape and right-of-way improvement plan that will enhance pedestrian safety and traffic flow through downtown by 2011.

Issue: Need an inventory of civil war sites and historic properties.

Policy 1.5: Market downtown historic sites and resources in the City of Ashburn, including the crime and punishment museum, by developing an informational pamphlet for distribution to the public, developing a webpage for the downtown historic resources, and hosting regular downtown festivals and events.

Policy 1.6: By 2012 inventory the historic properties and sites of the county, including gravesites of the Immortal 600.

Policy 1.7: Coordinate with the SGRC to identify potential funding sources.

Issue: The rural areas are sometimes intruded upon by the negative impacts of development.

Policy 1.8: Protect and preserve the rural character and family friendly environment throughout the county through land use regulations, active code enforcement and the provision of local community services.

Economic Development

Goal 2: Create and maintain a long-term sustainable and diverse economic base.

Issue: Need more development at the interchanges along I-75.

Policy 2.1: Support and promote development along the six interchanges of I-75 through the establishment of character areas and Areas Requiring Special Attention, the development of modified land use regulations, and the publication of vacant parcels along the Interstate right-of-way which are available for development on the City's website.

Policy 2.2: Consider an overlay zoning district for the six interchanges of I-75 or other zoning designations to encourage development.

Issue: Need more development throughout the County

Policy 2.3: Upgrade the county website to include the marketing newly established businesses.

Issue: Need a lower ISO (Insurance Service Organization) rating.

Policy 2.4: Continue efforts to lower the Insurance Services Office (ISO) Rating by enhancing the quantity and accessibility of the firefighting water supply, enhancing training and preplanning efforts, and by identifying all fire flow needs.

Issue: Need more draw/pull from the interstate.

Policy 2.5: Market and recruit potential industries in effort to get their business to locate along I-75.

Issue: Local industry needs diversification in order to weather the economic downturn.

Policy 2.6: Identify industries that can make Turner County their home.

Policy 2.7: Market and recruit potential industries in effort to get their business to locate in Turner County.

Issue: Illiteracy, high school drop out and poverty rates are very high in the County.

Policy 2.8: Establish goals to prioritize in an effort to improve the illiteracy and high school drop out rate.

Policy 2.9: Research ways to get funding for schools.

Issue: Need better job opportunities.

Policy 2.10: Promote a capable workforce through a Work Ready Program that will attract employers.

Issue: Need a unique downtown revitalization that will bring and hold people in the commercial areas and bring more businesses downtown.

Policy 2.11: Start new, and enhance existing, community festivals in the downtown area.

Policy 2.12: Consider creating an Ashburn "main street program" for downtown.

Housing

Goal 3: Ensure that all residents within Greater Turner County have access to quality and affordable housing in stable neighborhoods with sidewalk and street connections.

Issue: The community needs both low and moderate income apartments and rental housing.

Policy 3.1: Continue to support code compliance efforts in an effort to bring low and moderate housing up to livable standards.

Issue: 40% of Ashburn's residents are renters.

Policy 3.2: Assist residents in obtaining low interest loans in an effort to increase the percentage of homeowners in Ashburn.

Issue: Rental properties are low quality and it is difficult to upgrade the property while the units are occupied.

Policy 3.3: Consider creating a grass roots neighborhood revitalization program for the blighted areas of The City of Ashburn.

Issue: Many homes are in need of repair, and should be condemned; especially in Ashburn.

Policy 3.4: Continue to utilize the Community Housing Investment Program (CHIP) to revitalize blighted areas, assist new homeowners with down payments, and to rehabilitate existing homes.

Issue: There are many out-of-area landlords that lack interest in the local area. We need more local ownership of rental housing.

Policy 3.5: Encourage local ownership/management of rental housing through property tax and permitting fee reductions.

Natural Resources

Goal 4: Establish and maintain conservation and protection of natural areas, where those areas would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas, protected river corridors, and forested hardwood areas, and areas where Georgia and Federally Endangered species and habitat exist.

Issue: The conservation areas throughout the county are at risk to new development.

Policy 4.1: Protect the agricultural uses from the adverse impacts of abutting land uses through the establishment of land use regulations and buffer requirements and transitional zones between agricultural and non-agricultural uses.

Policy 4.2: Coordinate with Federal, State, and local agencies to identify environmentally sensitive lands with the County, especially within areas of conservation designation.

Land Use

Goal 5: Protect and enhance the value of existing development areas; promote development and redevelopment within urbanized areas; create and enhance stable neighborhoods; and maintain accessible open space for future land use opportunities.

Issue: Need new regulations to require buffers at the wild land/developed land interface in order to mitigate fire exposure.

Policy 5.1: Identify and pursue grant funding that's available for solving issues between wild land and developed land; especially to mitigate fire exposure.

Issue: City of Ashburn needs a new sign ordinance to remove the City's old signs.

Policy 5.2: Amend the existing sign ordinance to address the removal of old signs by 2013.

Issue: Conflicts occur between agricultural and residential land uses (i.e. spraying), and agricultural lands are being threatened by new development.

Policy 5.3: Protect agricultural industry from the encroachment of residential development through the establishment of land use regulations and buffer requirements and transitional zones between agricultural and non-agricultural uses.

Community Facilities and Services

Goal 6: **Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities.**

Issues **Several roads throughout the County need to be repaved and widened by acquiring more R/W.**

Policy 6.1: Continue to actively participate in the Local Assistance Road Program (LARP).
Policy 6.2: Identify roadways that require additional Right-of-Way for road widening projects.

Issue: **EMS has to handle a lot of after-hours medical care. Need an urgent care/after-hours medical facility.**

Policy 6.3: Research the feasibility of obtaining after hours emergency care in the county.

Issue: **More entertainment and recreational opportunities for all ages (Moultrie Tech).**

Policy 6.4: Develop a five year master plan for parks and recreational opportunities within the County.

Issue: **Aging infrastructure and buildings with the County.**

Policy 6.5: Continue to pursue the revitalization of aging infrastructure and buildings with Community Development Block Grant (CDBG) funding.

Policy 6.6: Identify dilapidated buildings throughout the county that are in need of rehabilitation or demolition by the end of the planning period.

Issue: **The County airport needs to be expanded.**

Policy 6.7: Coordinate between necessary governmental agencies to consolidate property for the expansion of the County airport.

Issue: **Educational facilities need improvement.**

Policy 6.8: Continue to support and coordinate with the School Board to improve educational facilities.

Issue: **The water treatment facilities are in need of enhancement.**

Policy 6.9: Monitor and upgrade the water treatment facilities by the end of the planning period.

Intergovernmental Coordination

Goal 7: **Enhance and maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Turner County.**

Issue: **Water, Sewer, and Gas services (service fees for land owners outside city limits or annexations to keep utility service fair and equal).**

Policy 7.1: By 2014 develop a 10 year county-wide plan to provide water, sewer, and gas service.

Issue: **Fire services should be consolidated.**

Policy 7.2: Consider intergovernmental agreements and/or consolidation between counties and cities for provision of utility and emergency services and associated fees.

3. Report of Accomplishments

This Section identifies the current status of each activity as listed in the previous Short Term Work Program (STWP). The Report of Accomplishments indicates whether an activity:

- Has been completed
- Is currently underway
- Has been postponed
- Has not been accomplished and is no longer intended to be undertaken.

**TURNER COUNTY FIVE-YEAR SHORT-TERM WORK PROGRAM
REPORT OF ACCOMPLISHMENTS
(2004 - 2008)**

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
PLANNING							
Annually re-evaluate the Turner County Short-Term Work Program	County	*	*	*	*	*	Ongoing
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	County, City	*	*	*	*	*	Ongoing
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	County	*	*	*	*	*	Ongoing
Continue to provide representation on the Turner County Planning Advisory Commission	County, City \$2,500 per year	*	*	*	*	*	Ongoing
Adopt and update the Turner County Pre-Disaster Mitigation Plan	County		*	*	*	*	Completed
Combine City and County General Elections	County			*	*	*	Completed
Continue to mediate and revise the Turner County Service Delivery Strategy	County		*	*			Ongoing
INTERGOVERNMENTAL COORDINATION							
Greater Turner will devise a strategy to pass a second five year SPLOST	Greater Turner		*	*	*	*	Ongoing
Develop an intergovernmental agreement with Ashburn, Sycamore, and Rebecca to cost-share on code enforcement programs	County, Cities Fee based costs	*					Completed
HISTORIC RESOURCES							
Conduct a countywide historic resources inventory	County, SHPO \$8,000 ¹				*	*	Not Done (Need additional staff)

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
Continue to restore the old Turner County Jail	County, SHPO, DNR Nat'l Trust HP \$20,000 – 50,000	*	*				Not Done / Abandoned (Restoration not needed)
Erect signage for the Desoto Trail Encounter and Civil War sites	County, SHPO, DNR \$2,500			*	*		Ongoing
NATURAL RESOURCES							
None							
HOUSING							
Support Cities' efforts in housing rehabilitation	County	*	*	*	*	*	Ongoing
ECONOMIC DEVELOPMENT							
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land; and job training/education programs	County, City State, Private	*	*	*	*	*	Ongoing
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Turner	County, City State, Private	*	*	*	*	*	Ongoing
Support the joint Economic Development Authority	County, City	*	*	*	*	*	Ongoing
LAND USE							
Adopt ordinances pertaining to groundwater recharge areas and wetland protection (in Zoning Ordinance)	County, City	*					Completed
Foster joint countywide code enforcement	County, City \$35,000	*	*	*	*	*	Ongoing
Prepare and adopt a subdivision control ordinance	County, City, RDC \$5,000		*	*			Completed
Prepare and adopt a zoning ordinance which assists in implementing the Turner County Future Land Use Plan	County, RDC, DCA \$10,000	*					Completed

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
COMMUNITY FACILITIES & SERVICES							
Construct a new complex for fire protection, EMS and E-911	County				*		Ongoing
Renovate the Turner County Courthouse	County ² \$1,000,000	*	*	*			Ongoing
Road Paving Projects:	County, GDOT						
1. CR 82	\$593,640		*				Ongoing
CR 101 & 109	\$459,000		*				Ongoing
CR 24	\$850,000			*			Ongoing
CR 160	\$ 38,250				*		Ongoing
CR 115	\$459,000				*		Completed
CR 206	\$459,000				*		Completed
CR 2	\$153,000				*		Ongoing
CR 38	\$382,000					*	Ongoing
CR 15, Leon-Williams Road	\$600,000		*				Completed
S1181, Sycamore/Coverdale Road	\$493,077			*			Completed
CR 1, Stanford Road	\$660,000				*		Ongoing

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
CR 16, Gilley Road	\$264,000				*		Ongoing
CR 129, Mauldin Road	\$1,170,000					*	Ongoing
CR 252, Parten Road	\$600,000					*	Ongoing
CR 211, Raines Road	\$600,000					*	Ongoing
Construct new housing facility and office complex for the EMS	County \$250,000 - \$300,000				*	*	Ongoing

**ASHBURN FIVE-YEAR SHORT-TERM WORK PROGRAM
REPORT OF ACCOMPLISHMENTS
(2004 - 2008)**

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
PLANNING							
Adopt the 2015 Greater Turner Comprehensive Plan	City	*					Ongoing
Annually re-evaluate the Ashburn Short-Term Work Program	City	*	*	*	*	*	Ongoing
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	City, County	*	*	*	*	*	Ongoing
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*	Ongoing
Continue to participate in the Tree City Program with the GA Forestry Commission	City, GA Forestry Commission	*	*	*	*	*	Ongoing
Endorse and help develop a countywide planning commission and provide representation	City, County \$2,500 per year			*		*	Ongoing
Continue to mediate and revise the Turner County Service Delivery Strategy	City			*			Ongoing
Combine City and County General Elections	City					*	Completed
Continue to promote Youth Resource Center	City	*	*	*	*	*	Ongoing
Adopt and update the Turner County Pre-Disaster Mitigation Plan	City					*	Completed
INTERGOVERNMENTAL COORDINATION							
Investigate costs and benefits of hiring a joint city/county manager	City, County	*					Abandoned (not needed)
Prepare joint application to study the pros and cons of governmental services consolidation	City, County, DCA \$20,000 ¹	*	*				Completed
Develop an intergovernmental agreement with Turner County, Sycamore, and Rebecca to cost-share on code enforcement programs	Cities, County Fee based costs	*	*	*	*	*	Completed

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
Greater Turner will devise a strategy to pass a SPLOST for infrastructure needs including the development of an industrial park	Greater Turner	*	*	*			Completed
Prepare joint application to implement the consolidation action program	City, County, DCA \$15,000 ¹		*	*			Abandoned (City Officials decided against this consolidation)
HISTORIC RESOURCES							
Provide participation on the Greater Turner Historic Preservation Task Force	City \$1,000 per year	*	*	*	*	*	Completed
Conduct a countywide historic resources inventory	City, SHPO \$8,000 ¹		*	*	*		Ongoing
Complete a master restoration/rehabilitation plan, including possible new uses, for the vacated elementary schools	City, SHPO, Nat'l Trust HP \$10,000		*	*			Completed
Finish Rehab of Weslyn Methodist Tabernacle and Campground	Heritage 2000/City \$25,000		*				Ongoing
HOUSING							
Implement the HOME and rental rehab programs	City	*	*	*	*	*	Ongoing
ECONOMIC DEVELOPMENT							
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land; and job training/education programs	City, County State, Private	*	*	*	*	*	Ongoing
Endorse a program of tying together all vacant serviced (water, sewer, gas, rail) industrial properties with the intent of creating an industrial park	Greater Turner	*	*	*			Completed
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Turner	City, County State, Private	*	*	*	*	*	Ongoing

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
Investigate participation in the Clean Community Program, which is affiliated with Georgia's Clean and Beautiful Program and the National Keep America Beautiful Program. Establish and maintain a local committee.	City \$1,000 per year	*	*	*	*	*	Ongoing
LAND USE							
Amend or adopt codes and ordinances, where applicable, to address the environmentally sensitive resources identified in Part I; namely floodplains, wetlands, groundwater recharge areas, prime agricultural and forest lands, and scenic views/sites	City, RDC	*	*	*	*	*	Ongoing (floodplains map is done)
Amend the zoning ordinance to implement the Ashburn Future Land Use Plan	City, RDC \$5,000	*	*	*	*	*	Ongoing
Request FEMA to prepare floodplain maps for Ashburn	City, FEMA	*	*	*	*	*	Completed
COMMUNITY FACILITIES & SERVICES							
Continue to update a comprehensive set of "as built" water system maps	City \$15,000 ²	*	*				Ongoing
Prepare plans to add a new vehicular storage building at the Ashburn City Barn	City \$15,000 ³		*	*	*	*	Completed
Continue to update a comprehensive set of "as built" sanitary sewer system maps	City \$5,000	*	*	*	*	*	Completed
Continue to conduct sewer infiltration/inflow studies and reconstruct as needed	City ²	*	*	*	*	*	Ongoing
Create a program and priority listing for paving all remaining unpaved roads in the city.	City ² SPLOST funding	*	*	*	*	*	Ongoing
Continue participation in the LARP program of Ga. DOT and maintain a prioritized listing of road resurfacing projects	City, Ga. DOT	*	*	*	*	*	Ongoing
Prepare plans for additional parking adjacent to the police, fire, E-911, city hall complex	City	*	*				Completed
Expand and improve records storage facilities for the Ashburn Municipal Building.	City \$2,000		*				Completed

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
Promote increased customer base of the city's natural gas distribution system	City \$500 per year	*	*	*	*	*	Ongoing
Construct new water treatment plant	City Bonds/Loans \$3,000,000				*	*	Completed
Construct new lift station	City Bonds/Loans \$ 3000,000		*				Completed
Construct new well and tank	City Bonds/Loans \$ 850,000			*			Ongoing
Install/Replace new water-sewer lines	City General Revenue \$ 500,000	*	*	*	*	*	Ongoing
Conduct water leak survey	City General Revenue \$ 20,000	*					Ongoing
Construction phase of downtown TEA project and urban retention pond	City \$200,000			*			Completed
Obtain backup power supply for water wells	City \$50,000			*			Ongoing
Obtain backup power supply for Public Safety Facility	City \$5,000			*			Ongoing
Construct a 50' x 50' warehouse for Public Works	City \$75,000			*			Completed
Spot street resurfacing	City \$25,000/year		*	*	*	*	Ongoing
Update computers	City \$7,000/year				*		Ongoing
Adopt a standard police vehicle rotation plan	City \$20,000/year		*	*	*	*	Completed
Expand sewage and water infrastructure to increase customer base	City \$1,000,000		*	*	*	*	Ongoing
Add emergency power supply for WWTP	City \$150,000					*	Ongoing

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
Construct a fire station at the Ashburn/Turner County North Industrial Park	City \$100,000					*	Completed
Restore peak shaving operations to gas plant	City \$100,000			*			Completed
Continue to update the city's rolling stock and develop an automobile rotation schedule	City \$40,000/year		*	*	*	*	Completed
Complete natural gas line to state detention center in Sycamore	City \$80,000		*				Completed
Complete CDBG 'Hole Project'	City \$50,000		*				Completed
Implement a slip lining program for natural gas system	City \$45,000		*	*	*	*	Completed
Expand propane customer base	City \$100/year		*	*	*	*	Completed
Complete construction of the urban retention pond	City \$200,000			*			Completed
Assist FEMA in the preparation of floodplain maps for Ashburn	City N/A			*			Completed

**REBECCA FIVE-YEAR SHORT-TERM WORK PROGRAM
REPORT OF ACCOMPLISHMENTS
(2004 - 2008)**

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
PLANNING							
Annually re-evaluate the Rebecca Short-Term Work Program	City	*	*	*	*	*	Ongoing
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	City, County	*	*	*	*	*	Ongoing
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*	Not Done
Endorse and help develop a countywide planning commission and provide representation	City, County \$2,500 per year	*	*	*	*	*	Completed
Participate in revisions to the Turner County Service Delivery Strategy	City			*			Ongoing
Adopt and update the Turner County Pre-Disaster Mitigation Plan	City \$5,000					*	Not Done
INTERGOVERNMENTAL COORDINATION							
Annually renew fire protection agreements with neighboring units of governments	Greater Turner/City	*	*	*	*	*	Ongoing
HISTORIC RESOURCES							
Conduct a countywide historic resources inventory	City, County, SHPO \$8,000 ¹				*	*	Not Done

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
HOUSING							
Investigate the HOME/CHIP programs	City	*	*	*	*	*	Completed
ECONOMIC DEVELOPMENT							
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land; and job training/education programs	City, County State, Private	*	*	*	*	*	Not Done
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Turner	City, County State, Private	*	*	*	*	*	Not Done
Support the joint Economic Development Authority	City, County	*	*	*	*	*	Not Done
LAND USE							
Prepare and adopt an initial zoning ordinance to implement the Future Land Use Plan, to include a provision for wetlands protection.	City, DCA, RDC \$10,000	*	*				Completed
Prepare and adopt a subdivision control ordinance to include wetlands notification policy	City, DCA, RDC \$4,500		*	*			Completed
Adopt local administrative procedures to establish building codes	City	*					Completed
FEMA/DNR will be contacted concerning flood plain management ordinances and maps	City	*	*				Completed
COMMUNITY FACILITIES & SERVICES							
Prepare a comprehensive set of "as built" water system maps and conduct a professional engineering evaluation study that includes a schedule for line replacements to improve fire protection services	City \$75-100,000 ²	*	*	*	*	*	Ongoing
Conduct public health studies to test all septic tanks and drain fields in Rebecca	City, Turner Co. Health Dep't.	*				*	Ongoing
Investigate the preparation of a GIS water line layer of "as-built" lines	City, RDC \$2,500			*			Not Done (Decided to be unnecessary)
Prepare alternative collection and treatment preliminary engineering plans with possible funding sources	City, State \$200,000 - \$500,000				*	*	Not Done (Decided to be unnecessary)

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
Construct a new well. The city will use the same tank. Rebecca will utilize the new well and use the old well as a back-up	City/RD \$30,000			*	*		Completed
The City of Rebecca will continue to apply for LARP funds	GDOT	*	*	*	*	*	Ongoing
Purchase a used backhoe	City, State \$6,000		*				Completed
Purchase tractor/mower	City/State \$10,000		*				Completed
Repair and replace sidewalks (Railroad Street to Hooley Street and down Ashley Street)	City/State \$25,000	*					Completed
Purchase a new motor for the City's well. Install the motor and water meter	City/Utility \$13,000		*	*	*		Completed
Purchase 5 acres for the inert landfill	City \$40,000			*			Completed
Replace North Street Gas Line	City \$80,000					*	(Delete) North Street doesn't exist
Purchase new gas meters (1000)	City \$7,500	*	*	*	*	*	(Delete) Gas not supplied by Rebecca
Purchase peak shaving plant	City \$30,000	*	*	*	*	*	Not Done
Purchase new fire truck	SPLOST \$200,000		*				Completed
Purchase new turn out gear (5 sets)	City \$5,000	*					Completed
Reopen Donna Avenue	City \$10,000	*					(Delete) Donna Ave. doesn't exist
Spot Resurfacing	SPLOST	*	*	*	*	*	Completed

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
Upgrade street maintenance equipment	City \$200,000	*	*	*	*	*	Completed
Hwy 32 overpass improvements	GDOT/City					*	(Delete) Hwy 32 not in Rebecca
GPS Storm Sewer	City/RDC \$7,000	*					Not Done (Not necessary)
Expand City Hall	SPLOST \$80,000		*				Completed
Upgrade Old Shop	L.F. \$20,000		*				Completed
Purchase vehicle shed and storage (City Barn)	City \$20,000		*				Completed
Adopt Indianapolis Plan: Purchase 8 police vehicles	City \$160,000	*	*	*	*	*	(Delete) Police Dept. doesn't exist
Purchase 10 Bulletproof vests	City \$4,000	*					(Delete) Police Dept. doesn't exist
Purchase weapons for each officer	City \$7,000	*					(Delete) Police Dept. doesn't exist
Purchase computer	City \$3,500	*					Completed
Train dispatcher for Medical Emergencies	City 911 \$500		*				(Delete) EMS dispatch doesn't exist
Purchase mock training equipment	City 911 \$4,000		*				(Delete) EMS dispatch doesn't exist
Prepare street and drainage facilities applications for targeted neighborhoods	City \$500,000		*				Completed
Construct a new fire station	City \$50,000	*					Not Done (Not Necessary)

**SYCAMORE FIVE-YEAR SHORT-TERM WORK PROGRAM
REPORT OF ACCOMPLISHMENTS
(2004 - 2008)**

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
PLANNING							
Annually re-evaluate the Sycamore Short-Term Work Program	City	*	*	*	*	*	Ongoing
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	City, County	*	*	*	*	*	Ongoing
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*	Ongoing
Continue support of Greater Turner County Planning Advisory Commission	Cities, County \$2,500 per year	*	*	*	*	*	Ongoing
Participate in revisions to the Greater Turner County Service Delivery Strategy	City					2006	Completed
Adopt and update the Turner County Pre-Disaster Mitigation Plan	City \$5,000					2006	Not Done
INTERGOVERNMENTAL COORDINATION							
Annually re-new fire protection agreements with neighboring units of government	City	*	*	*	*	*	Ongoing
HISTORIC RESOURCES							
Conduct a countywide historic resources inventory	City, SHPO \$8,000 ¹			*	*	*	Ongoing

PROJECTS	Estimated Cost / Resp.	FY 04	FY 05	FY 06	FY 07	FY 08	STATUS
HOUSING							
Investigate applicable HOME/CHIP programs	City, RDC	*	*	*	*	*	Not done (Funds were acquired from another source)
ECONOMIC DEVELOPMENT							
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land; and job training/education programs	City, County State, Private	*	*	*	*	*	Ongoing
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Turner	City, County State, Private	*	*	*	*	*	Ongoing
Endorse Chamber of Commerce efforts to consolidate vacant serviced (water, sewer, gas, rail) industrial properties to form an industrial park	Cities, County	*	*	*	*	*	Ongoing
Support the Joint Economic Development Authority	Cities, County	*	*	*	*	*	Ongoing
LAND USE							
Prepare and adopt an initial zoning ordinance to implement the Sycamore Future Land Use Plan, to include wetlands notification policy	City, RDC \$10,000	*	*	*			Completed
Prepare and adopt a subdivision control ordinance to include wetlands notification policy	City \$4,500						Completed
COMMUNITY FACILITIES & SERVICES							
The City of Sycamore will continue to seek LARP funds.	City, Ga. DOT	*	*	*	*	*	Ongoing
Complete development of a recreation park (not named yet) with a picnic shelter. Park at intersection of N. Labelle and Dasher Street	State, City \$10,000				*		Completed
Implement the 2004 CDBG water system improvements on the west side of Town	City \$359,178		*				Completed

RESOLUTION # 2010-05-01

TURNER COUNTY

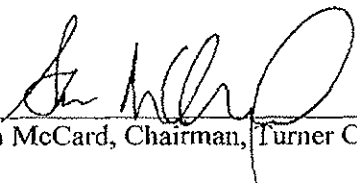
**RESOLUTION TO ADOPT the
*Partial Update to the 2025 Greater Turner County Comprehensive Plan
for Turner County and the Cities of Ashburn, Rebecca, and Sycamore***

WHEREAS, the Turner County Board of Commissioners and the Cities of Ashburn, Rebecca, and Sycamore City Councils have completed the Partial Update to the 2025 Greater Turner County Comprehensive Plan; and

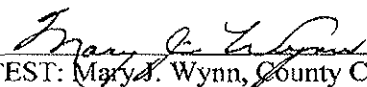
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the Turner County Board of Commissioners does hereby adopt the Partial Update to the 2025 Greater Turner County Comprehensive Plan.

Adopted this 4th day of May, 2010



Sam McCard, Chairman, Turner County Commission



ATTEST: Mary D. Wynn, County Clerk

THE CITY OF ASHBURN

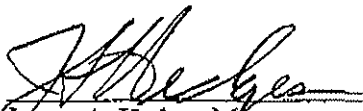
**RESOLUTION TO ADOPT the
*Partial Update to the 2025 Greater Turner County Comprehensive Plan
for Turner County and the Cities of Ashburn, Rebecca, and Sycamore***

WHEREAS, the Turner County Board of Commissioners and the Cities of Ashburn, Rebecca, and Sycamore City Councils have completed the Partial Update to the 2025 Greater Turner County Comprehensive Plan; and

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

BE IT THEREFORE RESOLVED, that the City of Ashburn City Council does hereby adopt the Partial Update to the 2025 Greater Turner County Comprehensive Plan.

Adopted this 6th day of May, 2010


James A. Hedges Mayor,


ATTEST: Sheree Hickman, City Clerk

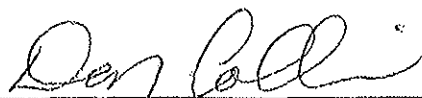
THE CITY OF REBECCA**RESOLUTION TO ADOPT the**
Partial Update to the 2025 Greater Turner County Comprehensive Plan
for Turner County and the Cities of Ashburn, Rebecca, and Sycamore

WHEREAS, the Turner County Board of Commissioners and the Cities of Ashburn, Rebecca, and Sycamore City Councils have completed the Partial Update to the 2025 Greater Turner County Comprehensive Plan; and


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

BE IT THEREFORE RESOLVED, that the City of Rebecca City Council does hereby adopt the Partial Update to the 2025 Greater Turner County Comprehensive Plan.

Adopted this 3rd day of May, 2010



Don Collins, Mayor, Rebecca City Council


ATTEST: Sandra Smallwood, City Clerk

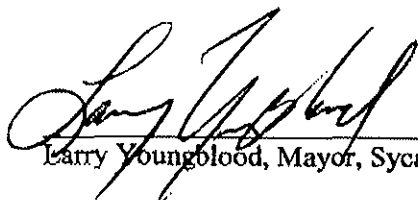
THE CITY OF SYCAMORE**RESOLUTION TO ADOPT the
*Partial Update to the 2025 Greater Turner County Comprehensive Plan
for Turner County and the Cities of Ashburn, Rebecca, and Sycamore***

WHEREAS, the Turner County Board of Commissioners and the Cities of Ashburn, Rebecca, and Sycamore City Councils have completed the Partial Update to the 2025 Greater Turner County Comprehensive Plan; and

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

BE IT THEREFORE RESOLVED, that the City of Sycamore City Council does hereby adopt the Partial Update to the 2025 Greater Turner County Comprehensive Plan.

Adopted this 13th day of May, 2010


Larry Youngblood, Mayor, Sycamore City Council


ATTEST: Janice Brown, City Clerk