

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Cook County and the Cities of Adel, Cecil, Lenox, and Sparks**

RC: **SGRC**

Submittal Type: **Comp Plan Update**

Preparer: ☒ RC ☐ Local Government ☐ Consultant: Specify

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Explain Unusual Time-lags or Other Anomalies, when present:

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LENOX

2025 JOINT COMPREHENSIVE PLAN UPDATE

FOR

COOK COUNTY

AND THE

CITIES OF ADEL, CECIL, LENOX, AND SPARKS

SPARKS

ADEL

CECIL

Prepared by
Cook County
City of Adel
City of Cecil
City of Lenox
City of Sparks



Adopted 2025

sgirc **SOUTHERN GEORGIA**
REGIONAL COMMISSION

**2025 COMPREHENSIVE PLAN FOR COOK COUNTY AND THE CITIES OF ADEL, CECIL, LENOX,
AND SPARKS ACKNOWLEDGEMENTS**

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CITY OF CECIL
PO BOX 73
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CITY OF LENOX

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Billy Mauldin, Mayor Pro Tem
Carolyn Sanders, Councilwoman
Cathy Byron, Councilwoman
Yolanda Boone, Councilwoman



CITY OF SPARKS

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Linda Barks, Councilwoman
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Brandie Dame, Adel Community Engagement Director
Cathy Byron, Lenox Councilwoman
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Chrishia Wilson, Holy Community Church
Dewanna Robinson, County Clerk
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Gloria Mitchell, Mitchell Mobile Home Park and Citizen
Jess Permenter, Cook County Building and Zoning
Johnny West, Fire Chief/EMA
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Dana David, Adel Main Street
Mark Barber, Adel City Manager
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Photos courtesy of the SGRC and the Communities represented herein

Abbreviations Used Throughout this Document

AFG	ASSISTANCE FOR FIREFIGHTERS GRANT
BEAD	BROADBAND EQUITY, ACCESS, AND DEPLOYMENT PROGRAM
CDBG	COMMUNITY DEVELOPMENT BLOCK GRANT
CDBG-DR	COMMUNITY DEVELOPMENT BLOCK GRANT- DISASTER RELIEF
CDBG-MIT	COMMUNITY DEVELOPMENT BLOCK GRANT- MITIGATION
CEDS	COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY
CHDO	COMMUNITY HOUSING DEVELOPMENT ORGANIZATION
CHIP	COMMUNITY HOME INVESTMENT PROGRAM
DCA	DEPARTMENT OF COMMUNITY AFFAIRS
DNR	GEORGIA DEPARTMENT OF NATURAL RESOURCES
EDA	U.S. ECONOMIC DEVELOPMENT ADMINISTRATION
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
FCC	FEDERAL COMMUNICATIONS COMMISSION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
GAP	GO GEORGIA GRANT ASSISTANCE PROGRAM
GDOT	GEORGIA DEPARTMENT OF TRANSPORTATION
GEFA	GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
GEMA	GEORGIA EMERGENCY MANAGEMENT AGENCY

GICH	GEORGIA INITIATIVE FOR COMMUNITY HOUSING
GIS	GEOGRAPHIC INFORMATION SYSTEM
GTIB	GEORGIA TRANSPORTATION INFRASTRUCTURE BANK
IPMC	INTERNATIONAL PROPERTY MAINTENANCE CODE
LIHTC	LOW INCOME HOUSING TAX CREDIT
LMIG	LOCAL MAINTENANCE & IMPROVEMENT GRANT
LOST	LOCAL OPTION SALES TAX
LWCF	LAND WATER CONSERVATION FUND
RESA	REGIONAL EDUCATION SERVICE AGENCY
SGRC	SOUTHERN GEORGIA REGIONAL COMMISSION
SMART	SPECIFIC. MEASURABLE. ACHIEVABLE. RELEVANT. TIME-BOUND.
SPLOST	SPECIAL PURPOSE LOCAL OPTION SALES TAXES
SRF	STATE REVOLVING FUND
SWOT	STRENGTHS. WEAKNESSES. OPPORTUNITIES. THREATS.
TAP	GDOT TRANSPORTATION ALTERNATIVE PROGRAM
TIA	TRANSPORTATION INVESTMENT ACT
TSPLOST	TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX
USDA	UNITED STATES DEPARTMENT OF AGRICULTURE

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

1. Introduction

The 2025 Cook County and Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

As required by the Minimum Standards, the 2025 Cook County and Cities of Adel, Cecil, Lenox, and Sparks Comprehensive Plan consists of the following elements:

- 1) Community Vision and Goals
- 2) Needs and Opportunities
- 3) Community Work Program
- 4) Broadband Services Element
- 5) Economic Development Element (as a community included in the Georgia Job Tax Credit Tier 1)
- 6) Land Use Element (as a community with zoning or land development regulations subject to the Zoning Procedures Law)

2. Community Involvement

All of the required elements have been developed with extensive opportunity for involvement and input from stakeholders throughout Cook County and the Cities of Adel, Cecil, Lenox, and Sparks. The following steps were taken to ensure that this plan reflected the full range of needs and opportunities from the many stakeholders and residents in the communities:

- Stakeholders were identified. These included the local governments' elected officials and staff; local educational institutions (Cook County Board of Education, Wiregrass Georgia Technical College);

health care professionals; the Suwannee/Satilla Riverkeeper; the Chamber of Commerce and other organizations that deal with economic development; local businesses and industries; and the public.

- Participation techniques were identified. Techniques used included public hearings and meetings open to the public with open discussion; printed public information in local newspapers; e-mail correspondence with stakeholders; individual meetings with local government officials; and a community vision survey that ran for 81 days before closing on December 6, 2024.
- A participation program was conducted. This included an initial public hearing to give an overview of the plan update and receive initial public comments; three workshops, open to the public, for the development of the plan update; and a final meeting with stakeholders to make final revisions as well as a final public hearing to receive any final public comments before transmitting the plan draft to Georgia Department of Community Affairs (DCA) for review. Identified stakeholders were invited to all the meetings and attended, yielding specific input in plan content.
- Public participation activities were documented. The documentation of public participation activities is included in the Appendix to this plan, which contains sign-in sheets, published advertisements, and results from the community vision survey.

1st Public Hearing – “Kick-Off”

The public hearing kicking off the comprehensive planning process was held on September 16, 2024, at the Cook County Commissioners’ meeting room, 1200 S. Hutchinson Ave., Adel, Georgia. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now underway; to explain the purpose of the update; and to encourage residents and other stakeholders to actively participate in the plan update.

FIRST WORKSHOP

The first workshop was held on October 15, 2024, at the new city hall for the City of Adel. During the meeting, the communities and stakeholders were (re)introduced to the Southern Georgia Regional



Commission (SGRC). The agenda for the day included the development of community visions via a vision activity. The activity divided everyone by their community and allowed them to brainstorm their visions by taking words clipped from various magazines and community newspapers for them to transcribe a

complete vision. Following that, everyone completed their Strength, Weaknesses, Opportunities, and Threats (SWOT) analyses independently. The remaining time was used to discuss the relevancy of their previous plan's goals and policies. SGRC staff took notes of any revisions to the policies and collected their visions and SWOT analyses.

SECOND WORKSHOP



The second workshop was held on November 6, 2024. This meeting opened with presentation from the SGRC Transit Director, Megan Fowler and a representative from the Community and Economic Engagement Department at the SGRC, Jacob Ryan. Following their presentation, the communities verified their satisfaction with the visions they created for their individual communities. The communities also voted on the addition of a joint vision based on their individuals written by SGRC staff. Based on the SWOT analysis summary from SGRC staff, many of the needs and opportunities from 2020 remained relevant, so the group reviewed the needs and opportunities from the previous plan to verify that assumption. SGRC Planning staff made revisions to the vision and need and opportunities sections based on the group discussion of each individual need and opportunity.

THIRD WORKSHOP

The third workshop was held on December 3, 2024. The purpose of the workshop was to review the Land Use Element and character area maps. This was done through open discussion and viewing of the maps in a setting where all attendees had the opportunity to make notes on the maps for suggested changes to their character areas. Notes from the discussion made by SGRC staff, and notes made on the maps, were then used by SGRC GIS staff to update the character area maps and incorporate the input from the workshop.



Prior to the start of the comprehensive plan process, Cook County and the Cities developed their Report of Accomplishments during a joint plan implementation meeting on August 7, 2024. The communities individually developed their Community Work Programs on December 17, 2024 (Cities of Lenox & Cecil), December 18, 2024 (Cook County), January 7, 2025 (City of Sparks), and February 5, 2025 (City of Adel).

FINAL PUBLIC HEARING (TRANSMITTAL HEARING)

A final public hearing was held on April 7, 2025, to present the final version of the plan to the community, receive any additional public input, and approve the transmittal of the draft plan to DCA. The plan was transmitted to DCA following the public hearing.

ADOPTION

The Plan was adopted by the Cook County Board of Commissioners on **June 2, 2025**; the City of Adel on **June 16, 2025**; the City of Cecil on **June 12, 2025**; the Town of Lenox on **June 2, 2025**; and the Town of Sparks on **June 9, 2025**. The resolutions are included in the Appendix.

3. Consideration of Regional Water Plan and Environmental Planning Criteria

During the preparation of the Comprehensive Plan, the local governments must review both the Regional Water Plan applicable to their area and the Georgia Department of Natural Resources' Rules for Environmental Planning Criteria (Chapter 391-3-16), to determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.

Suwannee-Satilla Regional Water Plan

Cook County and the Cities of Adel, Cecil, Lenox, and Sparks are within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in June 2023.

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



Suwannee-Satilla Regional Water Plan Goals:

- 1) Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial, and agricultural water needs, including all agricultural sectors (this includes the agro-forestry economy of the region).

- 2) Manage groundwater and surface water to encourage sustainable economic and population growth in the region.
- 3) Manage the region's and state's water resources in a manner that preserves and protects private property rights.
- 4) Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.
- 5) Identify opportunities to optimize existing and future supplies and water and wastewater infrastructure
- 6) Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
- 7) Protect and manage surface and groundwater recharge areas to ensure sufficient long term water supplies for the region.
- 8) Protect, maintain, and, where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
- 9) Protect and maintain regional water-dependent recreational opportunities
- 10) Identify opportunities to manage stormwater to improve water quantity and quality.
- 11) Identify and implement cost-effective water management strategies.
- 12) Seek to provide economically affordable power and water resource service to all citizens of the region.
- 13) Identify and implement actions to better measure and share water use data and information.

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

Satilla Region are surface water availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

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

- 1) Utilize surface water and groundwater sources within the available resource capacities
- 2) Water conservation.
- 3) Data collection and research to confirm the frequency, duration, severity, and drivers of surface water gaps (forecast methodology assumptions and Resource Assessment modeling).
- 4) Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns.
- 5) Encourage sustainable groundwater use as a preferred supply in regions with surface water challenges and/or low flow concerns
- 6) Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use to address challenges and/or low flow concerns.
- 7) Evaluate the potential to use existing storage to address challenge/ low flow concerns.
- 8) Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow Concerns.

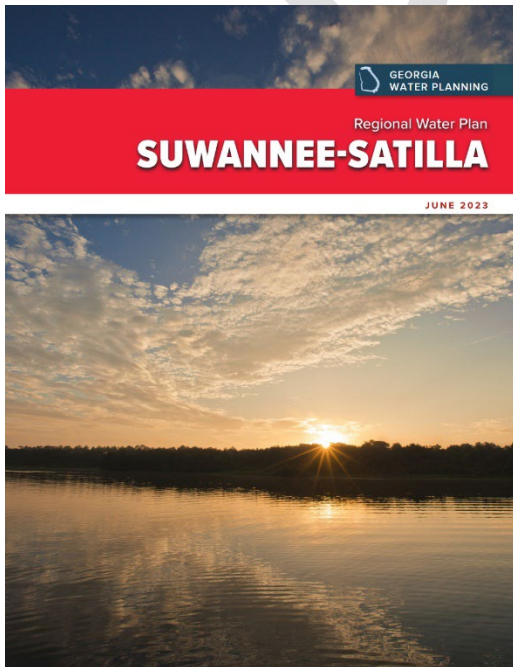
Short-Term Water Quality Management Practices (0 – 10 Years):

1. Point Sources:
 - a. Support and fund current permitting and waste load allocation process to improve the treatment of wastewater and increase treatment capacity.
 - b. Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry
2. Non-Point Sources:
 - a. Data collection to confirm the source of pollutants and causes; encourage stormwater ordinances, septic system maintenance, and coordinated planning

- b. Ensure funding and support for local and state Best Management Practices programs, including urban/suburban, rural, forestry, and agricultural Best Management Practices
3. Non-point Source Existing Impairments:
 - a. Total maximum daily load listed streams: Improve data on the source of pollutant and length of impairment; identify opportunities to leverage funds, and implement non-point source Best Management Practices

Longer-term (20- to 40-year) water quantity and quality management practices include:

- Improve the infiltration and management of wetlands
- Evaluate incentive-based programs to manage, increase, and restore wastewater and stormwater returns
- Identify potential/feasibility of a multi-purpose reservoir
- Identify the feasibility of regional inter-basin transfer
- Continue wastewater and stormwater master planning



Suwannee-Satilla Fact Sheet

Suwannee-Satilla Plan

Please go to waterplanning.georgia.gov/suwannee-satilla-reginal-water-plan for more information!

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

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

The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction. Some uses may be grandfathered, such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utility placements, special forestry, or agricultural services.

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

II. Plan Elements

1. COMMUNITY VISION & GOALS

Vision For Cook County and The Cities of Adel, Cecil, Lenox, & Sparks

COOK COUNTY and the CITIES aim to become a community known for their agricultural roots, family-oriented business models, and small-town values. Each community strives to improve the quality of life for current and future generations, by making their unique marks on I-75 and Highway 41. By creating unique, picturesque downtowns, and unforgettable gateway entrances, our communities will thrive as businesses come to us to grow and passersby stop to live, eat, and play. Our citizens will benefit from improved safety, quality healthcare, affordable housing, and technological advancement, while our children will grow up with entrepreneurial spirits and a fondness for their hometown due to our diverse community events, recreational activities, and youth activities.



Cook County is a predominantly agricultural community supported through family-owned business and community partnership. Cook County is constantly striving to improve the quality of life through increased public and school safety, increased accessibility, improved healthcare, beautification, and greater technological opportunities. With a focus on these goals, Cook County will build a better future for our younger generation.



To be known as a community that fosters inclusive growth while representing the people we serve. Improving the quality of life for current and future generations by supporting an environment that enhances technological advancement, cultural opportunities, youth development, and entrepreneurial growth.

CITY OF CECIL
PO BOX 73
CECIL, GA 31827

To be a destination for travelers by way of our notable placemaking on I-75 as well as a picturesque place to live and grow for our residents due to our investments in affordable housing, food options, recreation, as well as community events.



To be a serene little city complete with bustling small businesses, local entertainment, grocers, and fully developed housing as well as a nice place to stop whether you are travelling on I-75 or highway 41 due to our new gateway entrance on 41 and development of Exit 49.



Sparks envisions a unique downtown that enables the citizens to live, work, and play in the same community – one where families can thrive, and travelers want to come in off Exit 45 or Highway 41 to stop in for a night to rest.

Goals for Cook County and the Cities of Adel, Cecil, Lenox, & Sparks

- Goal 1 **NATURAL RESOURCES** – Conserve and protect the functions and values of the natural resources of Cook County and the Cities for future generations' appropriate use and enjoyment
- Goal 2 **CULTURAL RESOURCES** – Protect, preserve, and promote the historic and cultural resources of Cook County and the Cities through measures such as regulations, adaptive reuse, as well as tourism and education programs focused on historic preservation
- Goal 3 **ECONOMIC DEVELOPMENT** – Improve the economy of Cook County and the Cities by developing and enhancing new and existing strengths that will draw new businesses, expand existing businesses, diversify the local economy, help Cook County compete in the regional economy, and ensure that overall community growth and development benefits all segments of the population.
- Goal 4 **HOUSING** – Make opportunities for homeownership and housing resources available for all citizens of Cook County and the Cities through public-private partnerships.
- Goal 5 **LAND USE** – Ensure the highest quality living environment possible through a mixture of compatible land uses and character areas reflecting the needs and desires of the local residents and their vision for Cook County and the Cities. This goal shall be implemented through strict enforcement of the zoning ordinances and building codes based on the objectives and policies that follow.

- Goal 6 **COMMUNITY FACILITIES** – Ensure that needed community facilities and services such as water, sewer, broadband/communications, solid waste, police, fire, and EMS are provided in an effective, environmentally sound, safe, and economic system, consistent with present demand and future growth.
- Goal 7 **TRANSPORTATION** – Provide a safe and efficient transportation system which addresses the future needs of Cook County and the Cities for movement of people and freight, and which considers the social, economic, energy, and environmental effects of the transportation system.
- Goal 8 **INTERGOVERNMENTAL COORDINATION** – Establish effective coordination measures among all pertinent public and quasi-public entities to best maintain Cook County’s and the Cities’ quality of life and resources.
- Goal 9 **BROADBAND/TELECOMMUNICATIONS** – Provide broadband coverage to all communities to enhance safety and security via public-private partnerships as well as expand existing broadband infrastructure to foster equitable, consistent, and reliable broadband service across Cook County and throughout the Cities.

2. NEEDS AND OPPORTUNITIES

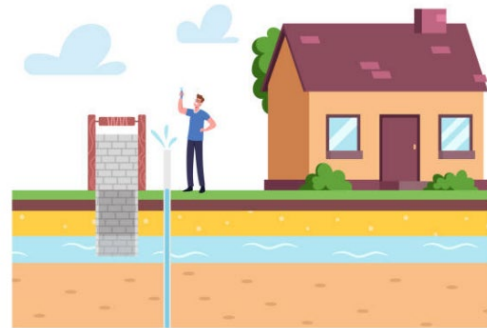
1. Natural Resources

Needs

1. Water and groundwater conservation practices are not widespread in Cook County.
2. Local water resources need to be protected from potential statewide re-distribution efforts.
3. Cook County needs to protect its groundwater resources to serve residents and businesses into the future.
4. There are no existing tree planting campaigns or tree planting requirements in Cook County or the Cities of Cecil and Sparks.
5. A pond in the City of Lenox needs protection against algal bloom.

Opportunities

1. To protect groundwater recharge areas, implement management strategies which could include the following protection opportunities: wellhead protection program (Adel has already implemented a plan, and the City of Sparks has a wellhead protection ordinance); limit impermeable surfaces with maximum building footprints and maximum paving areas; require sewer service instead of septic systems, especially for non-residential.
2. Protect and preserve Reed Bingham State Park by advocating its importance in local tourism.
3. Continue with the implementation of the Wetlands Mitigation Bank.
4. Develop tree and landscape standards for the preservation and/or replacement of trees and vegetation as part of land development, to protect the existing native tree canopy and to encourage



the planting of new trees and the preservation of green space.

5. Encourage protection and expansion of open space and green space and consider developing some standards for open space and green space provision.
6. The Withlacoochee and Little River Water Trails are valuable resources for recreation and already have boat ramps and parking areas. Minimal investment is required to market these resources and boost tourism.
7. Various technologies exist now that can fight against algal blooms.



2. Cultural Resources

Needs

1. A comprehensive survey of historic buildings and sites has not been completed.
2. Many historic buildings exist that are empty, in poor condition, or in desperate need of repair.
3. Funding is not available to restore historic buildings where needed, and great resources are lost when those buildings fall into disrepair.
4. Lenox's Regional Educational Service Agency (RESA) building provides training for teachers in the area and must be protected.

Opportunities

1. Underutilized historic buildings and structures throughout Cook County should be adaptively used.
2. Cook County's cultural resources could be promoted and used to market the area, increasing economic and tourism opportunities in its communities, especially the Performing Arts Center, which is state-of-the-art, and the Cook County Historical Museum, which is housed in the old Post Office (a DNR grant has been secured to fund preservation of this last property).
3. Cook County has many historical churches that need to be inventoried and promoted as part of the cultural heritage of Cook County. Examples are the Presbyterian and Primitive Baptist churches on Route 41 south of Adel.
4. Public/private partnerships are a great vehicle for promotion and coordination of historic preservation projects.

3. Economic Development

Needs

1. Comprehensive marketing initiatives are needed to stimulate the local economy.
2. Cook County has 400 acres of developable land available for business in Adel. Additional locations in Cook County should be explored immediately to increase the number of local businesses and industries as well as increase the number of available jobs and the size of the workforce.
3. To provide a sustainable population base and workforce, initiative needs to be taken to provide quality education and job opportunities for the younger population to minimize the desire to leave the area.
4. The local workforce needs to be increased in order to attract more businesses and industries.
5. Cook County's interchanges are not up to their full economic potential. An "Interchange Development Strategic Plan" should be developed to capitalize on the tremendous economic impact these interchanges could have for all of Cook County.
6. The City of Lenox has empty space downtown for vendors and healthcare service providers.

Opportunities

1. Cook County has six interchanges on I-75. Establishing an "Interchange Development Strategic Plan" with specific, measurable, achievable, relevant, and time-bound (SMART) goals dedicated to the development of the interchange corridors to foster economic growth, increase regional access, and beautify Cook County's interchanges can be utilized to bring business and development into the County and the Cities. The Interchange Development Strategic Plan should include Adel's two main corridors on I-75, Exit 37 and 39, which can benefit from overlay zoning districts, performance-based zoning, and/or other measures to spur economic development as well as Barneyville Road.

2. The County's varying industries should remain a valuable asset when attracting new businesses.
3. Cook County is strong in agriculture, consisting mainly of produce, watermelons, cotton, corn, and peanuts. Additional niche products should be developed to ensure continued diversity.
4. Cook County, situated midway between Orlando and Atlanta on I-75 serves as an ideal location for businesses looking to maximize their market potential.
5. Two major rail lines, Georgia/Florida and Norfolk Southern, have routes through the County. Close proximity and easy access to both Brunswick and Savannah Ports are also good location factors for Cook County.
6. Cook County and the Cities would benefit from an "Economic Development Strategic Plan" that includes exploration of new locations for various industries.
7. The South Georgia Motorsports Park is located in Cook County, which is just one component of quality recreation opportunities within the County. These opportunities need to be coordinated countywide and marketed nationwide.
8. The Cook County airport offers a 4,000-and 5,001-foot crosswind runway which can contribute significantly to the ability to attract businesses that rely on general aviation activities for employees and their business.
9. An increasing elderly population serves as an opportunity to enhance the county's economic base and experience base for the labor market.
10. Broadband should be expanded in order to take advantage of the opportunities it provides.
11. Opportunity Zones, New Markets Tax Credits, or similar programs could help to spur economic

development.

12. The City of Adel should consider as part of a 5-year strategic plan, the gentrification of the N. Hutchinson and N. Parrish Ave. corridors. The plan should include a reuse of the old hospital property which could serve as an anchor for the gentrification of the area.
13. The City of Lenox has empty retail spaces downtown for businesses and vendors.



4. Housing

Needs

1. Mobile homes are the only option for many low-income residents to own their home and possibly the land it is placed on, but the location and lack of maintenance of mobile home parks specifically, and rental properties in general, often result in substandard housing.
2. Several areas within Cook County and its cities experience varying degrees of blight conditions that need to be addressed with a comprehensive enforcement and demolition program.
3. Sufficient housing for diverse population groups is lacking. Cook County and its Cities need to adopt a comprehensive strategy to provide additional diverse housing options such as quality income-based rentals and affordable pathways to homeownerships for single-families, multi-generational households, and independent seniors.
4. There is no strategy to address the issues and needs of our displaced and homeless populations. As of fall 2024, 50 students in the Cook County school system are listed as homeless.
5. Projects for reinvestment and redevelopment of declining residential and commercial areas are lacking.
6. There is a lack of public housing in Adel, Cecil, Lenox, Sparks, and Cook County.
7. Paving and drainage is still needed in some mobile home parks and in other areas.
8. There is a men's shelter, the House of Grace, but there is a need for a women's shelter and/or a family shelter.
9. There is a need for housing for those who are working.



Opportunities

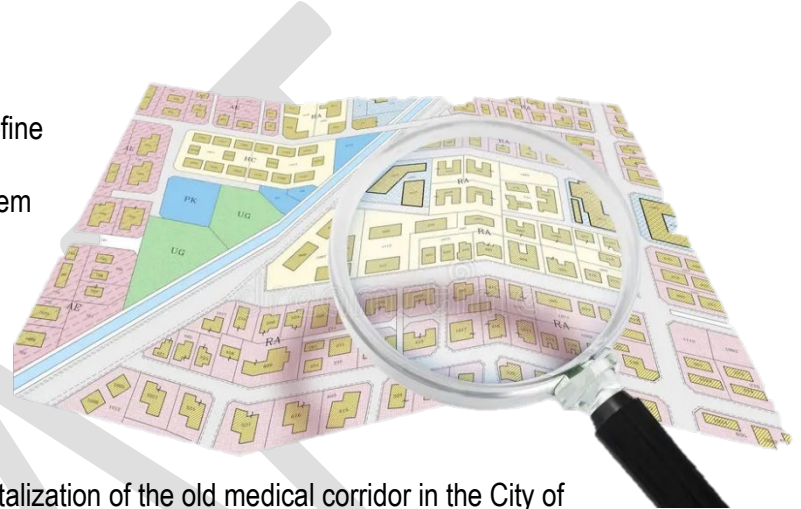
1. Develop mechanisms to maintain the value of the existing and future housing stock, while also providing diverse, affordable, and quality housing
2. Strategies need to be adopted to encourage maintenance of existing mobile home parks.
3. Older neighborhoods are perceived as providing quality character to the area and should be maintained and preserved in better shape.
4. Find and provide mechanisms to maintain the quality and number of mid- to high-level income housing.
5. Utilize the House of Grace, an all-male rehabilitation center and homeless shelter in Cook County, to address the needs of the homeless population.
6. A land bank could help to spur revitalization.
7. An Urban Redevelopment Plan could help to eliminate blight.
8. Paving and drainage has been completed in some mobile home parks, and more is underway. Grants, such as Community Development Block Grants (CDBG), can help to pay for this.
9. Construction of new public housing could provide much-needed quality housing options for some people.
10. CDBG funding can be used to build, acquire, or renovate property for the purpose of a family shelter or women's shelter that can then be turned over to or secured by a local nonprofit.
11. The City of Lenox has great incentives for landowners and contractors looking to build housing.



5. Land Use

Needs

1. Many vacant buildings in Cook County and the Cities are either in disrepair or improperly placed thus decreasing the chances of future prospects of development.
2. Cook County and the Cities need to encourage the development of industrial structures to match demand in their communities.
3. Cook County and the Cities need to define their gateway corridors and develop them according to current zoning, future land use, and a “Gateway Corridor Strategic Plan.”
4. A plan needs to be in place for the revitalization of the old medical corridor in the City of Adel that includes adaptive reuse of the old hospital and gentrification of N. Hutchinson and N. Parrish Avenue.
5. Cecil, Lenox, and Sparks need to strengthen their code enforcement.
6. Current zoning and future land use for Cook County’s six interchanges need to be discussed immediately in an “Interchange Development Strategic Plan.”
7. Cecil should explore opportunities for land purchases from Interstate 75 eastward to US 41 for retail development.



Opportunities

1. Cook County and the Cities can adopt and amend the International Property Maintenance Code (IPMC) to grant them city marshal/ code enforcement powers.
2. Adopt a strategy to ensure affordable housing by designing land for different housing types and

densities within the zoning regulations of the County and the Cities.

- i. Regulations that encourage the development of affordable housing
 - ii. Inclusionary zoning
 - iii. Density incentives
 - iv. Streamline application process
3. Create public-private partnerships that focus on the County and Cities' assets to improve quality of life, preserve their character, and encourage growth in the urban communities.
4. Creation and implementation of a "Gateway Corridor Strategic Plan" as well as an "Interchange Development Strategic Plan" alongside the life of the comprehensive plan.



6. Community Facilities and Services

Needs

1. Recreation programs in Cook County are too fractured and need to be expanded with operation and coordination on a countywide level.
2. The Boys and Girls Club's current building is dated and too small to accommodate the demand for it, limiting service delivery. The creation of public-private partnerships that focus on the needs of Cook County's youth could expand the Club's service delivery.
3. Community-wide technology infrastructure should be considered a basic community facility and as such should be adequately planned for and implemented.
4. Expansion and modernization of the City of Adel's sewer system is necessary before additional development can be accommodated.
5. Now that the old hospital has closed, identification of a reuse for the property is necessary.
6. The Cities of Cecil and Lenox need recreation facilities, especially for children and seniors.
7. The City of Cecil needs a better weather siren.
8. The City of Lenox's downtown civic center does not have furniture.
9. The Veteran's Park in the City of Lenox is in need of lighting and artwork.
10. Cook County should begin planning to expand the landfill.
11. County and City fire services need to modernize their training methods, purchase new and spare equipment, and consider a headquarters better suited to prepare our linemen and vulnerable populations from increased severe weather conditions in our area.
12. The County needs to purchase another generator and consider drone surveillance before and after severe weather events.
13. Cook County needs a larger facility to conduct elections.

14. Paving and drainage is needed in Cook County and the Cities.

Opportunities

1. Establish a joint Capital Improvement Program that all the communities will update on a regular schedule, to aid in planning future investments and county and city growth.
2. Maintain adequate landfill capacity for Cook County and its residents.
3. Maintain all schools in their current condition. All schools in Cook County are fairly new.
4. Continue to utilize the new Boys & Girls Club and its Teen Center.
5. Sewer, water, and gas capacity continues to be expanded as needed.
6. The City of Adel should consider the gentrification of the N. Hutchinson and N. Parrish Ave. corridors which includes reusing the old hospital property which could serve as an anchor for the gentrification of the area.



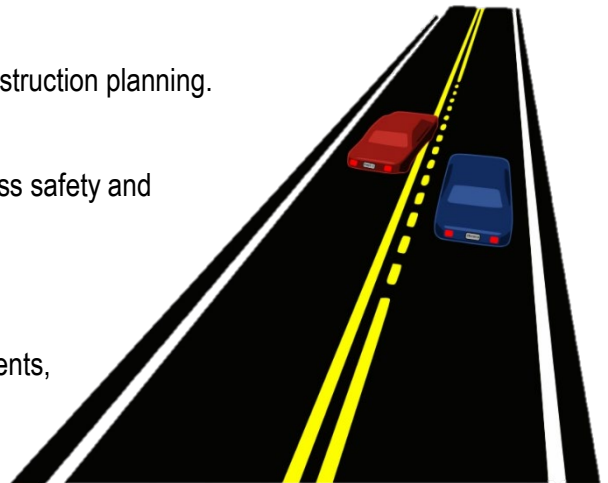
7. Transportation

Needs

1. The transportation system (street network) in Cook County is aging and is in need of major improvements.
2. Adequate and safe transportation facilities are needed, such as sidewalks and bike lanes, to access destinations countywide without using a car.
3. Roads in the community need resurfacing.
4. Dangerous intersections in the community need proper safety measures (i.e., lights, rumble strips, signs) installed immediately.
5. The City of Adel needs a continuous east-west truck route through the city. The truck route needs to be tied into the Alabama Road project. Required right-of-way needs to be identified early and preserved for future construction.
6. Paving and drainage projects need to coordinate with transportation needs and advance economic development goals.

Opportunities

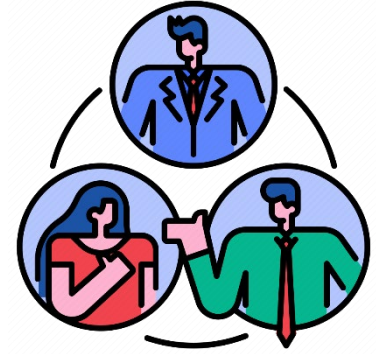
1. Develop a right-of-way corridor plan for future road construction planning.
2. Develop a bicycle and pedestrian master plan to address safety and improvements for sidewalks, trails, and bicycle paths.
3. The passing of T-SPLOST will lead to many improvements, including resurfacing the main arterial roads.



8. Intergovernmental Coordination

Needs

1. The land bank only includes the City Adel and Cook County presently. Admission of Cecil, Lenox, and Sparks needs to be discussed and implemented to properly address economic development, housing, and land use goals across the communities.
2. Cook County and the Cities often begin projects separately, especially road projects, that could be done all at once. Everyone should discuss having a joint work session regularly to discuss projects they can collaborate on as well as progress on individual projects.
3. Cook County currently holds a meeting with their public safety leadership. To better coordinate these responses as well as provide insight to newer public safety officials, all public safety representatives from Cook County and the Cities should meet during the Cook County Public Safety Committee.
4. Cook County and the Cities need to develop relationships with each other's elected and career officials in all shared departments and meet regularly in person or online.



Opportunities

1. Adding all the cities to the land bank will provide more properties to be collectively inspected, revitalized, and resold thus increasing economic development opportunities in the community at large by increasing available residential and commercial properties.
2. Consider holding Joint Work Sessions monthly alongside regular meetings.
3. Holding meetings with the members of public safety, public works, administration etc of each local government quarterly can help coordinate projects as well as foster relationships across the governments.

9. Broadband/Telecommunications

Needs

1. Some areas in Cook County are still underserved or completely unserved.

Opportunities

4. Continue the expansion of fiber broadband where cost permissive.
5. Satellite broadband could provide coverage in remote areas of the county.
6. Consider feasibility of implementation of mesh networks in public spaces. A mesh network in close-knit communities in the county and the Cities can address coverage gaps from internet service providers.
7. The Broadband Equitable Access and Deployment (BEAD) Program is live in Georgia and citizens can submit a BEAD Challenge.



3. ANALYSIS OF DATA AND INFORMATION

Cook County, Georgia

Cook County Quick Facts

Population 17,242

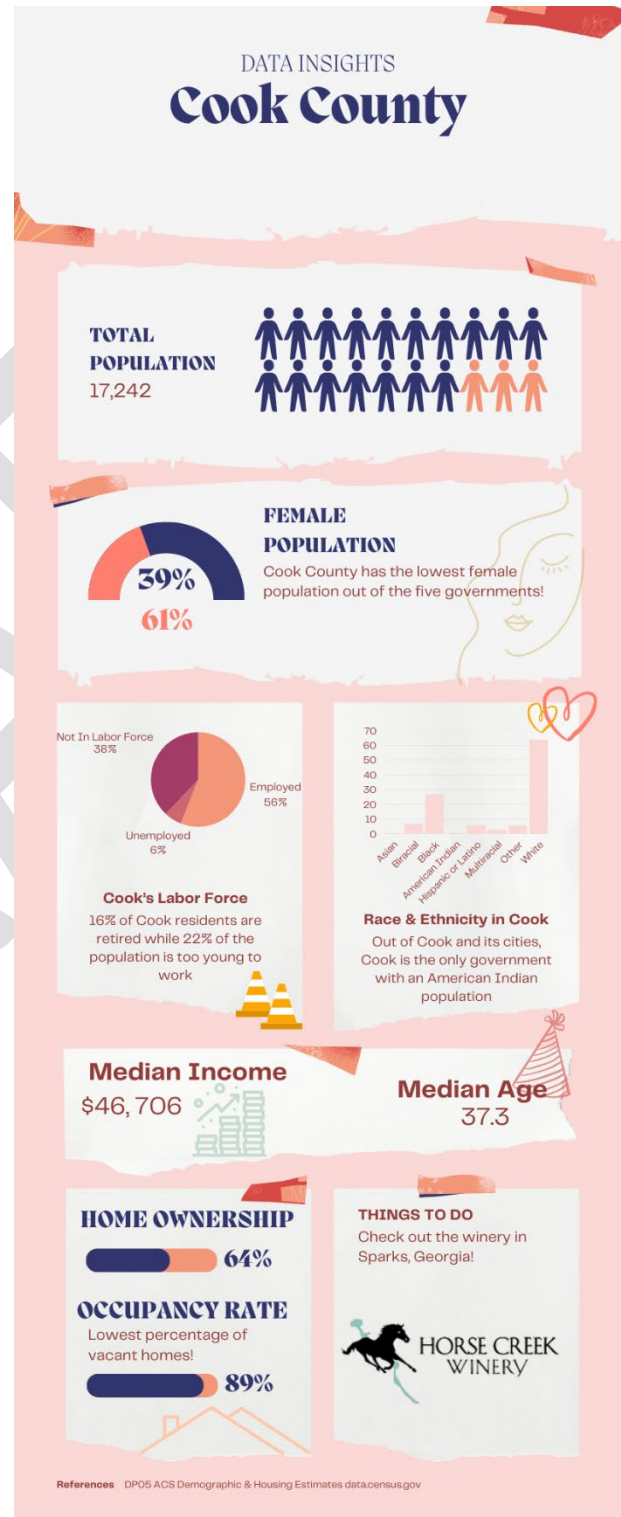
Median Age 37

Median Income \$46,706

Cook County is predominantly male and white.

Over 50% of residents are homeowners and 89% of residential structures are occupied.

While 56% of the population are employed, 38% of the population cannot work.



Adel, Georgia

Adel Quick Facts

Population 5,571

Median Age 41

Median Income \$26,800

Adel is predominantly female.

58% of residents are homeowners and 95% of residential structures are occupied.

While 56% of the population are employed, 38% of the population cannot work.



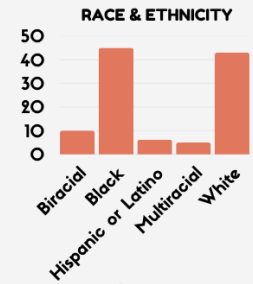
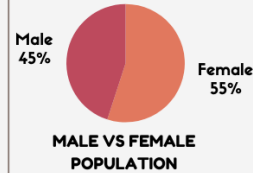
ADEL, GEORGIA

POPULATION

5,571



DEMOGRAPHICS



THINGS TO DO

REED BINGHAM STATE PARK



LABOR, INCOME, & HOUSING

Median Income
\$ 26,800



Not in Labor Force
38%

LABOR STATS

Unemployed
6%

Employed
56%

OCCUPANCY RATE

95%

POVERTY RATE



26.3% of citizens below poverty line

REFERENCES

U.S. Census Bureau. (2022) ACS 5 Year Estimates

Cecil, Georgia

Cecil Quick Facts

Population 349

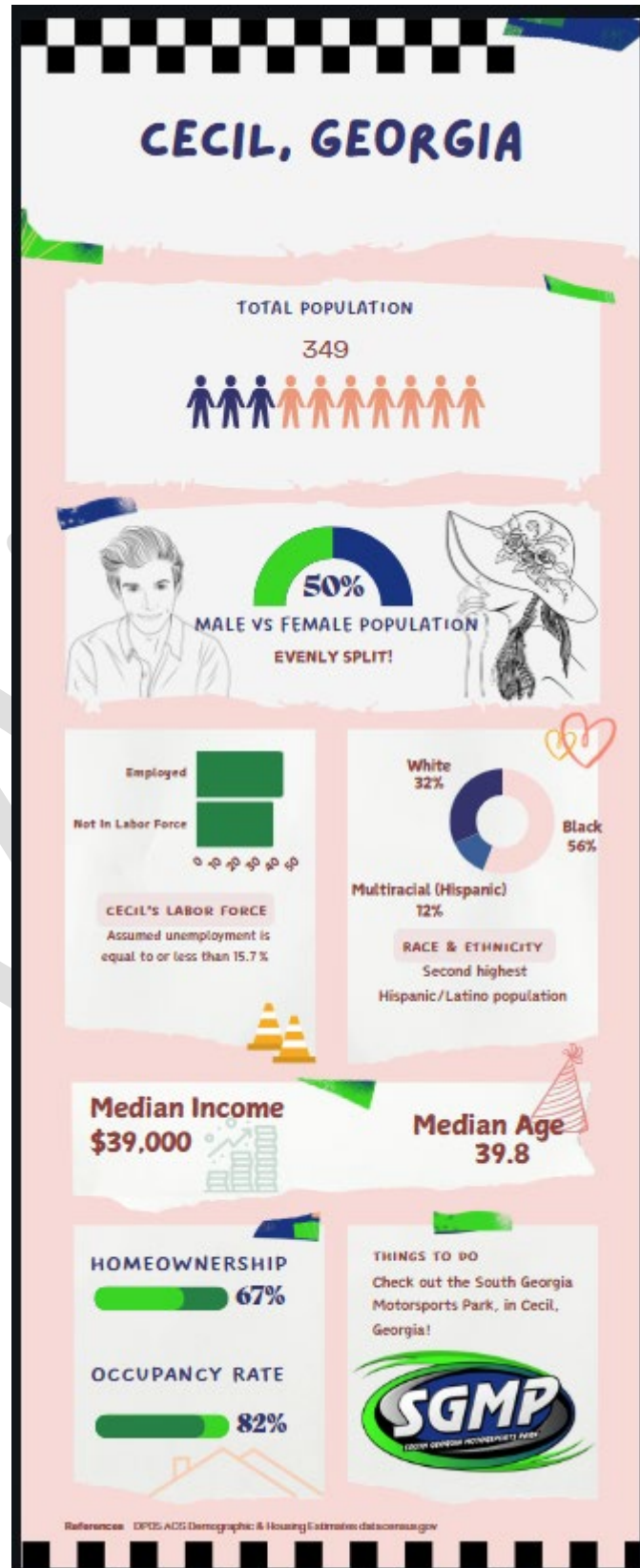
Median Age 40

Median Income \$39,000

Cecil has an even split between men and women.

Over 60% of residents are homeowners and 82% of residential structures are occupied.

Employed people slightly outpaces those who are unable to work due to age or disability.



Lenox, Georgia

Lenox Quick Facts

Population 887

Median Age 32

Median Income \$28,977

Lenox is predominantly male and white.

60% of residents are homeowners and 86% of residential structures are occupied.



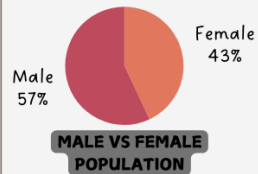
LENOX, GEORGIA

POPULATION

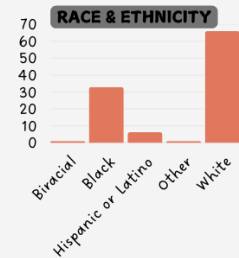
887



DEMOGRAPHICS



MALE VS FEMALE POPULATION



RACE & ETHNICITY



MEDIAN AGE
32.3



HOMEOWNING POPULATION

THINGS TO DO

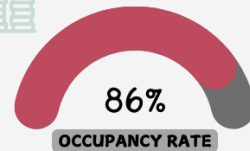
3rd Day in November
LEAN-OX FESTIVAL



LABOR, INCOME, & OCCUPANCY

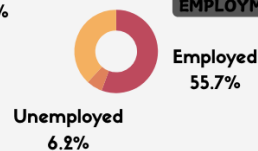
Median Income
\$ 28,977

POVERTY RATE



Not In Labor Force
38.1%

EMPLOYMENT IN LENOX



REFERENCES

U.S. Census Bureau. (2022) ACS 5 Year Estimates

Sparks, Georgia

Sparks Quick Facts

Population 2,459

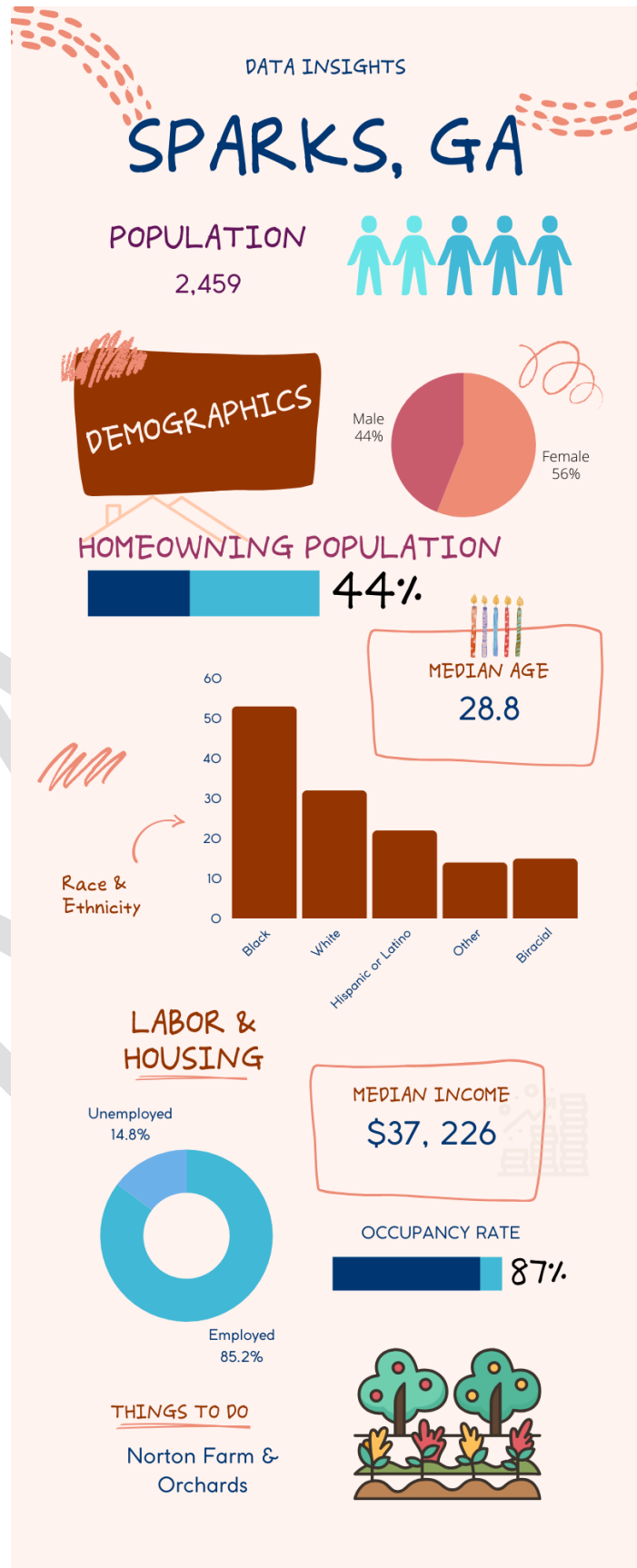
Median Age 28

Median Income \$37,226

Sparks is predominantly black and female.

44% of residents are homeowners and 87% of residential structures are occupied.

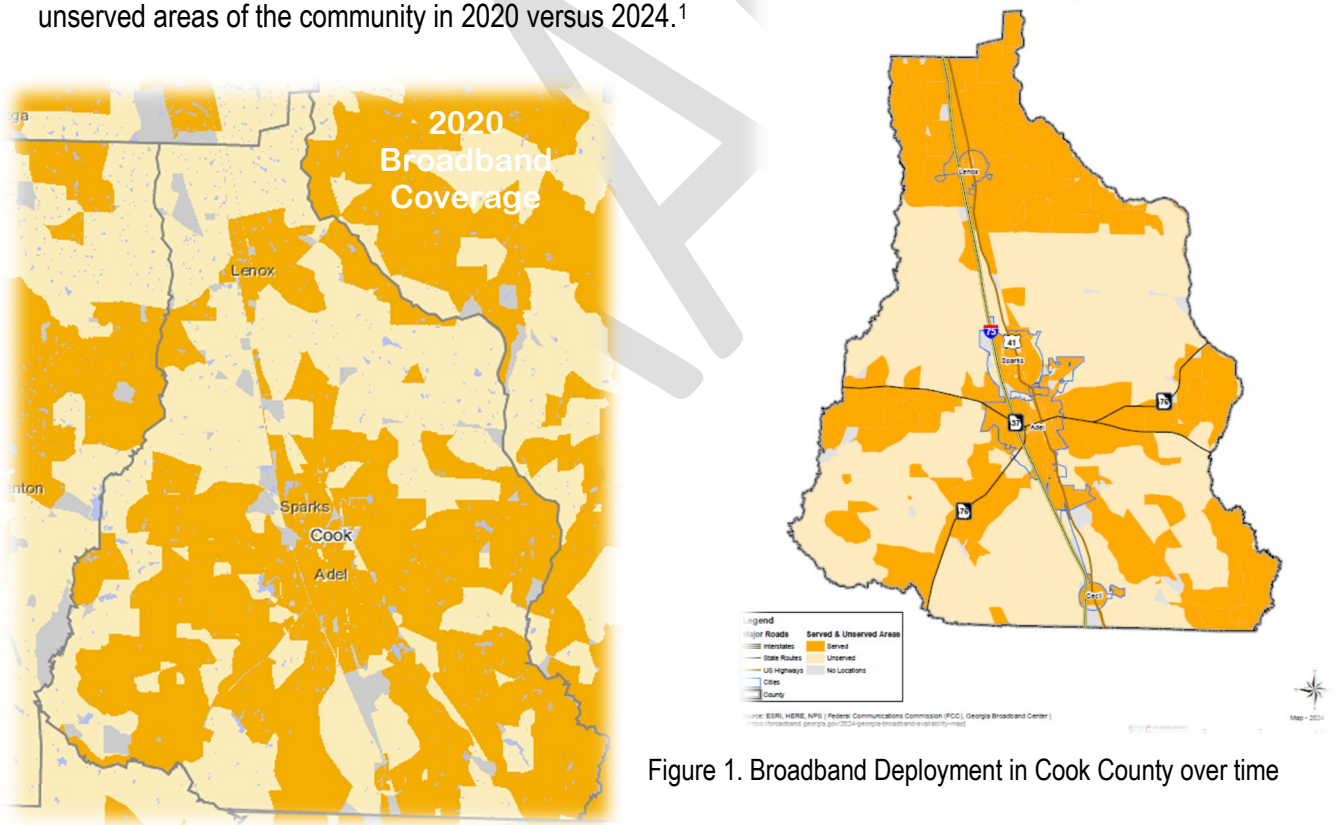
Over 80% of the population is employed!



4. BROADBAND SERVICES ELEMENT






Cook County's strategic location along I-75 places the community in a position to play a vital role in deploying broadband across the state. Broadband exists as an essential service for education, employment, economic development, and improved quality of life; therefore, broadband exists as a community facility in Cook County.


According to the Georgia Broadband Availability Map and the Broadband Equity, Access, and Deployment (BEAD) Program, there are 222 unserved locations and 304 underserved locations in Cook County. Broadband access has increased in Cook County since 2020. Figure 1 shows the served and unserved areas of the community in 2020 versus 2024.¹



¹ Broadband Served and Unserved Areas of Cook County (Data source: Georgia Broadband Deployment Initiative, <https://broadband.georgia.gov/maps/unserved-georgia-county>)
Broadband Served and Unserved Areas of Cook County
[2024 Georgia Broadband Availability Map | Georgia Broadband Program](https://broadband.georgia.gov/2024-georgia-broadband-availability-map),
<https://broadband.georgia.gov/2024-georgia-broadband-availability-map>

Cook County and the Cities offer a variety of broadband service providers and types suitable for residents in the city limits as well as in the county. Table 1 shows the top six providers in the area as well as the kind of coverage they provide in Cook County and the Cities. These providers offer their services to individuals and families, as well as businesses and governments. Plus, many also offer television and phone services and some have whole home internet capabilities, ensuring users do not experience connectivity issues no matter where they are inside their home.

Table 1. Internet Service Providers in Cook County	
	Fiber Internet Fixed Wireless Satellite DSL Wireless Home Internet
	Fiber Internet Fixed Wireless Satellite DSL
	Satellite only
	Wireless TV, phone, and home security
	Satellite only

	Fiber Internet Fixed Wireless DSL
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Broadband Action Plan

A key goal for Cook County and the Cities is equitable, consistent, and reliable broadband access achieved by expanding broadband to underserved and unserved areas, as outlined in Section 1 of this plan in Goal 9. The Plan lists the following Broadband Needs and Opportunities:

Needs

1. Some areas in Cook County are still underserved or completely unserved.

Opportunities

1. Continue the expansion of fiber broadband where cost permissive.
2. Satellite broadband could provide coverage in remote areas of the county.
3. Consider feasibility of implementation of mesh networks in public spaces. A mesh network in close-knit communities in the county and the Cities can address coverage gaps from internet service providers.
4. The Broadband Equitable Access and Deployment (BEAD) Program is live in Georgia and citizens can submit a BEAD Challenge.

Broadband Policies

The communities have agreed to enact the following community policies in relation to the broadband goals:

Need #1. Some areas in Cook County are still underserved or completely unserved.

- Policy 1.1. Continue to promote location and expansion of internet and broadband infrastructure in the community, as well as the education of the workforce in internet applications and skills.
- Policy 1.2. Pursue development of public/private partnerships to provide comprehensive broadband coverage that is consistent, reliable, and equitable.
- Policy 1.3. Include consideration of broadband infrastructure in roadway projects where such infrastructure may be included in the right-of-way.
- Policy 1.4. Community-wide technology infrastructure should be considered a basic community facility and as such should be adequately planned for and implemented.
- Policy 1.5. Pursue “Broadband Ready Community” status in communities that are not.
- Policy 1.6. Approve projects that will guarantee broadband speeds by Federal Communications Commission (FCC) and Georgia definitions of 25 Mbps upload and 3 Mbps download.
- Policy. 1.7 Consider diversifying internet types and providers based on population density and topography.
- Policy 1.8 Consider conducting a broadband survey following broadband projects to ensure that broadband services address the needs of households, businesses, schools, and other groups
- Policy 1.9 Submit BEAD challenges on behalf of your communities if survey results do not align with broadband goals and intentions.

Broadband Action Steps

Activity	20 26	20 27	20 28	20 29	20 30	Responsible Party	Estimated Cost	Funding Source
*NEW! * The Cook County Economic Development Commission (EDC) website will show locations of current internet and broadband in Cook County. The website will be updated as internet and broadband expand in the county.	X	X	X	X	X	Cook County Economic Development Commission (EDC)	Staff time	EDC
Pursue "Broadband Ready Community" status	X	X	X	X	X	Cities of Adel, Cecil, Lenox, and Sparks	Staff time	General Fund
*NEW! * Explore feasibility of diversifying broadband options	X	X	X	X	X	Cook County and Cities of Adel, Cecil, Lenox, and Sparks	Staff Time	Grants General Fund
Expand utility (gas, water, sewer, broadband) and/or transportation infrastructure to provide service to new and existing industry	X	X	X	X	X	City of Adel Private Sector	Staff time	General Fund, Grants, Private Sector
Review local ordinances and amend as needed to eliminate barriers to broadband deployment and encourage greater broadband coverage	X	X	X	X	X	City of Cecil	Staff time	General Fund
Utilize the EPA CUPP (College-Underserved Community Partnership Program) to have a broadband feasibility study done	X	X	X	X	X	Town of Lenox	Student volunteer time	Federal

Activity	20 26	20 27	20 28	20 29	20 30	Responsible Party	Estimated Cost	Funding Source
*NEW! * Consider feasibility of broadband installation in the City Park during community events	X	X	X	X	X	Town of Sparks	Staff Time \$10,000	General Fund



5. ANALYSIS OF CONSISTENCY WITH DCA QUALITY COMMUNITY OBJECTIVES

The Department of Community Affairs (DCA) has crafted a series of objectives dealing with a broad range of issues that concern local governments. The objectives, which are listed below, are only recommendations, but provide local governments with a tool to guide them in the assessment of their needs and opportunities and in the development of their implementation activities. If they are used as such a tool by many of the local governments in their planning efforts, these objectives also have the potential to result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents. This section contains an analysis of the consistency of the community's current policies, activities, and development patterns with the Quality Community Objectives, and recommends related best practices as provided by DCA.



**GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS**

Quality Community Objective	Notes on consistency with Comprehensive Plan for Cook County and the Cities of Adel, Cecil, Lenox, and Sparks
<p>1. Economic Prosperity</p> <p>Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.</p> <p>Community activities, including economic development efforts, are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none">• Business incubator• Corridor study• Downtown program	<p><i>The communities have listed a need to update their zoning ordinances and cited corridor studies and development for interchanges and within city limits as action items in their plans. The City of Adel also has a Mainstreet Program and the 2025 Comprehensive Plan update itself also lists a variety of realistic policies applicable to achieving goals that in turn contribute to economic prosperity for the community at large.</i></p>
<p>2. Resource Management</p> <p>Promote the efficient use of natural resources and</p>	<p>The communities agreed they wish to maintain their agricultural character areas</p>

<p>identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.</p> <p>Land use element and goals and policies related to natural resources are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none">• Conservation easements• Heat mitigation• Pervious paving• Riparian buffers• Water resource protection	<p>and intend to maintain them through zoning. Each community is committed to managing their resources, and the 2025 Comprehensive Plan update lists policies highlighting the benefits of energy-efficiency in construction projects. Each community strives to update/revise their zoning ordinances</p>
<p>3. Efficient Land Use</p> <p>Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or</p>	<p>All communities understand the importance of updating their zoning ordinances to reflect demands, including considerations of adaptive reuse of vacant properties. As</p>

<p>redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.</p> <p>The land use element and infrastructure-related goals and policies of this plan are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none">• Adaptive reuse• Brownfield redevelopment• Infill development program• Preserve agriculture land use• Urban redevelopment plan	<p>stated, the communities desire to maintain their character while developing and the future land use maps indicate that goal.</p> <p>Policies listed in the 2025 Comprehensive Plan update provide advice on how to move forward with otherwise idealistic projects.</p>
<p>4. Local Preparedness</p> <p>Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of</p>	<p>All communities adopted the Joint Hazard Mitigation Plan in 2024. Most communities listed action items for local preparedness in the 2025 Comprehensive Plan update.</p> <p>Severe weather has become more prevalent in the community, and each</p>

<p>responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.</p> <p>Projects and policies in this plan, and local ordinances, are consistent with this objective. The community also has a multi-jurisdictional hazard mitigation plan that is consistent with this objective, and capable leadership and staff.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none">• All-hazards strategy• Comprehensive planning• Professional development-planning staff• Subdivision development standards	<p>government's leadership is committed to taking advantage of available opportunities.</p>
<p>5. Sense of Place</p> <p>Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional</p>	<p>The communities wish to continue development of their downtowns as well as their interchanges. These development practices include adaptive reuse projects assisted by code enforcement, artwork and beautifications projects, as well as community events.</p>

<p>features of the community; or protecting scenic and natural features that are important to defining the community's character.</p> <p>Projects and policies in this plan, and local ordinances, are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none">• Aesthetic overlay• Code enforcement• Design guidelines	
<p>6. Regional Cooperation</p> <p>Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.</p> <p>There is a high level of cooperation and collaboration with neighboring jurisdictions.</p>	<p>The communities' Service Delivery Strategy is not due until 2030, but the communities all have intergovernmental coordination action items they wish to complete during the life of their plan.</p>

<p>Recommended best practices:</p> <ul style="list-style-type: none">• Regional roundtable• Shared service agreements	
<p>7. Housing Options</p> <p>Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.</p> <p>Projects and policies in this plan, and local ordinances, are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none">• Georgia Initiative for Community Housing• Housing for the disadvantaged	<p>Housing is a very important topic for the communities, with most, if not all, listing housing work program items. The community at large has a land bank through the county and county seat (Adel-Cook Land Bank) and hope to bring all the other local governments into that land bank to streamline adaptive reuse and rehabilitation efforts to stem homeownership and development. The Cities also listed the need for elderly housing, workforce housing, and affordable housing – public or private – and thus have actionable steps listed to achieve that in the community policies and work program sections of the 2025 Comprehensive Plan update.</p>

<ul style="list-style-type: none">• Housing for the elderly• Inclusionary zoning• Land bank• Mixed-income housing	
<p>8. Transportation Options</p> <p>Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.</p> <p>Transportation goals, policies, and projects are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none">• Complete streets• Sidewalk/trail network• Improving street connectivity• Maximize use of on-street parking• Safe Routes to School	<p>Each community is committed to street paving and resurfacing with most communities considering the feasibility of adding sidewalks and bike lanes to their cities.</p>

<p>9. Educational Opportunities</p> <p>Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.</p> <p>Goals, policies, and projects in this plan are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none">• Public internet access• Transportation to educational facilities• Work ready program	<p>Georgia's Broadband Deployment Program ensured access to high-speed broadband in the community at large, meaning that schools and colleges in the area can provide internet access to students and public libraries can provide that service to the general public. These community organizations host a variety of events and workshops throughout the year in efforts to help students prepare for the workforce.</p>
<p>10. Community Health</p>	<p>The community has a hospital and is half</p>

<p>Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.</p> <p>Goals, policies, and projects in this plan are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none">• Transportation to services	<p>an hour from the hospitals in Tifton, Georgia and Valdosta, Georgia. It is worth noting that organizations often come to the area to host community health events.</p>
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6. COMMUNITY POLICIES

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

Natural Resources

Need #1. Water and groundwater conservation practices are not widespread in Cook County.

Policy 1.1. Promote the protection of groundwater recharge areas and water quality.

Policy 1.2. Continue to assist the State and public/private groups in the protection of Reed Bingham State Park and other conservation areas, through in-kind services including but not limited to the river cleanup crew, publishing event notices, and Friends of Reed Bingham participation.

Policy 1.3. Continue to implement the Wetlands Mitigation Bank program.

Policy 1.4. Best Management Practices (BMPs) should be promoted to reduce stormwater runoff in all locations to maintain or improve water quality. Examples of structural BMPs may include but are not limited to: a) Bioretention; b) Sand Filter; c) Stormwater Wetlands; d) Wet Detention Basin; e) Filter Strip; f) Grassed Swale; g) Infiltration Devices; h) Restored Riparian Buffer; i) Dry Extended Detention Basin; j) Permeable Pavement Systems; k) Rooftop Runoff Management.

Policy 1.5. Protect Blueway (water trails) and Greenway Corridors along sensitive environmental areas to the maximum extent practicable.

Policy 1.6. Limit the type and size of developments permitted within the Agricultural and Conservation Character Areas.

Need #2. Local water resources need to be protected from potential statewide re-distribution efforts.

Policy 2.1. Identify all opportunities to speak with state representatives regarding retention of local water resources.

Policy 2.2. Consider amending the local government codes to require the use of native and drought-tolerant vegetation that is adapted to existing climatic conditions in landscaping.

Policy 2.3. Continue to implement a public education program regarding various methods of water conservation at all levels including, but not limited to, municipal, agricultural, households, and businesses.

Policy 2.4. Coordinate with surrounding cities, counties, and the Water Council within the region to join political forces and protect local control of the water resources of South Georgia.

Need #3. Cook County needs to protect its groundwater resources to serve residents and businesses into the future.

Policy 3.1. Implement a public education campaign about groundwater conservation practices for new residents and homeowners, new tenants, and new businesses that provides pamphlets upon move in and constantly present these conservation practices on the Cook County website as well as the websites and social pages of the Cities.

- Policy 3.2. Consider an incentives program for households and businesses conserving groundwater countywide and within the Cities.
- Policy 3.3 Explore the feasibility of hosting an annual Earth Day event that showcases the natural resources in Cook County and ways to protect them.

Need #4. There are no existing tree planting campaigns or tree planting requirements in Cook County or the Cities of Cecil and Sparks.

- Policy 4.1. Encourage the development and adoption of Tree Protection Ordinances for local governments that do not have such ordinances.
- Policy 4.2 Consider establishing requirements for the preservation and replacement of trees and vegetation as part of land development to protect the existing native tree canopy; and encourage the planting of new trees and the preservation of green space.
- Policy 4.3. Coordinate with local nurseries to develop an annual Tree Planting Day within Cook County and its Cities.
- Policy 4.4. Research and consider adopting a mix of ordinances dedicated to shade, tree protection, and open space/green space development.

Need #5. A pond in the City of Lenox needs protection against algal bloom.

- Policy 5.1. Determine the cause(s) of the algal bloom.
- Policy 5.2. Consider the feasibility of alternative technologies (i.e., shade balls, aerations or fountains, rain barrels for landscaping, native vegetation incorporation, etc...).

Cultural Resources

Need #1. A comprehensive survey of historic buildings and sites has not been completed.

- Policy 1.1. Explore the process to adopt a Historic Preservation Ordinance.
- Policy 1.2 Update and maintain the list of historic resources within Cook County identified in the Regionally Important Resources Plan.
- Policy 1.3. Investigate the feasibility of creating a comprehensive local historic preservation plan for Cook County.

Need #2. Many historic buildings exist that are empty, in poor condition, or in desperate need of repair.

- Policy 2.1. Continue to identify opportunities to adaptively reuse historic buildings and structures throughout Cook County.
- Policy 2.2. Encourage the rehabilitation of underutilized properties consistent with preserving their historic character and value through incentives, public assistance, education, and partnerships.
- Policy 2.3. Promote the use of conversion and façade easements through coordination with the Adel Downtown Development Authority.
- Policy 2.4. Take advantage of the Rural Zone designation for Adel, Cecil, Lenox and Sparks.

Need #3. There is not funding available to restore historic buildings before they are lost to disrepair.

- Policy 3.1. Continue to research funding opportunities through independent means, as well as coordination with the Regional Commission in order to identify grants and loans available for the preservation and restoration of historical and cultural resources in the County.

- Policy 3.2. Protect historic and cultural areas and resources from demolition and encourage rehabilitation with appropriate incentives.
- Policy 3.3. Use websites, pamphlets, and advertising efforts to promote the County and Cities' cultural resources, especially the Performing Arts Center, the Cook County Historical Museum that is housed in the old Post Office, the SOWEGA Building, the historic courthouse, and all other properties listed on the National Register of Historic Places.
- Policy 3.4. Take advantage of the Georgia Grown Trails (37 and 41) to market the County and Cities' cultural resources.

Need #4. Lenox's Regional Educational Service Agency (RESA) building provides training for teachers in the area and must be protected.

- Policy 4.1. Maintain building by current building codes and standards.
- Policy 4.2. Perform routine maintenance and inspections to identify vulnerabilities.
- Policy 4.3. Equip the building with emergency response and disaster preparedness tools like fire extinguishers, first aid kits, and automated external defibrillators (AEDs).
- Policy 4.4. Partner with a local historic preservation society and/or establish a "Friends of the RESA Building" dedicated to fundraising, advocacy, and volunteering.
- Policy 4.5. Consider the installation of physical security enhancements such as security barriers, reinforced doors, and perimeter fencing.
- Policy 4.6. Use the building regularly and often! – consider other uses if the building is not occupied year-round.

Economic Development

Need #1. Comprehensive marketing initiatives are needed to stimulate the local economy.

- Policy 1.1. Collaborate with the Cities to develop Exits 49, 45, 41, 39, 37, and 32 as destinations for travelers and industry.
- Policy 1.2. Continue the pursuit of gateway entrances for Cook County, Adel, Cecil, Lenox, and Sparks on Highway 41 and Interstate 75.
- Policy 1.3. Continue marketing Cook County's premier location along Interstate 75 between major metropolitan areas through advertisements, online marketing, and the development of marketing materials.
- Policy 1.4. Seek new ways to capitalize on the presence of two major rail lines and the airport within the County.
- Policy 1.5. Market the recreational and tourism opportunities within the County, such as the South Georgia Motor Sports Park, through promotion on the County's website, advertisement within regional recreational periodicals, and the development and distribution of Cook County Recreation pamphlets.
- Policy 1.6. Market the Withlacoochee and Little River Water Trails.
- Policy 1.7. Foster public/private partnerships to rehabilitate quality commercial and mixed-use developments and buildings.
- Policy 1.8. Promote historic and cultural areas and resources as passive-use tourism and recreation destinations through websites, pamphlets, and advertising efforts.

Policy 1.9. Pursue corridor redevelopment plans and overlay zoning districts for Adel gateway corridors.

Policy 1.10. Continue to develop the new website for the City of Adel.

Policy 1.11. Update the websites for the Cities of Cecil, Lenox, and Sparks.

Policy 1.12 Update the Cook County website.

Need #2. Cook County has 400 acres of developable land available for business in Adel. Additional locations in Cook County should be explored immediately to increase the number of local businesses and industries as well as increase the number of available jobs and the size of the workforce.

Policy 2.1. Review land use and current zoning ordinances to determine ideal location(s).

Policy 2.2. Coordinate with local businesses and agencies to identify ways to attract and retain younger workforce age population to the area.

Policy 2.3. Encourage public/private partnerships between the County, the cities, local businesses, and the School Board for the development of work programs and career education programs such as a career academy for young adults.

Policy 2.4 Encourage local students to take advantage of the dual enrollment program.

Need #3. In order to provide a sustainable population base and workforce, initiative needs to be taken to provide quality education and job opportunities for the younger population to minimize the desire to leave the area.

- Policy 3.1. Encourage coordination between local schools and businesses so as to identify ways such as field trips and summer internships to develop interest and job opportunities for the local youth.
- Policy 3.2. Coordinate with the school board to identify ways to improve local education services and facilities, where the county and cities can assist.
- Policy 3.3. Collaborate with the Cook County Board of Education to weave community involvement via field trips, internships, presentations, etc. into students' curriculums while fulfilling federal mandates.

Need #4. The local workforce needs to be increased in order to attract more businesses and industries.

- Policy 4.1. Coordinate with the Cook County Economic Development Commission and Chamber of Commerce to develop a list of target industries for Cook County that will provide year-round employment opportunities.
- Policy 4.2. Maintain and expand the inventory of the amount and location of developable lands within the County in all marketing materials, and provide the list on the website and within a marketing pamphlet to be provided for public distribution.
- Policy 4.3. Take advantage of federal Opportunity Zones.
- Policy 4.4. Renew Adel's Rural Zone Designation.

Need #5. Cook County's interchanges are not up to their full economic potential. An "Interchange Development Strategic Plan" should be developed to capitalize on the tremendous economic impact these interchanges could have for all of Cook County.

- Policy 5.1. Determine future land use opportunities for the interchange(s) of interest.
1. Assess current land use.

2. Consider sustainable growth and local economy.

Policy 5.2. Ensure that ordinances and other legally binding documentation related to zoning and development align with desired changes.

Policy 5.3 Foster conversation between Cook County, the Cities, as well as other stakeholders on how to best develop the area(s) of interest.

Need #6. The City of Lenox has empty space downtown for vendors and healthcare service providers.

Policy 6.1. Consider providing incentives to prospective businesses.

Policy 6.2. Determine feasibility of conducting a market analysis to understand the demand for different vendors and healthcare services.

Policy 6.3. Form partnerships with local economic organizations and healthcare organizations to offer events and programs.

Policy 6.4. Support healthcare access in the City of Lenox.

1. Determine which services are most necessary.
2. Partner with healthcare providers to provide telehealth, mobile healthcare, and/or (a) satellite location(s)
3. Develop a resource directory of healthcare professionals nearby.

Housing

Need #1. Mobile homes are the only option for many low-income residents to own their home and possibly the land it is placed on, but the location and lack of maintenance of mobile home parks specifically, and rental properties in general, often result in substandard housing.

Policy 1.1. Review the regulations that permit substandard structures in the cities and the county in order to assure that they will be maintained or demolished, and not pose a threat to the health, welfare, and safety of its residents and the general public.

Need #2. Several areas within Cook County and its cities experience varying degrees of blight conditions that need to be addressed with a comprehensive enforcement and demolition program.

Policy 2.1. Jointly consider adoption and implementation of the International Property Maintenance Code to give local municipalities code enforcement abilities and tools to encourage proper maintenance and clean-up of properties.

Policy 2.2. Review and coordinate with the local municipalities to ensure that code enforcement resources are adequate, so that the implementation of any adopted and applicable property maintenance codes can be effectively accomplished.

Policy 2.3. Seek partnerships with cooperative neighborhood and civic groups to further the elimination of dilapidated housing and encourage the maintenance of adequate housing stock.

Policy 2.4. Pursue the completion and implementation of the City of Adel Urban Redevelopment Plan.

- Policy 2.5. Pursue the completion and implementation of the City of Cecil Urban Redevelopment Plan.
- Policy 2.6. Pursue the completion and implementation of the City of Lenox Urban Redevelopment Plan.
- Policy 2.7. Pursue the completion and implementation of the City of Sparks Urban Redevelopment Plan.
- Policy 2.8. Take advantage of the City of Adel's new City Marshal position and existing Property Maintenance Code.
- Policy 2.9. Encourage collaboration between the city marshal and county tax assessor to determine which properties are vacant, abandoned, deteriorating, and/or tax-delinquent to determine next steps – return, resell, reuse, or demolition.

Need #3. Sufficient housing for diverse population groups is lacking. Cook County and its cities need to adopt a comprehensive strategy to provide for additional diverse housing such as low-income housing and rentals, and affordable pathways to homeownerships for single-families, multi-generational households, and independent seniors.

- Policy 3.1. Encourage the construction of quality and affordable housing for all age and economic groups within the County.
- Policy 3.2. Participate in the Georgia Initiatives for Community Housing (GICH) as applicable.
- Policy 3.3. Encourage the location of support businesses such as quality grocery stores and other businesses supporting a neighborhood to attract quality housing.

Policy 3.4. Pursue Community Home Investment Program (CHIP), Community Development Block Grant (CDBG), and other grant programs for housing.

Policy 3.5 Implement rent control measures on older buildings or properties or that have low-income tenants.

Policy 3.6. Establish/update legislation that prevents landlords from pushing out tenants and keeping rents affordable.

1. Require landlords to provide justification for eviction.
2. Prevent “no-fault” evictions.
3. Tie rent increases to property taxes.
4. Establish a Rent Transparency Database that is publicly accessible online and available in print by request for a small fee.
5. Encourage incentives tied to rent stabilization agreements between the government and property owners.

Need #4. Cook County lacks a strategy to address the issues and needs of our displaced and homeless population. As of fall 2024, 50 students in the Cook County school system are listed as homeless.

Policy 4.1. Continue to support the House of Grace, rehabilitation center and homeless shelter in Cook County.

Policy 4.2. Coordinate with faith-based and non-profit organizations to develop and maintain new and existing programs which target the needs of the homeless community.

Need #5. Projects for reinvestment and redevelopment of declining residential and commercial areas are lacking.

- Policy 5.1. Inventory areas that are on the decline and in need of redevelopment and reinvestment.
- Policy 5.2. Actively pursue grants and funding sources for the redevelopment of declining neighborhoods.
- Policy 5.3. Consider the applicability of Tax Allocation Districts for larger areas that are in decline.
- Policy 5.4. Annually review and apply for a Community Development Block Grant (CDBG) for applicable redevelopment projects and programs throughout the County.
- Policy 5.5. Establish a Joint Land Bank for Cook County and the Cities that will grant them the ability to take over and reuse vacant, abandoned, deteriorating, and tax-delinquent properties

Need #6. There is a lack of public housing in Adel, Cecil, Lenox, Sparks, and Cook County.

- Policy 6.1. Rehabilitate existing public housing Adel.
- Policy 6.2. Consider feasibility of the addition of affordable public housing in Adel, Cecil, Lenox, and Sparks.
- Policy 6.3. Encourage partnerships for the Low-Income Tax Credit (LITC) program.
- Policy 6.4. Take advantage of the multi-county Community Housing Development Organization (CHDO) for funding.

Need #7. Paving and drainage is still needed in some mobile home parks and in other areas.

- Policy 7.1. Pursue funding opportunities for paving and drainage in areas of need.
- Policy 7.2. Consider participation in the Georgia Transportation Infrastructure Bank (GTIB) program.

Need #8. There is a men's shelter, the House of Grace, but there is a need for a women's shelter and/or a family shelter).

Policy 8.1. Select a safe and easily accessible site that is properly zoned for the shelter.

Policy 8.2. Conduct thorough inspections of the site in accordance with future plans.

Policy 8.3. Garner community support and funding for the project via fundraisers, volunteer opportunities, donations, private partnerships and/or government support and credits.

Policy 8.4. Create feasible plans for operations, staffing, and long-term sustainability.

Need #9. There is a need for housing for those who are working.

Policy 9.1. Consider applying for the Rural Workforce Housing Initiative.

Policy 9.2. Update/modify zoning ordinances to allow more flexibility for affordable housing development.

Policy 9.3. Consider the feasibility of rent-to-own programs and income-based housing.

Policy 9.4. Provide housing education that teaches home financing and legal rights of tenants and homeowners.

Policy 9.5. Create and maintain a directory of available housing of all types on public domains.

Land Use

Need #1. Many vacant buildings in Cook County and the Cities are either in disrepair or improperly placed thus decreasing the chances of future prospects of development.

Policy 1.1. Encourage coordination between city marshals, zoning and code enforcement, and tax assessors to determine justification for vacancies and zoning for the structure in question as well as surrounding area.

Policy 1.2 Implement necessary action based on group determination – rezone and repurpose, demolition and new construction, demolition and land reuse, etc....

Need #2. Cook County and the Cities need to the development of industrial structures to match demand in their communities.

Policy 2.1. Encourage industrial development only in areas zoned for it.

Policy 2.2. Consider feasibility of development of industrial sites no longer in use.

Policy 2.3. Collaborate with industry partners on maintenance and upkeep responsibilities of industrial campuses.

Need #3. Cook County and the Cities need to define their gateway corridors and develop them according to current zoning, future land use, and a “Gateway Corridor Strategic Plan.”

Policy 3.1. Determine the location of gateway corridors and assess current zoning and land use regulations in order to determine if re-zoning is necessary.

Policy 3.2. Re-zone gateway corridors as needed.

Policy 3.3. Seek funding opportunities through Main Street America, United States Department of Transportation (USDOT), Georgia Department of

Transportation (GDOT), Community Development Block Grant (CDBG), and other relevant funding sources to actualize on plans.

Need #4. A plan needs to be in place for the revitalization of the old medical corridor in the City of Adel that includes adaptive reuse of the old hospital and gentrification of N. Hutchinson and N. Parrish Avenue.

Policy 4.1. Consider rezoning the area or applying different zoning policies.

Policy 4.2. Implement policies that will improve connectivity to existing transportation and utilities.

Need #5. Cecil, Lenox, and Sparks need to strengthen their code enforcement.

Policy 5.1. Consider revising and adopting the International Building Maintenance Code to grant elected officials city marshal/code enforcement powers.

Need #6. Current zoning and future land use for Cook County's six interchanges need to be discussed immediately in an "Interchange Development Strategic Plan."

Policy 6.1. Foster a discussion about service delivery and future land use.

Policy 6.2. Determine how to prioritize the order of development.

Need #7. Cecil should explore opportunities for land purchases from Interstate 75 eastward to US 41 for retail development.

Policy 7.1. Engage in talks with property owners.

Policy 7.2. Consider conducting a retail development study to determine what kind of retail will be supported by the community.

Community Facilities and Services

Need #1. Recreation programs in Cook County are too fractured and need to be expanded with operation and coordination on a countywide level.

Policy 1.1. Consider developing a Parks & Recreation Master Plan that will help identify parks & recreation areas in Cook County as well as catalogue their needs for capital improvements such as pools, shelters, gazebos, picnic areas, and other active recreational amenities to be more fully utilized for social gatherings.

Policy 1.2. Continue to pursue grants from local, state, federal, and private organizations to plan and assemble the parks, greenway, and blueway network

Need #2. The Boys and Girls Club's current building is dated and too small to accommodate the demand for it, limiting service delivery. The creation of public-private partnerships that focus on the needs of Cook County's youth could expand the Club's service delivery.

Policy 2.1. Site selection for the New Boys and Girls Club.

Policy 2.2. Downsize service delivery based on need (i.e. offer only spring or winter sports, homework help one day a week, alternate targeted-age group services, etc.).

Policy 2.3. Determine what changes, if any, can be done to make the current space usable.

Policy 2.4. Conduct thorough inspections of the site in accordance with future plans.

Policy 2.5. Garner community support and funding for the project via fundraisers, volunteer opportunities, donations, private partnerships and/or government support and credits.

Policy 2.6. Create feasible plans for operations, staffing, and long-term sustainability.

Need #3. Community-wide technology infrastructure should be considered a basic community facility and as such should be adequately planned for and implemented.

Policy 3.1. Develop a community-wide technology master plan that lays out broadband and technological goals and gaps as well as stakeholders.

Policy 3.2. Pursue public-private partnerships and/or government funding for expansion of broadband.

Policy 3.3. Consider providing digital literacy programs to low-income and elderly adults as well as part of school curriculum.

Policy 3.4. Employ the best practices for cybersecurity and data privacy.

Policy 3.5. Set up a regularly scheduled review process to assess technological infrastructure and public satisfaction.

Policy 3.6. Keep residents and the public informed via community forums, surveys, public hearings, social/print media, etc.

Policy 3.7. Digitize public information and make it accessible.

Need #4. Expansion and modernization of the City of Adel's sewer system is necessary before additional development can be accommodated.

Policy 4.1. Develop a Wastewater Master Plan for the City of Adel, identifying growth areas within the City and estimates of the amount of capacity needed to accommodate future growth.

- Policy 4.2. Research the applicability of the Georgia Environmental Facilities Authority Public Sewer System Grants and the low-interest loans of the Georgia Fund programs for the expansion of Adel's sewer system.

Need #5. Now that Cook Medical Center has closed, identification of a reuse for the property is necessary.

- Policy 5.1. Determine what the community needs and if that need fits the layout of the old infrastructure through public forums, surveys, and city council/county commission work sessions.
- Policy 5.2. Form partnerships with community organizations, public and private, interested in using the space.
- Policy 5.3. Conduct thorough inspections of the site in accordance with future plans to determine what work, if any, is required for temporary and permanent use.
- Policy 5.4. Garner community support and funding for the project via fundraisers, volunteer opportunities, donations, private partnerships and/or government support and credits.
- Policy 5.6. Create feasible plans for operations, staffing, and long-term sustainability.
- Policy 5.7. Consider temporary uses of the property until a permanent use is determined (i.e., community garden, event space, community center, etc....).
- Policy 5.8. Consider following a timeline for the life of the comprehensive plan to ensure this project progresses:

1. Year 1 – Community Engagement, Clean-up, Temporary Use.

2. Year 2 to Year 3 – Phased development, Small-scale improvements, fundraising.
3. Year 4 to Year 5 – larger scale development and continued fundraising.

Need #6. The Cities of Cecil and Lenox need recreation facilities, especially for children and seniors.

- Policy 6.1. Collaborate with partners in Adel and Cook County to extend existing services to neutral locations in Cecil, Lenox, and Sparks.

Need #7 The City of Cecil needs a better weather siren.

- Policy 7.1. Audit the current system's capability and range.
- Policy 7.2. Determine what the City of Cecil needs to make their weather siren better (a new siren altogether, battery backup, remote activation, etc....).
- Policy 7.3. Shop for (a) weather siren (s) that meets the City of Cecil's needs and consider funding source(s) and/or cost sharing opportunities (public-private, grants, resident fees or new tax, etc....).
- Policy 7.4. Educate the community on the emergency management system(s) via mailed materials or in-person workshops.
- Policy 7.5. Implement a regular testing schedule, making sure tests are conducted following repairs and upgrades.
- Policy 7.6. Consider creating a fund strictly for weather sirens and other emergency management tools that the City of Cecil uses.
- Policy 7.7. Consider using the following plan for the life of your comprehensive plan to ensure this action item is completed:
1. Year 1 – Conduct system audit, prioritize areas for upgrades, secure funding.

2. Year 2 – Begin upgrading and expanding and start the public education campaign.
3. Year 3 to Year 4 – Complete upgrades and implement regular testing and integration with other systems, if any.
4. Year 5 – Finalize long term goals (emergency management fund).

Need #8 The City of Lenox’s downtown civic center does not have furniture.

- Policy 8.1. Consider furniture donation.
- Policy 8.2. Collaborate with local artists to provide creative and handmade furniture for the civic center.
- Policy 8.3. Raise funds for desired furnishings via community fundraising, crowdfunding, congressionally-directed spending requests, grants, as well as any other feasible methods.

Need #9. The Veteran’s Park in the City of Lenox is in need of lighting and artwork.

- Policy 9.1. Consider launching a “Call for Artists” in newspapers and on social media that offers a modest reward to the best artwork.
- Policy 9.2. Commission businessowners for public artwork sponsorship in exchange for advertising and recognition of their business.
- Policy 9.3. Phase lighting installation process:
1. Install lighting in key areas first.
 2. Prioritize energy-efficiency when shopping.
 3. Utilize grants and community fundraising opportunities (sponsorship, fundraisers, donations, volunteer work) to fund this project.

Policy 9.4. Utilize existing infrastructure, if any, to determine how to proceed in obtaining lighting.

Need #10. Cook County should begin planning to expand the landfill.

Policy 10.1. Educate and engage the public on this project, especially if the expansion has human impact.

Policy 10.2. Select a new site for the expansion OR conduct an environmental assessment for expansion of the landfill's borders without actually building a new one.

Policy 10.3. Develop a plan for the expansion that considers environmental, economic, human, and other factors that would likely make this decision unfeasible.

Policy 10.4. Collaborate closely with the state and federal regulatory agencies and consider developing mitigation plans for residents and businesses who may be affected by this project.

Policy 10.5. Prioritize and implement community monitoring and reporting for the long-term.

Policy 10.6. Consider using the following plan for the life of your comprehensive plan to ensure this action item is completed:

1. Year 1 to Year 2 – Community engagement, site selection, environmental assessments, determining funding sources.
2. Year 2 to Year 3 – Finalization of phased development, environmental studies, beginning of phased development.
3. Year 3 to Year 4 – Begin the first phase.
4. Year 5 – Complete first stage of expansion.

Need #11. County and City fire services need to modernize their training methods, purchase new and spare equipment, and consider a headquarters better suited to prepare our linemen and vulnerable populations from increased severe weather conditions in our area.

Policy 11.1. Secure funding for construction of training facilities, new equipment, and a new headquarters with a storm shelter.

Policy 11.2. Consult with the vulnerable populations OR review needs from previous severe weather events to determine what is most critical during construction of the new fire headquarters and storm shelter.

Policy 11.3. Consider long-term funding sources, long-term staffing methods, and how to maintain this facility

Policy 11.4. Consider the following plan for the life of your comprehensive plan to ensure this action item is completed:

1. Year 1 to Year 2 – Planning and assessment.
2. Year 2 to Year 3 – Secure funding, begin upgrading equipment and design the new headquarters/storm shelter.
3. Year 3 to Year 4 – Begin phased construction, continue equipment upgrades as needed and feasible, implement long-term staffing techniques.
4. Year 5 – Complete first stage construction.

Need #12. The County needs to purchase another generator and consider drone surveillance before and after severe weather events.

Policy 12.1. Secure funding for the generator and drone surveillance from various sources.

Policy 12.2. Consider utilizing Southern Georgia Regional Commission (SGRC) drone services for severe weather surveillance through the Geographic Information System (GIS) Department.

Policy 12.3. Develop long-term maintained and upkeep schedules for the generator and the drone(s).

Policy 12.4. Consider following a plan for the life of your comprehensive plan to ensure this action item is completed and significant progress is made.

Need #13. Cook County needs a larger facility to safely conduct elections.

Policy 13.1. Assess facility needs to determine if current facilities can be expanded or a new building is required.

1. Adjust election operations in current building.
2. Consider repurposing a vacant structure.
3. Conduct site selection based on data.

Policy 13.2. Design a flexible, accessible, multipurpose facility capable of hosting elections, absentee and mail-in ballots, as well as training areas for poll workers.

Policy 13.4. Involve the community in the planning stages of this facility to ensure an inclusive and forward-thinking design.

Policy 13.5. Consider following a plan for the life of your comprehensive plan to ensure significant progress is made for this action item.

Need #14. Paving and drainage is needed in Cook County and the Cities.

Policy 14.1. Conduct a comprehensive needs assessment.

Policy 14.2. Explore various paving and drainage solutions that are low cost, environmentally-friendly, and effective.

Policy 14.3. Seek local, state, and federal funding sources.

Policy 14.4. Consider a phased development approach to addressing this need.

Policy 14.5. Encourage community involvement through volunteering, donations, and educational programming.

Policy 14.6. Utilize technology for monitoring and planning (GIS mapping, weather data, surveys and community forums, etc....).

Policy 14.7. Consider following a plan for the life of your comprehensive plan to ensure this action item is completed and/or significant progress is made.

Transportation

Need #1. The transportation system (street network) in Cook County is aging and is in need of major improvements.

- Policy 1.1. Continue to participate in the Georgia Department of Transportation's Local Maintenance and Improvement Grant Program (LMIG), formerly known as Local Assistant Road Program (LARP).
- Policy 1.2. Develop a five-year road maintenance program, to be updated at regular intervals.
- Policy 1.3. Pursue sufficient right-of-way to accommodate sidewalks and bike and golf cart paths through such measures as the development of a countywide right-of-way acquisition and protection program.
- Policy 1.4. Encourage the development of the I-75 interchanges and the adjacent downtown areas into unique and identifiable areas that are connected to the overall County character through such measures as design guidelines, signage regulations, and consistency with an established design theme.
- Policy 1.5. Continue to participate in the Southern Georgia Regional Transportation Infrastructure Act (TIA) program.
- Policy 1.6. Consider participation in the Georgia Transportation Infrastructure Bank (GTIB) program.

Need #2. Adequate and safe transportation facilities are needed, such as sidewalks and bike lanes, to access destinations countywide without using a car.

- Policy 2.1. Inventory and maintain all significant streets within Cook County with particular attention given to hazards, bottlenecks, and barriers to children walking or riding their bikes to school.
- Policy 2.2. Provide additional sidewalks, where necessary, to connect or complete either existing or proposed sidewalks in a manner that provides a complete bicycle/golf cart and pedestrian circulation system.
- Policy 2.3. Provide pedestrian access and open space within the historic and cultural areas and resources of the County.

Need #3. Roads in the community need resurfacing.

- Policy 3.1. Pursue funding for roadway resurfacing.
- Policy 3.2. Conduct a comprehensive needs assessment.
- Policy 3.3. Explore various paving and drainage solutions that are low cost, environmentally-friendly, and effective.
- Policy 3.4. Consider a phased development approach to addressing this need.
- Policy 3.5. Encourage community involvement through volunteering, donations, and educational programming.
- Policy 3.6. Utilize technology for monitoring and planning (GIS mapping, weather data, surveys and community forums, etc....).
- Policy 3.7. Consider following a plan for the life of your comprehensive plan to ensure this action item is completed and/or significant progress is made.

Intergovernmental Coordination

Need #1. Collaboration between Cook County and the Cities is crucial for development and progression of the comprehensive plan's goals.

Policy 1.1. Establish a joint Capital Improvement Program that all the communities will update on a regular schedule, in order to aid in planning future investments.

Policy 1.2 Consider holding joint work sessions where community progress is discussed

Policy 1.3 Continue Public Safety Committee meetings and extend invitations to public safety representatives from the Cities.

Policy 1.4 Explore feasibility of adding Cecil, Lenox, and Sparks to the Adel-Cook Land Bank.

Broadband/Telecommunications

Need #1. Some areas in Cook County lack reliable broadband coverage.

- Policy 1.1. Continue to promote location and expansion of internet and broadband infrastructure in the community, as well as the education of the workforce in internet applications and skills.
- Policy 1.2. Pursue development of public/private partnerships to provide comprehensive broadband coverage that is consistent, reliable, and equitable
- Policy 1.3. Include consideration of broadband infrastructure in roadway projects where such infrastructure may be included in the right-of-way.
- Policy 1.4. Community-wide technology infrastructure should be considered a basic community facility and as such should be adequately planned for and implemented.
- Policy 1.5. Pursue “Broadband Ready Community” status in communities that are not already.

7. REPORTS OF ACCOMPLISHMENT

Cook County Report of Accomplishments: FY2021-FY2025

Activity	2021	2022	2023	2024	2025	Goal	Responsible Party	Estimated Cost	Funding Source	Status
Natural Resources										
Update and improve floodplain maps	x	x	x	x		1	Cook County, EMA, FEMA	\$50,000	FEMA, General Fund	Completed
Seek funding to develop and implement a countywide Master Drainage Plan	x	x	x	x		1	Cook County	Staff time	General Fund	Underway
Review and update storm water run-off, watershed plans, and effectiveness of present drainage ditching, culverts, storm water, and sanitation network.	x	x	x	x		1	Cook County	Staff time	General Fund	Underway
Review existing regulations to ensure adequacy in reducing the amount of future development in identified flood hazard areas.	x	x	x	x		1	Cook County	Staff time	General Fund	Underway
Review and amend the Adel, Lenox, Cecil, Sparks, and Cook County Building Codes as required due to mandatory changes in the National Flood Insurance Program.	x	x	x	x		1	Cook County, City of Adel, City of Cecil, Town of Lenox, Town of Sparks	Staff time	General Fund	Completed

Cap wells not in use and increase wellhead waterproofing.	x	x	x	x		1	Cook County	\$100,000	Grants, General Fund	Underway
Investigate methods to reduce Non-Point Source pollution, such as increasing grass growth along waterways.	x	x	x	x		1	Cook County	\$100,000	Grants, General Fund	Underway
Cultural Resources										
None										
Economic Development										
Purchase property for a new Industrial Park and provide infrastructure (roads, rail, water, sewer, gas, etc.) for development	x	x	x	x	x	3	Economic Development Commission	\$10,000,000	CDBG, Grants, EDC	Completed
Housing										
None										
Land Use										
None										
Community Facilities										
Lower ISO rating for unincorporated areas of Cook County	x					6	Cook County	\$500,000	Grants, General Fund	Completed
Implement improved solid waste management services	x	x	x	x	x	6	Cook County	Staff time	Grants, General Fund	Underway
Plan and develop a new recreational complex and expand recreational services throughout the county	x					6	Cook County	\$500,000	Grants, SPLOST, General Fund	Completed
Acquire property and construct new			x	x	x	6	Cook County	\$2,000,000	Grants, General	Underway

courthouse									Fund	
Expand Sheriff's office and jail, including new evidence room			x	x	x	6	Cook County	\$2,000,000	Grants, General Fund	Underway
Construct new fire station for the Evergreen area (west side of County)			x	x	x	6	Cook County	\$500,000	Grants, General Fund	Underway
Upgrade communication capabilities among first responders, law enforcement, and other critical personnel and departments	x	x	x	x		6	EMA Police/Sherriff Departments Fire Departments	\$100,000	Grants, General Fund	Underway
Acquire and install weather alert sirens or equivalent early warning infrastructure	x	x	x	x		6	EMA	\$150,000	Grants, General Fund	Complete
Acquire all terrain vehicles for firefighting	x	x	x	x		6	EMA, GA Forestry Commission, County and Cities' Fire Departments	\$200,000	Grants, General Fund	Underway
Develop an ordinance to enforce burn permits at the local level	x	x	x	x		6	Cook County Code Enforcement	Staff time	General Fund	Underway
Acquire more fire tankers (2000 to 3000 gallons) for local fire departments	x	x	x	x		6	EMA, County and Cities' Fire Departments	\$500,000	Grants, SPLOST, General Fund	Underway
Transportation										
Extend airport runway by an additional 500 feet	x					7	Cook County, Airport Authority	\$2,000,000	Grants, Airport Authority, General Fund	Complete

Build new hangars at airport, and add fence around extended runway	x	x	x	x	x	7	Cook County, Airport Authority	\$2,000,000	Grants, Airport Authority, General Fund	Underway – Cook County is in the process of building new hangars, but the fence around the extended runway is complete New plan will list “Build new hangars at airport” as a new work item
Roads										
Regrade/resurface approximately 30 miles of roads as needed, including street paving, drainage, curb & gutter, and sidewalks as appropriate	x	x	x	x	x	7	Cook County	\$1,000,000	CDBG, SPLOST, Grants, General Fund	Complete
Resurface Daughtrey Rutland Rd.	x	x	x	x	x	7	Cook County	\$315,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan
Resurface South Ave. (County portion)						7	Cook County	\$25,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan
Resurface/pave	x	x	x	x	x	7	Cook County	\$200,000	SPLOST,	Complete

roads that provide access to Reed Bingham State Park										Grants, General Fund	
Resurface Antioch Road	x					7	Cook County	\$1,949,300	T-SPLOST	Complete	
Resurface Val-Del Road		x	x	x		7	Cook County	\$2,007,500	T-SPLOST	Complete	
Pave Burnett Rd.	x	x	x	x	x	7	Cook County	\$50,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan	
Pave Lydia and Green Streets	x	x	x	x	x	7	Cook County	\$100,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan	
Pave Billy Browning and William Browning Roads	x	x	x	x	x	7	Cook County	\$100,000	SPLOST, Grants, General Fund	Underway – Billy Browning Road has been postponed, but William Browning Road has been completed New plan will list “Pave Billy Browning Road” as a new work item	
Pave Brushy Creek Church Rd.	x	x	x	x	x	7	Cook County	\$100,000	SPLOST, Grants, General Fund	Complete	
Pave Loren Dr.	x	x	x	x	x	7	Cook County	\$100,000	SPLOST,	Postponed	

										Grants, General Fund	due to lack of funding and will be moved to the new plan
Pave Harrell Rd.	x	x	x	x	x	7	Cook County	\$100,000	SPLOST, Grants, General Fund	Complete	
Pave Siska Lane, Hawk Lane, and Bobwhite Lane	x	x	x	x	x	7	Cook County	\$150,000	SPLOST, Grants, General Fund	Complete	
Bridges											
Repair/rebuild Massee Post Rd. bridge over Brushy Creek	x	x	x	x	x	7	Cook County	\$100,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan	
Repair/rebuild Massee Post Rd. bridge over New River	x	x	x	x	x	7	Cook County	\$150,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan	
Repair/rebuild Brushy Creek Rd. bridge over Brushy Creek	x	x	x	x	x	7	Cook County	\$50,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan	
Repair/rebuild Barneyville Rd. bridge over Brushy Creek	x	x	x	x	x	7	Cook County	\$25,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan	
Repair/rebuild Barneyville Rd. bridge over New	x	x	x	x	x	7	Cook County	\$25,000	SPLOST, Grants, General	Postponed due to lack of funding	

River										Fund	and will be moved to the new plan
Repair/rebuild Futch Rd. bridge over Lindsey Branch	x	x	x	x	x	7	Cook County	\$25,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan	
Repair/rebuild Old Coffee Rd. bridge over Withlacoochee River	x	x	x	x	x	7	Cook County	\$200,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan	
Repair/rebuild Boyette Rd. bridge over Bear Creek	x	x	x	x	x	7	Cook County	\$100,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan	
Repair/rebuild Hutchinson-Parrish Rd. bridge over Youngs Mill Creek	x	x	x	x	x	7	Cook County	\$50,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan	
Repair/rebuild Rutland Bridge Rd. bridge over New River	x	x	x	x	x	7	Cook County	\$100,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan	
Repair/rebuild Whiddon-Rowan Rd. bridge over Brushy Creek	x	x	x	x	x	7	Cook County	\$100,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan	

Repair/rebuild Fellowship Rd. bridge over Hutchinson Mill Creek	x					7	Cook County, GDOT	\$50,000	State, SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan
Repair/rebuild Register Rd. bridge over Youngs Mill Creek	x	x	x	x	x	7	Cook County	\$50,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan
Repair/rebuild Lott Bridge Rd. bridge over Little River	x	x	x	x	x	7	Cook County	\$50,000	SPLOST, Grants, General Fund	Postponed due to lack of funding and will be moved to the new plan
Intergovernmental Coordination										
None										
Broadband/Telecommunications										
Conduct a marketing campaign to promote location and expansion of internet and broadband infrastructure in the community, as well as the education of the workforce in internet applications and skills	x	x	x	x	x	9	Cook County Economic Development Commission	Staff Time	EDC	Completed
Pursue "Broadband Ready Community" status	x	x	x	x	x	9	Cook County and Cities of Adel, Cecil, Lenox, and Sparks	Staff Time	General Funds	Completed
Review local ordinances and	x	x	x	x	x	9	Cook County and Cities of	Staff Time	General Funds	Completed

amend as needed to eliminate barriers to broadband deployment and encourage greater broadband coverage							Adel, Cecil, Lenox, and Sparks			
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City of Adel Report of Accomplishments: FY2021-FY2025

Activity	2021	2022	2023	2024	2025	Goal	Responsible Party	Estimated Cost	Funding Source	Status
Natural Resources										
None										
Cultural Resources										
Renovate the old Sowega Building	x					2	Adel-Cook Chamber of Commerce, Private Sector	\$1,000,000	Grants, Private Sector	Underway
Improve Downtown area with a central park and fountain, streetscaping, and additional parking	x	x	x			2	City of Adel	\$400,000	CDBG, Grants, General Fund	Underway
Pursue Main Street designation	x	x				2	City of Adel	Staff time	General Fund	Complete
Rehabilitate and revitalized Jim Battle Park, City Park, and other parks as future funding becomes available. Create and improve public green spaces to provide families and children with better access to safe and adequate recreational opportunities				x	x	2	City of Adel	\$500,000	City/County General Funds And Grants	Underway New plan will show this item as two separate items with new potential funding sources.
Economic Development										
Provide infrastructure and incentives for development	x	x	x	x	x	3	City of Adel Cook County	\$500,000	CDBG, Grants,	Underway

Activity	2021	22	23	24	25	Goal	Responsible Party	Estimated Cost	Funding Source	Status
(such as a hotel and conference center) at Exits 37 and 39							Economic Development Commission		Utilities Funds	
Acquire and sell blighted property in accordance with Land Bank by-laws to build infill housing within the city			x	x	x	3	City of Adel Cook County	\$200,000	CDBG CHIP	Underway New plan will list this item in multiple categories due to its intersectional nature
Housing										
Rehabilitate and/or reconstruct existing public housing units	x	x	x	x	x	4	City of Adel Nashville Housing Authority	\$1,000,000	CHIP, CDBG, Grants, Private Sector	Underway
Construct new affordable housing units, including housing for seniors	x	x	x	x	x	4	City of Adel	\$1,000,000	CHIP, CDBG, Grants, Private Sector	Underway
Rehabilitate and/or reconstruct 10 homes of low-income residents	x	x	x	x	x	4	City of Adel	\$1,000,000	CDBG, Grants	Cancelled – insufficient and sporadic funding prevents City from reliably improving 10 homes.
Rehabilitate 6 houses in the designated CHIP grant area	x	x	x	x	x	4	City of Adel	\$306,000	CHIP grant	Underway Combined with above item in the new work program that reads “Rehabilitate and reconstruct

Activity	2021	2022	2023	2024	2025	Goal	Responsible Party	Estimated Cost	Funding Source	Status
										homes as funds will allow"
Rehabilitate several homes and tear down dilapidated houses in CDBG grant target areas	x	x	x	x	x	4	City of Adel	\$750,000	General Fund	Complete
Land Use										
Perform corridor studies for Exit 37 and 39 gateway areas			x	x		5	City of Adel	\$100,000	General Fund	Underway Exit 37 complete New plan will list "Perform corridor studies for Exit 37 and 39 gateway areas to create zoning overlay districts" as a work item.
Create zoning overlay districts for Exit 37 and 39 gateway areas			x	x		5	City of Adel	Staff time	General Fund	Underway Combined with above item in the new work program that reads "Perform corridor studies for Exit 37 and 39 gateway areas to create zoning overlay districts"

Activity	2021	22	23	24	25	Goal	Responsible Party	Estimated Cost	Funding Source	Status
Community Facilities & Services										
Upgrade the water & sewer systems in targeted neighborhoods	x	x	x	x	x	6	City of Adel	\$500,000	CDBG / Grants	Underway Revised to read "Upgrade the water & sewer systems as needed" in the new work program
Expand utility (gas, water, sewer, broadband) and/or transportation infrastructure to provide service to new and existing industry	x	x	x	x	x	6	City of Adel, Private Sector	\$500,000	CDBG, Grants, Private Sector, General Fund	Underway Will also be included as a broadband work item
Expand the Wastewater Treatment Facility		x	x			6	City of Adel	\$1,000,000	Federal, State, CDBG, SPLOST, Grants	Underway Revised to read "Expand/upg rade the Wastewater Treatment Facility" in the new work program
Expand, build new, or relocate City Hall				x	x	6	City of Adel	\$1,000,000	Grants, General Fund	Complete
Construct new fire station	x	x	x	x		6	City of Adel	\$2,000,000	General Fund, Grants	Cancelled – need to complete a study to determine if (a) new fire station (s) is needed
Transportation										
Realign Cox Still Road		x				7	City of Adel	\$500,000	TSPLOST	Underway

Activity	2021	2022	2023	2024	2025	Goal	Responsible Party	Estimated Cost	Funding Source	Status
Resurface and improve MJ Taylor Road; add curb and gutter; relocate road entrance depending on GDOT needs			x			7	City of Adel, Cook County, GDOT	\$1,000,000	TSPLOST	Underway Expected to be complete 2025
Resurface Patterson Street from Massee Post Road to City limits	x					7	City of Adel	\$400,000	LMIG	Underway
Extend and pave Alabama Road, Bypass Phase 1 - creating truck route from Highway 37 and connecting to Highway 76	x					7	City of Adel	\$3,312,000	TSPLOST	Complete
Implement street paving, drainage, curb & gutter, sidewalks, utility improvements, and other infrastructure as needed	x	x	x	x	x	7	City of Adel	\$1,000,000	CDBG, Grants, SPLOST	Underway
Tillman Road Bypass Phase 3 Improvements		x	x	x		7	City of Adel	\$4,900,000	TSPLOST	Underway
Turn Lanes at New Recreation Facility on SR 37	x	x	x			7	City of Adel	\$500,000	TSPLOST	Complete

Intergovernmental Coordination

None

Broadband/Telecommunications

Pursue "Broadband Ready Community" status	x	x	x	x	x	9	Cook County and Cities of Adel, Cecil, Lenox, and Sparks	Staff Time	General Funds	Completed
Review local ordinances and amend as needed to eliminate barriers to broadband deployment and encourage greater broadband coverage	x	x	x	x	x	9	Cook County and Cities of Adel, Cecil, Lenox, and Sparks	Staff Time	General Funds	Completed
Expand utility (gas, water, sewer, broadband) and/or transportation infrastructure to provide service to new and existing industry	x	x	x	x	x	9	City of Adel, Private Sector	\$500,00	Grants, Private Sector, General Fund	Underway

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City of Cecil Report of Accomplishments: FY2021-FY2025

Activity	2021	2022	2023	2024	2025	Goal	Responsible Party	Estimated Cost	Funding Source	Status
Natural Resources										
None										
Cultural Resources										
None										
Economic Development										
None										
Housing										
None										
Land Use										
None										
Community Facilities & Services										
Upgrade water meters		x	x			6	City of Cecil	\$50,000	General Fund, Grants	Underway
Purchase police uniforms	x					x 6	City of Cecil	\$3,000	General Fund, Grants	Underway Police uniforms have been purchased, but this work item will carry over to the new plan
Purchase updated computers for police cars	x					x 6	City of Cecil	\$5,000	General Fund, Grants	Underway Police cars have been purchased, but this work item will carry over to the new plan
Transportation										
Resurface 1 mile of City	x		x			x 7	City of Cecil	\$150,000	General	Postponed

streets										Fund, Grants	– under audit
Improve street paving and drainage to address flooding issues	x	x	x				7	City of Cecil	\$500,000	General Fund, Grants	Postponed – under audit
Intergovernmental Coordination											
None											
Broadband/Telecommunications											
Pursue “Broadband Ready Community” status	x	x	x	x	x	x	9	Cook County and Cities of Adel, Cecil, Lenox, and Sparks	Staff Time	General Funds	Underway
Review local ordinances and amend as needed to eliminate barriers to broadband deployment and encourage greater broadband coverage	x	x	x	x	x	x	9	Cook County and Cities of Adel, Cecil, Lenox, and Sparks	Staff Time	General Funds	Underway

City of Lenox Report of Accomplishments: FY2021-FY2025

Activity	2021	2022	2023	2024	2025	Goal	Responsible Party	Estimated Cost	Funding Source	Status
Natural Resources										
None										
Cultural Resources										
Implement additional renovations to the historic Elementary School (Regional Educational Service Agency) building		x	x			2	Town of Lenox	\$500,000	Grants, General Fund	Underway
Economic Development										
Provide public infrastructure and incentives for the development of approximately 10 vacant lots	x	x	x	x	x	3	Town of Lenox	\$200,000	CDBG, Grants, General Fund	Underway
Provide public infrastructure and incentives for high-quality development and industry, especially around the I-75 exit	x	x	x	x	x	3	Town of Lenox	\$200,000	CDBG, Grants, General Fund	Underway
Conduct a marketing campaign to advertise and incentivize Downtown development	x	x	x	x	x	3	Town of Lenox	Staff time	General Fund	Underway
Housing										
None										
Land Use										
Revise zoning ordinance to address non-conforming lots	x					5	Town of Lenox	\$5,000	General Fund	Underway
Community Facilities & Services										
Update approximately 30 fire hydrants	x	x	x	x	x	6	Town of Lenox	\$100,000	GEMA, Georgia Rural Water Grants	Completed 2022

Provide natural gas lines for city residents	x	x	x	x	x	6	Town of Lenox	\$100,000	CDBG, Grants, SPLOST	Underway
Refurbish and repair all old water lines within the City	x	x	x	x	x	6	Town of Lenox	\$500,000	CDBG, Grants	Underway
Continue expansion of the water and sewer systems to underserved neighborhoods and areas	x	x	x	x	x	6	Town of Lenox	\$500,000	CDBG, Grants	Underway
Construct a new Wastewater Treatment Plant		x				6	Town of Lenox	\$6,000,000	USDA, Grants	Underway
Dredge oxidation pond and drainage ponds	x				x	6	Town of Lenox	\$20,000	General Fund	Completed
Construct an additional walking track or trail		x	x	x		6	Town of Lenox	\$50,000	Grants, SPLOST, General Fund	Postponed due to funding constraints
Purchase new fire truck, turnout gear, and Jaws of Life	x		x		x	6	Town of Lenox	\$1,000,000	Grants	Underway Fire truck and Jaws of Life purchased. New plan will show "Purchase turnout gear" as a work item.
Renovate approximately 3 Town government buildings		x	x	x	x	6	Town of Lenox	\$150,000	CDBG, Grants, SPLOST	Completed 2022
Utilize the EPA CUPP (College-Underserved Community Partnership Program) to have a broadband feasibility study done	x	x	x			6	Town of Lenox	Student volunteer time	Federal	Underway
Transportation										
Taylor Street Paving	x					7	Town of Lenox	\$276,900	T-SPLOST	Completed 2023
E. Revels Street Paving	x					7	Town of Lenox	\$450,000	T-SPLOST	Completed 2023

Resurface approximately 3 miles of streets as needed, including drainage and curb & gutter as appropriate		x	x	x	x	7	Town of Lenox, GDOT	\$1,000,000	State, Federal, CDBG, Grants, General Fund	Underway
Implement street paving, curb and gutter, sidewalks, and/or drainage improvements as appropriate to address flooding on Martin Luther King Jr St., Clements Ave., and other areas as needed	x	x	x	x	x	7	Town of Lenox	\$1,000,000	CDBG, Grants	Underway Expected to complete 2025
Construct approximately 1 mile of sidewalks	x	x	x	x	x	7	Town of Lenox, GDOT	\$100,000	State, Federal, Grants, General Fund	Underway

Intergovernmental Coordination

None

Broadband/Telecommunications

Pursue "Broadband Ready Community" status	x	x	x	x	x	9	Cook County and Cities of Adel, Cecil, Lenox, and Sparks	Staff Time	General Funds	Completed
Review local ordinances and amend as needed to eliminate barriers to broadband deployment and encourage greater broadband coverage	x	x	x	x	x	9	Cook County and Cities of Adel, Cecil, Lenox, and Sparks	Staff Time	General Funds	Completed
Utilize the EPA CUPP (College-Underserved Community Partnership Program) to have a broadband feasibility study done	x	x	x	x	x	9	Town of Lenox	Student Volunteer Time	Federal Funds	Underway

City of Sparks Report of Accomplishments: FY2021-FY2025

Activity	2021	2022	2023	2024	2025	Goal	Responsible Party	Estimated Cost	Funding Source	Status
Natural Resources										
None										
Cultural Resources										
None										
Economic Development										
Create and support a Downtown Development Authority	x	x	x	x	x	3	Town of Sparks	\$25,000 per year	General Fund	Cancelled – Not realistic goal with staff and funds available
Purchase and renovate vacant Downtown properties	x	x	x	x	x	3	Town of Sparks	\$500,000	Grants, General Fund	Underway
Housing										
Renovate approximately 10 homes	x	x	x	x	x	4	Town of Sparks	\$500,000	CHIP, CDBG, Grants	Cancelled – Not realistic goal with staff and funds available
Renovate approximately 10 existing affordable housing units	x	x	x	x	x	4	Town of Sparks	\$500,000	CHIP, CDBG, Grants	Cancelled – Not realistic goal with staff and funds available
Construct approximately 10 new affordable housing units	x	x	x	x	x	4	Town of Sparks	\$1,000,000	CDBG, Grants, Private Sector	Cancelled – Not realistic goal with staff and funds available
Land Use										
Create an Urban Redevelopment Plan to eliminate blight	x					4	Town of Sparks	\$5,000	General Fund	Cancelled – Not realistic goal with staff and funds available

Community Facilities & Services										
Expand water service to underserved neighborhoods and areas	x	x	x	x	x	6	Town of Sparks	\$125,000	CDBG, Grants, General Fund	Completed
Update/upgrade water service lines	x	x	x	x	x	6	Town of Sparks	\$125,000	CDBG, Grants, General Fund	Completed
Update/upgrade all sewer systems and stormwater drainage systems to meet current regulatory requirements.	x	x	x	x	x	6	Town of Sparks	\$125,000	CDBG, Grants, General Fund	Completed
Conduct a complete Inflow and Infiltration Study	x	x	x	x	x	6	Town of Sparks	\$30,000	General Fund	Completed
Develop facilities for City Park, including playground, walking track, restrooms, water fountains, and power	x	x	x	x	x	6	Town of Sparks	\$300,000	Grants, General Fund	Underway – playground and power added to city park. Track, restroom, and fountains underway. New plan will show “Develop track, restroom, and water fountains for city park” as a work item
Purchase new fire truck and air pack system		x	x				Town of Sparks	\$500,000	Grants, General Fund	Completed
Transportation										
Lovett Street Sidewalks and Resurfacing	x					7	Town of Sparks	\$588,000	T-SPLOST	Completed
Elm Street Sidewalks and Resurfacing	x					7	Town of Sparks	\$715,000	T-SPLOST	Completed

Resurface or pave approximately 3 miles of roads, with drainage, curb & gutter, sidewalks, utility improvements, and other infrastructure as needed	x	x	x	x	x	7	Town of Sparks	\$1,000,000	CDBG, Grants, General Fund	Completed
Intergovernmental Coordination										
None										
Broadband/Telecommunications										
Pursue "Broadband Ready Community" status	x	x	x	x	x	9	Cook County and Cities of Adel, Cecil, Lenox, and Sparks	Staff Time	General Funds	Underway
Review local ordinances and amend as needed to eliminate barriers to broadband deployment and encourage greater broadband coverage	x	x	x	x	x	9	Cook County and Cities of Adel, Cecil, Lenox, and Sparks	Staff Time	General Funds	Completed

8. COMMUNITY WORK PROGRAMS

Cook County Community Work Program: FY2026-FY2030

Activity	2026	2027	2028	2029	2030	Goal	Responsible Party	Estimated Cost	Funding Source
Natural Resources									
Seek funding to develop and implement a countywide Master Drainage Plan	x	x	x	x		1	Cook County	Staff time	General Fund
Review and update storm water run-off, watershed plans, and effectiveness of present drainage ditching, culverts, storm water, and sanitation network.	x	x	x	x		1	Cook County	Staff time	General Fund
Review existing regulations to ensure adequacy in reducing the amount of future development in identified flood hazard areas.	x	x	x	x		1	Cook County	Staff time	General Fund
Cap wells not in use and increase wellhead waterproofing.	x	x	x	x		1	Cook County	\$100,000	Grants General Fund
Investigate methods to reduce Non-Point Source pollution, such as increasing grass growth along waterways.	x	x	x	x		1	Cook County	\$100,000	Grants General Fund
Economic Development									
*NEW! * Create an Interchange Development Strategic Plan	x	x	x	x	x	3,5	Cook County Economic Development Cook County and the Cities of Adel, Cecil, Lenox, & Sparks	Staff Time	General Fund
*NEW! * Create a Gateway Corridor Development Strategic Plan	x	x	x	x	x	3,5	Cook County Economic Development Commission	Staff Time	General Fund

*NEW! * Create an Economic Development Strategic Plan	x	x	x	x	x	3,5	Cook County Economic Development Commission	Staff Time	General Fund
Housing									
*NEW! * Find developer to build subdivisions on county-owned land	x	x	x	x	x	4	Cook County Economic Development City of Lenox	\$1,500,000	CDBG SPLOST TSPLOST General Fund
*NEW! * Partner with Adel to provide water and sewer to proposed subdivisions	X	X	X			4, 6	Cook County City of Adel	Staff Time	CDBG State Revolving Funds (SRFs) USDA Rural Development Water and Environmental Programs
Land Use									
*NEW! * Create an Interchange Development Strategic Plan	x	x	x	x	x	3,5	Cook County Economic Development Commission	Staff Time	General Fund
*NEW! * Create a Gateway Corridor Development Strategic Plan	x	x	x	x	x	3,5	Cook County Economic Development Commission	Staff Time	General Fund
*NEW! * Create an Economic Development Strategic Plan	x	x	x	x	x	3,5	Cook County Economic Development Commission	Staff Time	General Fund
Community Facilities & Services									
Implement improved solid waste management services	x	x	x	x	x	6	Cook County	Staff time	Solid Waste Trust Fund General Fund
Acquire property and construct new courthouse			x	x	x	6	Cook County	\$2,000,000	Community Facilities Direct Loan & Grant Program General Fund
Expand Sheriff's office and jail, including new evidence room			x	x	x	6	Cook County	\$2,000,000	Community Facilities Direct Loan & Grant Program General Fund

Construct new fire station for the Evergreen area (west side of County)			x	x	x	6	Cook County	\$500,000	Assistance to Firefighters Grant Program General Fund
Upgrade communication capabilities among first responders, law enforcement, and other critical personnel and departments	x	x	x	x		6	EMA, Police/Sherriff's Departments, Fire Departments	\$100,000	Assistance to Firefighters Grant Program General Fund
Acquire all terrain vehicles for firefighting	x	x	x	x		6	EMA, GA Forestry Commission, County and Cities' Fire Departments	\$200,000	Assistance to Firefighters Grant Program General Fund
Develop an ordinance to enforce burn permits at the local level	x	x	x	x		6	Cook County Code Enforcement	Staff time	General Fund
Acquire more fire tankers (2000 to 3000 gallons) for local fire departments	x	x	x	x		6	EMA, County and Cities' Fire Departments	\$500,000	Assistance to Firefighters Grant Program SPLOST General Fund
*NEW! * Expand existing recreational facilities for pickleball and soccer	x	x				6	Cook County City of Adel	\$500,000	LOST SPLOST
*NEW! * Expand Cook County landfill	x	x	x			6	Cook County	\$500,000	GEFA
*NEW! * Add fire training grounds	x	x				6	Cook County	\$500,000	Assistance to Firefighters Grant Program
*NEW! * Construct new Elections Office	x	x				6	Cook County	\$1,000,000	USDA – Communities Facilities
*NEW! * Upgrade Sheriff and police department radios to 800 MHz (mega Hertz)	x	x				6	Cook County	\$50,000	General Fund NextGen911 SPLOST
*NEW! * Upgrade Fire Chief and fire department radios to 800 MHz (mega Hertz)	x	x				6	Cook County	\$50,000	Assistance to Firefighters Grant Program General Fund SPLOST

*NEW! * Replace 55 air packs and spare bottles for fire department	X					6	Cook County	\$330,000	Assistance to Firefighters Grant
*NEW! * Replace generator	X	X				6	Cook County	\$500,000	FEMA/GEMA CDBG CDBG-MIT CDBG-DR
*NEW! * Construct new fire station headquarters with two (2) storm shelters	X	X	X	X	X	6	Cook County	\$1,500,000	FEMA/GEMA CDBG
*NEW! * Construct two (2) storm shelters to house citizens living in mobile homes during storms	X	X	X	X	X	6	Cook County	\$150,000	FEMA/GEMA CDBG
*NEW! * Obtain one (1) drone for county assessment of storm damage before and after inclement weather	X	X				6	Cook County	\$3,500	FEMA/GEMA
*NEW! * Add ten (10) weather alert sirens throughout the county in dead spots	X					6	Cook County	\$250,000	CDBG FEMA/GEMA
Transportation									
*NEW! * Build new hangars at airport	x	x	x	x	x	7	Cook County, Airport Authority	\$2,000,000	Airport Authority, Community Facilities Direct Loan and Grant Program, General Fund
Roads									
Resurface Daughtrey Rutland Rd.	x	x	x	x	x	7	Cook County	\$315,000	SPLOST CDBG GTIB General Fund
Resurface South Ave. (County portion)	X	X	X	X	X	7	Cook County	\$25,000	SPLOST CDBG GTIB General Fund
Pave Burnett Rd.	x	x	x	x	x	7	Cook County	\$50,000	SPLOST CDBG GTIB

									General Fund
Pave Lydia and Green Streets	x	x	x	x	x	7	Cook County	\$100,000	SPLOST CDBG GTIB General Fund
*NEW! * Pave Billy Browning Road	x	x	x	x	x	7	Cook County	\$100,000	SPLOST CDBG GTIB General Fund
Pave Loren Dr.	x	x	x	x	x	7	Cook County	\$100,000	SPLOST CDBG GTIB General Fund
*NEW! * Pave Brushy Creek Church Rd.	x	x	x	x		7	Cook County	\$100,000	SPLOST CDBG GTIB General Fund
*NEW! * Improve Fellowship Rd (beginning at Val Del and ending at Hutchinson Pond Rd)	X					7	Cook County	\$173,776	LMIG TSPLOST
*NEW! * Resurface Hillard Rd (beginning at Massey Post Road and ending at Lovett Cir)	X					7	Cook County	\$173,776	LMIG TSPLOST
*NEW! * Resurface Community Church Rd (beginning at Val Del and ending at Wilkes Rd)	X					7	Cook County	\$173,776	LMIG TSPLOST
*NEW! * Resurface Judge Lott Rd/ Kinard Bridge Road/Lenox Brookfield Rd 142	X	X				7	Cook County City of Lenox	\$2,940,000	TIA
*NEW! * Resurface Massee Post Road 157	X	X				7	Cook County City of Adel	\$720,000	TIA
*NEW! * Resurface Lott Bridge Road/ North Union Rd	X	X				7	Cook County	\$1,145,000	TIA
*NEW! * Resurface Futch Road	X	X				7	Cook County	\$1,822,000	TIA

*NEW! * Resurface Old Union Road from HWY 37 to Antioch Road	X	X				7	Cook County	\$1,687,000	TIA
*NEW! * Resurface M.J. Taylor Road	X	X				7	Cook County	\$1,160,000	TIA
*NEW! * Phase II of I-75 at Kinard Bridge Road	X	X				7	Cook County	43,500,000	TIA GDOT
*NEW! * Pave Lovett Circle to Hillard St	X	X	X	X		7	Cook County	\$2,000,000	CDBG Paving
*NEW! * Continue work on McConnell Bridge Road	X	X	X	X	X	7	Cook County	\$250,000	GEMA SPLOST
*NEW! * Update safety measures at Fellowship and Hutchinson intersection as well as other dangerous intersections	X	X	X	X	X	7	Cook County	\$1,000,000	TSPLOST GDOT
Bridges									
Repair/rebuild Massee Post Rd. bridge over Brushy Creek	x	x	x	x	x	7	Cook County	\$100,000	SPLOST TSPLOST General Fund
Repair/rebuild Massee Post Rd. bridge over New River	x	x	x	x	x	7	Cook County	\$150,000	SPLOST TSPLOST General Fund
Repair/rebuild Brushy Creek Rd. bridge over Brushy Creek	x	x	x	x	x	7	Cook County	\$50,000	SPLOST TSPLOST General Fund
Repair/rebuild Barneyville Rd. bridge over Brushy Creek	x	x	x	x	x	7	Cook County	\$25,000	SPLOST TSPLOST General Fund
Repair/rebuild Barneyville Rd. bridge over New River	x	x	x	x	x	7	Cook County	\$25,000	SPLOST TSPLOST General Fund
Repair/rebuild Futch Rd. bridge over Lindsey Branch	x	x	x	x	x	7	Cook County	\$25,000	SPLOST TSPLOST General Fund
Repair/rebuild Old Coffee Rd. bridge over Withlacoochee River	x	x	x	x	x	7	Cook County	\$200,000	SPLOST TSPLOST General Fund
Repair/rebuild Boyette Rd. bridge over Bear Creek	x	x	x	x	x	7	Cook County	\$100,000	SPLOST TSPLOST General Fund

Repair/rebuild Hutchinson-Parrish Rd. bridge over Youngs Mill Creek	x	x	x	x	x	7	Cook County	\$50,000	SPLOST TSPLOST General Fund
Repair/rebuild Rutland Bridge Rd. bridge over New River	x	x	x	x	x	7	Cook County	\$100,000	SPLOST TSPLOST General Fund
Repair/rebuild Whiddon-Rowan Rd. bridge over Brushy Creek	x	x	x	x	x	7	Cook County	\$100,000	SPLOST TSPLOST General Fund
Repair/rebuild Fellowship Rd. bridge over Hutchinson Mill Creek	x					7	Cook County, GDOT	\$50,000	GDOT SPLOST TSPLOST General Fund
Repair/rebuild Register Rd. bridge over Youngs Mill Creek	x	x	x	x	x	7	Cook County	\$50,000	SPLOST TSPLOST General Fund
Repair/rebuild Lott Bridge Rd. bridge over Little River	x	x	x	x	x	7	Cook County	\$50,000	SPLOST TSPLOST General Fund
Intergovernmental Coordination									
*NEW! * Discuss feasibility of adding Cecil, Lenox, & Sparks to the Adel-Cook Land Bank	x	x	x	x	x	8	Cook County and the Cities	Staff Time	General Fund
*NEW! * Discuss feasibility of a joint work session amongst Cook County and the Cities	x	x	x			8	Cook County and the Cities	Staff Time	General Fund
*NEW! * Continue meeting with Cook County Public Safety Committee	x	x	x	x	x	8	Cook County and the Cities	Staff Time	General Fund
*NEW! * Explore feasibility of including public safety representation from the Cities at Public Safety Committee meetings	x	x	x	x	x	8	Cook County and the Cities	Staff Time	General Fund
*NEW! * Explore feasibility of creating an Interchange Development Strategic Plan that includes Adel's main corridors, future Barneyville Road development, Cecil retail development, and Sparks development plans	x	x	x	x	x	8	Cook County and the Cities Cook County Economic Development Commission	Staff Time	General Fund

Broadband/Telecommunications

<p>*NEW! *</p> <p>The Cook County Economic Development Commission (EDC) website will show locations of current internet and broadband in Cook County. The website will be updated as internet and broadband expand in the county.</p>	X	X	X	X	X	9	Cook County Economic Development Commission	Staff time	General Fund
<p>*NEW! *</p> <p>Explore feasibility of diversifying broadband options in Cook County</p>	X	X	X	X	X	9	Cook County	Staff Time	Broadband Equity, Access, and Deployment (BEAD) Program General Fund

City of Adel Community Work Program: FY2026-FY2030

Activity	20 26	20 27	20 28	20 29	20 30	Goal	Responsible Party	Estimated Cost	Funding Source
Natural Resources									
Protect local waterway systems	X	X	X	X	X	1	City of Adel	\$5,000,000	General Fund
Annual tree giveaway	X	X	X	X	X	1	City of Adel Private Sector	Staff Time	General Fund
Create and improve public green spaces to provide families and children with better access to safe and adequate recreational opportunities	X	X	X	X	X	1	City of Adel	\$500,000	CDBG Georgia Outdoor Stewardship Program (GOSP) Community Placemaking Grant General Fund
Cultural Resources									
Renovate the old Sowega Building	X	X	X	X	X	2	Adel-Cook Chamber of Commerce, Private Sector	\$1,000,000	Georgia Heritage Grant, Private Sector
Improve Downtown area with a central park and fountain, streetscaping, and additional parking	X	X	X			2	City of Adel	\$400,000	CDBG MainStreet Land and Water Conservation Fund (LWCF) General Fund
Rehabilitate and revitalize Jim Battle Park, City Park, and other parks as future funding becomes available.	X	X	X	X	X	2,6	City of Adel	\$500,000	CDBG Georgia Outdoor Stewardship Program (GOSP) Community Placemaking Grant General Fund
Economic Development									
Provide infrastructure and incentives for development (such as a hotel and conference center) at Exits 37 and 39	X	X	X	X	X	3	City of Adel Cook County Economic Development Commission Private Sector	\$500,000	CDBG GTIB EDA Public Works Program Utilities Funds

Activity	20 26	20 27	20 28	20 29	20 30	Goal	Responsible Party	Estimated Cost	Funding Source
Acquire and sell blighted property in accordance with Land Bank by-laws to build infill housing within the city			x	x	x	3,4,5	City of Adel Cook County	\$200,000	CDBG CHIP
*NEW! * Host community events to engage the local community and outside visitors	x	x	x	x	x	3	City of Adel Private Sector	\$100,000	General Fund
*NEW! * Recruitment and retainment of business in Adel	x	x	x	x	x	3	City of Adel Cook County Economic Development Commission	Staff Time	General Fund
Housing									
Rehabilitate and/or reconstruct existing public housing units	x	x	x	x	x	4	City of Adel Nashville Housing Authority	\$1,000,000	CHIP CDBG Private Sector
Construct new affordable housing units, including housing for seniors	x	x	x	x	x	4	City of Adel	\$1,000,000	CHIP CDBG Private Sector
Rehabilitate and reconstruct homes as funds will allow	x	x	x	x	x	4	City of Adel	\$1,000,000	CDBG
Acquire and sell blighted property in accordance with Land Bank by-laws to build infill housing within the city			x	x	x	3,4,5	City of Adel Cook County	\$200,000	CDBG CHIP
*NEW! * Continue removing dilapidated houses in the City of Adel	x	x	x	x	x	4	City of Adel	\$500,000	CDBG
*NEW! * Rehabilitate and/or reconstruct existing single-family housing	x	x	x	x	x	4	City of Adel	\$1,000,000	CDBG General Fund
Land Use									

Activity	20 26	20 27	20 28	20 29	20 30	Goal	Responsible Party	Estimated Cost	Funding Source
Perform corridor studies for Exit 37 and 39 gateway areas to create zoning overlay districts			x	x		5	City of Adel	\$100,000	General Fund
Acquire and sell blighted property in accordance with Land Bank by-laws to build infill housing within the city			x	x	x	3,4,5	City of Adel Cook County	\$200,000	CDBG CHIP
Create and improve public green spaces to provide families and children with better access to safe and adequate recreational opportunities	X	X	X	X	X	1,5,6	City of Adel	\$500,000	CDBG Georgia Outdoor Stewardship Program (GOSP) Community Placemaking Grant General Fund
*NEW! * Create zoning overlay district for 4 th Street corridor	X	X	X	X	X	5	City of Adel Downtown Development Authority	Staff Time \$100,000	General Fund
*NEW! * Update zoning ordinance	X	X	X	X	X	5	City of Adel	Staff Time \$100,000	General Fund
Community Facilities & Services									
Upgrade the water & sewer systems as needed	X	X	X	X	X	6	City of Adel	\$500,000	CDBG
Expand utility (gas, water, sewer, broadband) and/or transportation infrastructure to provide service to new and existing industry	X	X	X	X	X	6	City of Adel, Private Sector	\$500,000	CDBG Private Sector General Fund
Expand/upgrade the Wastewater Treatment Facility	X	X	X			6	City of Adel	\$1,000,000	CDBG SPLOST

Activity	20 26	20 27	20 28	20 29	20 30	Goal	Responsible Party	Estimated Cost	Funding Source
Rehabilitate and revitalize Jim Battle Park, City Park, and other parks as future funding becomes available.			x	x	x	2,6	City of Adel	\$500,000	CDBG Georgia Outdoor Stewardship Program (GOSP) Community Placemaking Grant General Fund
Create and improve public green spaces to provide families and children with better access to safe and adequate recreational opportunities	X	X	X	X	X	1	City of Adel	\$500,000	CDBG Georgia Outdoor Stewardship Program (GOSP) Community Placemaking Grant General Fund
*NEW! * Conduct a study to determine need and optimal fire station location(s)	X	X	X	X		6	City of Adel	Staff Time \$2,000,000	General Fund
Transportation									
Realign Cox Still Road		X				7	City of Adel	\$500,000	General Fund TIA
Resurface and improve MJ Taylor Road; add curb and gutter; relocate road entrance depending on GDOT needs			X			7	City of Adel, Cook County, GDOT	\$1,000,000	TIA General Fund
Resurface Patterson Street from Massee Post Road to City limits	X					7	City of Adel	\$400,000	General Fund
Implement street paving, drainage, curb & gutter, sidewalks, utility improvements, and other infrastructure as needed	X	X	X	X	X	7	City of Adel	\$1,000,000	CDBG General Fund
Tillman Road Bypass Phase 3 Improvements	X	X	X	X	X	7	City of Adel	\$4,900,000	T-SPLOST

Activity	20 26	20 27	20 28	20 29	20 30	Goal	Responsible Party	Estimated Cost	Funding Source
NEW! Alabama Road Bypass Phase 2 Connecting Highway 76 to Old Quitman Rd. through Tillman Road	X	X	X			7	City of Adel	\$4,900,000	TSPLOST
Intergovernmental Coordination									
*NEW! * Discuss feasibility of Joint Work Session with all officials	X	X	X			8	City of Adel	Staff Time	General Fund
*NEW! * Explore feasibility of creating an Interchange Development Strategic Plan that includes Adel's main corridors, future Barneyville Road development, Cecil retail development, and Sparks development plans	X	X	X	X	X	8	Cook County and the Cities Cook County Economic Development Commission	Staff Time	General Fund
Broadband/Telecommunications									
Expand utility (gas, water, sewer, broadband) and/or transportation infrastructure to provide service to new and existing industry	X	X	X	X	X	9	City of Adel Private Sector	Staff time	BEAD CDBG General Fund Private Sector

City of Cecil Community Work Program: FY2026-FY2030

Activity	2026	2027	2028	2029	2030	Goal	Responsible Party	Estimated Cost	Funding Source
Land Use									
*NEW! * Purchase land	X	X	X			5	City of Cecil	\$3,000,000	CDBG General Fund
*NEW! * Revise and Adopt the International Building Maintenance Code	X	X				5	City of Cecil	Staff Time	General Fund
Community Facilities & Services									
Upgrade water meters	X	X	X			6	City of Cecil	\$50,000	General Fund
Purchase police uniforms	X				X	6	City of Cecil	\$3,000	General Fund
Purchase updated computers for police cars	X				X	6	City of Cecil	\$5,000	General Fund
*NEW! * Modernize weather siren	X	X	X			6	City of Cecil	\$5,000	CDBG
Transportation									
Resurface 1 mile of City streets	X		X		X	7	City of Cecil	\$150,000	CDBG General Fund TSPLOST
Improve street paving and drainage to address flooding issues	X	X	X			7	City of Cecil	\$500,000	CDBG General Fund TSPLOST
*NEW! * Paving and drainage projects as needed	X	X	X	X	X	7	City of Cecil	\$3,000,000	CDBG TSPLOST
*NEW! * Sidewalk study	X	X					City of Cecil	\$50,000	GoGeorgia GAP GDOT TAP
*NEW! * Add sidewalks				X	X	7	City of Cecil	\$1,500,000	CDBG TSPLOST
*NEW! * Bike lane study	X	X					City of Cecil	\$50,000	GoGeorgia GAP GDOT TAP
*NEW! * Add bike lanes				X	X	7	City of Cecil	\$1,500,000	CDBG TSPLOST
*NEW! * Install traffic light at Fellowship and HWY 41	X	X				7	City of Cecil GDOT	\$200,000	TSPLOST
*NEW! * Install traffic lights at dangerous intersections in Cecil city limits		X	X			7	City of Cecil GDOT	\$200,000	TSPLOST
Intergovernmental Coordination									

*NEW! * Discuss feasibility of joint work session	X	X	X			8	Cook County and the Cities	Staff Time	General Fund
*NEW! * Engage in discussions about joining the Adel-Cook land bank	X	X	X			8	Cook County and the Cities	Staff Time	General Fund
*NEW! * Explore feasibility of creating an Interchange Development Strategic Plan that includes Adel's main corridors, future Barneyville Road development, Cecil retail development, and Sparks development plans	X	X	X	X	X	8	Cook County and the Cities Cook County Economic Development Commission	Staff Time	General Fund
Broadband/Telecommunications									
Pursue "Broadband Ready Community" status	X	X	X	X	X	9	Cook County and Cities of Adel, Cecil, Lenox, and Sparks	Staff time	General Fund
Review local ordinances and amend as needed to eliminate barriers to broadband deployment and encourage greater broadband coverage	X	X	X	X	X	9	Cook County and Cities of Adel, Cecil, Lenox, and Sparks	Staff time	General Fund
*NEW! * Explore feasibility to diversify broadband options in the City of Cecil	X	X	X	X	X	9	City of Cecil	Staff Time	General Fund

City of Lenox Community Work Program: FY2026-FY2030

Activity	2026	2027	2028	2029	2030	Goal	Responsible Party	Estimated Cost	Funding Source
Natural Resources									
Protect the pond in the City of Lenox	X	X	X			1	Town of Lenox	\$100,000	CDBG General Fund
Cultural Resources									
Implement additional renovations to the historic Elementary School (Regional Educational Service Agency) building	X	X	X			2	Town of Lenox	\$500,000	Georgia Historic Fund General Fund
Economic Development									
Provide public infrastructure and incentives for the development of approximately 10 vacant lots	X	X	X	X	X	3	Town of Lenox	\$200,000	CDBG General Fund
Provide public infrastructure and incentives for high-quality development and industry, especially around the I-75 exit	X	X	X	X	X	3	Town of Lenox	\$200,000	CDBG General Fund
Conduct a marketing campaign to advertise and incentivize Downtown development	X	X	X	X	X	3	Town of Lenox	Staff time	General Fund
*NEW! * Find vendors for empty downtown business and retail spaces	X	X	X	X	X	3	Town of Lenox	Staff Time	General Fund
*NEW! * Determine how to develop Barneyville Road	X	X	X	X	X	3	Town of Lenox, Cook County Economic Development Commission	Staff Time \$100,000	General Fund
Housing									
*NEW! * Market financial incentives to landowners, contractors, developers, investors, etc. in the City of Lenox	X	X	X	X	X	4	Town of Lenox	Staff Time \$5,000	General Fund
Land Use									
Revise zoning ordinance to address non-conforming lots	X					5	Town of Lenox	\$5,000	General Fund
Community Facilities & Services									

Provide natural gas lines for city residents	X	X	X	X	X	6	Town of Lenox	\$100,000	CDBG SPLOST
Refurbish and repair all old water lines within the City	X	X	X	X	X	6	Town of Lenox	\$500,000	CDBG
Continue expansion of the water and sewer systems to underserved neighborhoods and areas	X	X	X	X	X	6	Town of Lenox	\$500,000	CDBG
Construct a new Wastewater Treatment Plant		X				6	Town of Lenox	\$6,000,000	USDA
Construct an additional walking track or trail			X	X	X	6	Town of Lenox	\$50,000	SPLOST General Fund
*NEW! * Purchase turnout gear			X		X	6	Town of Lenox	\$1,000,000	Assistance for Firefighters Grant
Utilize the EPA CUPP (College-Underserved Community Partnership Program) to have a broadband feasibility study done	X	X	X			6	Town of Lenox	Student volunteer time	EPA CUPP
*NEW! * Furnish civic center in downtown Lenox		X	X			6	Town of Lenox	\$75,000	CDBG Public Private Partnership
Transportation									
Resurface approximately 3 miles of streets as needed, including drainage and curb & gutter as appropriate		X	X	X	X	7	Town of Lenox, GDOT	\$1,000,000	CDBG General Fund
Implement street paving, curb and gutter, sidewalks, and/or drainage improvements as appropriate to address flooding on Martin Luther King Jr St., Clements Ave., and other areas as needed	X	X	X	X	X	7	Town of Lenox	\$1,000,000	CDBG
Construct approximately 1 mile of sidewalks	X	X	X	X	X	7	Town of Lenox GDOT	\$100,000	General Fund
*NEW! * Hayes St Paving	X	X	X				Town of Lenox, GDOT	\$2,000,000	GDOT TSPLOST
*NEW! * Church St Paving	X	X	X				Town of Lenox, GDOT	\$1,500,00	GDOT TSPLOST
Intergovernmental Coordination									
*NEW! *	X	X	X	X	X	8	Town of Lenox	Staff Time	General Fund

Engage in discussion about joining the Adel-Cook Land Bank									
*NEW! * Engage in discussion with other communities about having joint work sessions	X	X	X	X	X	8	Town of Lenox	Staff Time	General Fund
*NEW! * Explore feasibility of creating an Interchange Development Strategic Plan that includes Adel's main corridors, future Barneyville Road development, Cecil retail development, and Sparks development plans	X	X	X	X	X	8	Cook County and the Cities Cook County Economic Development Commission	Staff Time	General Fund
Broadband/Telecommunications									
*NEW! * Explore feasibility of diversifying broadband options in City Limits	X	X	X	X	X	9	Town of Lenox	Staff Time	General Fund
Utilize the EPA CUPP (College-Underserved Community Partnership Program) to have a broadband feasibility study done	X	X	X	X	X	9	Town of Lenox	Student volunteer time	EPA CUPP

City of Sparks Community Work Program: FY2026-FY2030

Activity	2026	2027	2028	2029	2030	Goal	Responsible Party	Estimated Cost	Funding Source
Economic Development									
Purchase and renovate vacant Downtown properties	X	X	X	X	X	3	Town of Sparks	\$500,000	General Fund
*NEW! * Reach out with local farmers about products they could contribute to the local farmer's market	X	X	X			3	Town of Sparks	Staff Time	General Fund
*NEW! * "Spark Up in the Park" Event Creation and Planning	X	X				3	Town of Sparks	Staff Time	General Fund
Housing									
*NEW! * Renovate approximately 2 homes	X	X	X	X	X	4	Town of Sparks	\$500,000	CHIP CDBG
*NEW! * Renovate approximately 2 existing affordable housing units	X	X	X	X	X	4	Town of Sparks	\$500,000	CHIP CDBG
*NEW! * Discuss feasibility of joining the Adel-Cook Land Bank	X	X	X	X	X	4	Town of Sparks	Staff Time	General Fund
Land Use									
*NEW! * Discuss feasibility of joining the Adel-Cook Land Bank	X	X	X	X	X	5	Town of Sparks	Staff Time	General Fund
Community Facilities & Services									
*NEW! * Develop track, restrooms, water fountains for city park	X	X	X	X	X	6	Town of Sparks	\$300,000	General Fund
*NEW! * Purchase 2 new police vehicles	X	X	X			6	Town of Sparks	\$53,000	General Fund
*NEW! * Purchase properties in town intended for community use	X					6	Town of Sparks	Staff Time \$3,000	CDBG General Fund
Transportation									
*NEW! * Add Streetlights to East Colquitt Street	X	X				7	Town of Sparks	\$100,000	SPLOST TSPLOST
*NEW! * Church Street Resurfacing	X	X	X	X	X	7	Town of Sparks	\$15,000	CDBG TSPLOST
*NEW! * Washington Street Paving	X	X	X	X	X	7	Town of Sparks	\$15,000	CDBG TSPLOST

*NEW! * Railroad Street Paving	X	X	X	X	X	7	Town of Sparks	\$15,000	CDBG TSPLOST
*NEW! * Brushy Creek Road Paving	X	X	X	X	X	7	Town of Sparks	\$15,000	CDBG TSPLOST
*NEW! * Gay Avenue Paving	X	X	X	X	X	7	Town of Sparks	\$15,000	CDBG TSPLOST
Intergovernmental Coordination									
*NEW! * Discuss the feasibility of having joint work sessions with the other communities	X	X	X	X	X	8	Town of Sparks	Staff Time	General Fund
*NEW! * Explore feasibility of creating an Interchange Development Strategic Plan that includes Adel's main corridors, future Barneyville Road development, Cecil retail development, and Sparks development plans	X	X	X	X	X	8	Cook County and the Cities of Adel, Cecil, Lenox, and Sparks Cook County Economic Development Commission	Staff Time	General Fund
Broadband/Telecommunications									
*NEW! * Pursue "Broadband Ready Community" status	X	X	X	X	X	9	Cook County and Cities of Adel, Cecil, Lenox, and Sparks	Staff time	General Fund
*NEW! * Consider feasibility of broadband installation in the City Park during community events	X	X	X	X	X	9	Town of Sparks	Staff Time \$10,000	General Fund

9. ECONOMIC DEVELOPMENT ELEMENT

The [2022-2026 Comprehensive Economic Development Strategy \(CEDS\)](#), developed by the Southern Georgia Regional Commission (SGRC) under a grant from the US Department of Commerce Economic Development Administration, is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Cook County and the Cities of Adel, Cecil, Lenox, and Sparks.

The SGRC's CEDS was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The CEDS contains an analysis of the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, investment priorities, and funding sources.

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

The Southern Georgia CEDS gives an overview of the region, briefly describing the geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the regional economy and provides a list of achievable goals and objectives for the region, a plan of action to ensure success, and performance measures used to evaluate the strategy's successful development and implementation.

Policies, needs, opportunities, and projects drawn from the current comprehensive plans for each jurisdiction in the 18-county SGRC region were used extensively to develop the EDA Investment Priorities, CEDS Strategic Focus Areas, Goals and respective Action Plans. Furthermore, the CEDS was also used to provide guidance for developing the goals, opportunities, policies, and projects in this local Comprehensive Plan.

Goals, needs and opportunities, policies, and community work program projects related to economic development can be found in the “Economic Development” subsections of the relevant sections of this Comprehensive Plan (goals in Section 1, needs and opportunities in Section 2, policies in Section 6, and work program projects in Section 7).

Furthermore, included below are strategic focus areas, goals, and action plans from the regional CEDS that are strongly aligned with the current economic development goals of Cook County and the Cities of Adel, Cecil, Lenox, and Sparks.

Strategic Focus Area # 1 – State of the Regional Economy

Promote economic development strategies that encourage entrepreneurship, support existing industries, attract new employers, and stimulate tourism.

Goals	Action Plan
Create regional groups to take ownership of existing, underdeveloped industrial parks to build out infrastructure for industry	Identify existing industrial parks that could be considered regional
	Identify a funding source for infrastructure and ongoing maintenance
	Establish community collaboration or MOU for revenue sharing
Implement programs to foster entrepreneurship growth	Teach the value of entrepreneurship at the elementary level
	Development of entrepreneurial strategies for identifying assets in the community
	Connect with community network
Recruit and encourage agribusiness	Identify commodities for agribusiness
	Develop product infrastructure for food processing
	Partner with agriculture community
Infrastructure assessment	Analyze infrastructure age, capacity, and availability
Adequate staffing industries	Seek out resources to assist employers in filling positions
Land availability for new growth	Identify 3 to 5 regional megasites

Strategic Focus Area # 2 – Transportation, Community Facilities, Infrastructure, & Broadband

Protect, expand, and enhance critical infrastructure and connectivity for existing and future community growth.

Goals	Action Plan
Expand natural gas service	Pursue funding to improve existing infrastructure
Develop more family event venues	Work with GDECD tourism to develop regional strategy for local community venues to attract tourism dollars
Pass T-SPLOST (TIA-2)	Submit regionally significant transportation projects
EV Stations	Expand the network of charging stations in the region
Create better connectivity between I-75 and I-95	Widen corridors that have a positive regional impact
Provide broadband to all unserved and underserved people throughout the region	Pursue funding to increase broadband availability

Strategic Focus # 3 – Education and Workforce Development

Facilitate the growth and development of an educated, skilled, prepared workforce by utilizing available programs and resources.

Goals	Action Plan
Start Career Education earlier in school system	Recruit high school graduates for jobs with local industries
	Educate middle school students about the importance of careers in their home community
Strong official partnership between school system, technical college, & industries to address skills currently in demand and for future needs	Identify responsible agency for facilitating and holding accountable the partnership
	Incentivize industry participation
Increase labor force participation rate	Better skills training
Improve the quality of the workforce	Target skills training to meet business and industry needs
Increase accessibility to high-demand technical curriculum and programs	Expand high-demand career education on high school and technical school campuses

Strategic Focus # 4 – Population and Housing

Create an inviting sense of place through rural renewal and other strategies in order to retain population and to attract new members to our community.

Goals	Action Plan
Regional Housing Studies and cooperation	Determine where the commuters are traveling from and whether or not there is a demand
Regional recruitment	Better marketing of regional assets and amenities
	Pool resources between the communities
	Pursue funding for housing rehabilitation, reconstruction, and demolition in declining neighborhoods
Increase housing stock	Strengthen code enforcement
	Develop incentives for construction of workforce housing
Change mindset concerning multifamily affordable housing	Analyze infrastructure age, capacity, and availability
Limited Access to affordable workforce housing	Seek out resources to assist employers in filling positions

10. LAND USE ELEMENT

Character Areas In keeping with State Minimum Planning Standards, every part of Cook County and the Cities of Adel, Cecil, Lenox, and Sparks were delineated into specific character areas. Character areas are intended to serve as guidance for future land use and land development. Each of the following character area narratives was developed based on stakeholder input, existing land uses, anticipated development, planned infrastructure improvements and expansions, and guidance provided by the State of Georgia. The character areas were initially developed as part of the 2010 Comprehensive Plan, and were updated during the 2020 Comprehensive Plan update and again during the current 2025 Comprehensive Plan update.

Each character area narrative has a unique **Description** stating either the existing or desired qualities for that area. (Please note the associated picture for each area represents the current state of the specific area and should not be construed to necessarily represent the desired state, although for some descriptions this may be the case.) The predominant land uses are listed as part of the description.

The **Vision for the Future** describes the types, forms, styles, and/or patterns of development that are intended for the area. Adherence to this vision will ensure consistent and complimentary development, which promotes a greater sense of place and overall improved quality of life.

The **Permitted Zoning Districts** provide guidance for future zoning changes and development decisions.

The **Implementation Measures** are the specific activities or programs which could take place within each of the character areas. In most cases, these measures should be considered joint efforts between the local government, development community, and citizens alike.

Maps of the character areas for Cook County and the Cities of Adel, Cecil, Lenox, and Sparks are included in the Appendix.

Agricultural Character Area

(Unincorporated Cook County, Town of Lenox, Town of Sparks)

Description

The Agricultural Character Area is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and very low-density residential development accessory to agricultural or farm operation of varying sizes.

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



Vision for the Future

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

Permitted Zoning

- Agricultural
- Rural Residential
- Rural Commercial
- Public/institutional

Implementation Measures

- Limit the type and size of developments permitted within the Agricultural and Conservation Character Areas
- Promote the protection of groundwater recharge areas and water quality
- Take advantage of the Georgia Grown Trails (37 and 41) to market the County and Cities' cultural resources
- Provide land use regulations such that no non-agricultural development is permitted in the AU Land Use Areas that does not address all of its infrastructure impacts, both on-site and off-site

Airport Character Area

(City of Adel)

Description

This area consists of the Cook County Airport and associated public properties around the airport. The area is intended to provide an environment suitable for air transportation and associated freight, warehousing, and wholesaling activities that may create undesirable noise, vibration,



odor, dust, or other such effects on the surrounding areas. The Cook County Airport is located on GA Highway 37 in the northwest corner of Cook County.

Predominant land use: Airport transportation facility and associated uses.

Vision for the Future

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

Permitted Zoning

- Public/Institutional

Implementation Measures

- Continue to market the County's premier location along Interstate 75

- Coordinate with the Cook County Economic Development Commission to attract business and industry that will complement Cook County's industry targets
- Continue to seek new ways to capitalize on the presence of two major rail lines and the airport within the County



City of Cecil Commercial Character Area ONLY

(City of Cecil)

Description

The intent of the Cecil Commercial Character Area is to encourage a continuation of the diverse commercial uses within the city, and attract additional commercial uses to the area.

Predominant land uses: General business and commercial uses.



Vision for the Future

Encourage a compatible mix of commercial uses to attract small businesses and continue the small-town character of the area.

Permitted Zoning

- Commercial
- Neighborhood Commercial
- General Business

Implementation Measures

- Continue to market the County's premier location along Interstate 75



- Renovate publicly owned properties for use by entrepreneurs



City of Cecil Residential Character Area ONLY

(City of Cecil)

Description

These are land areas within the small incorporated city of Cecil. The area is characterized by a small, centralized compilation of smaller-lot residential and commercial uses, with great diversity and flexibility of uses. The intent of the Cecil Residential Character Area is to develop and revitalize the residential areas in the city.



Predominant land uses: General residential uses.

Vision for the Future

Encourage a compatible mix of housing densities to attract new development and continue the small-town character of the area.

Permitted Zoning

- Residential
- Manufactured House Park
- Agricultural



Implementation Measures

- Continue to market the County's premier location along Interstate 75
- Protect historic and cultural areas and resources from demolition and encourage rehabilitation with appropriate incentives



Residential Character Area

(City of Adel, Town of Sparks)

Description

These areas are located within the incorporated cities, with small- to medium-size residential lots in a more urban setting.

Predominant land uses: Single-family, with some multi-family/duplex, as well as neighborhood-level amenities such as parks, schools, places of worship, and small-scale commercial development.



Vision for the Future

Reinforce neighborhood stability by encouraging homeownership and maintenance or upgrading of existing structures. Preserve historic assets whenever practicable. Preserve a walkable environment with neighborhood-level amenities.

Permitted Zoning

- Single-family Residential
- Multi-family Residential
- Neighborhood Commercial
- Residential Professional

- Public/Institutional
- Planned Development

Implementation Measures

- Encourage the construction of quality and affordable housing for all age and economic groups
- Pursue the completion and implementation of the City of Adel Urban Redevelopment Plan
- Review the regulations that permit substandard structures in the cities and the county in order to assure that they will be maintained or demolished
- Encourage the location of support businesses such as quality grocery stores and other businesses supporting a neighborhood to attract quality housing



Commercial Character Area

(City of Adel, Town of Lenox, Town of Sparks)

Description

These areas consist of mostly automobile-oriented commercial development, such as grocery stores, gas stations, hotels, and large-scale retail.

Predominant land use: Commercial.



Vision for the Future

Improve the aesthetics of commercial corridors that serve as a “gateway” to communities. Encourage and maintain higher-intensity commercial uses while continuing to develop a more walkable and appealing environment.

Permitted Zoning

- General Business
- Residential Professional
- Public/Institutional
- Multi-family Residential
- Planned Development

Implementation Measures

- Pursue corridor redevelopment plans and overlay zoning districts for Adel gateway corridors
- Develop incentives such as tax breaks, public assistance programs and reduced permitting fees for new businesses to locate within existing buildings, and for new and infill development to occur within the existing developed areas of the County and the cities



Conservation Character Area

(Unincorporated Cook County)

Description

The Conservation Character Area is intended to identify those areas which contain environmentally sensitive wetland and/or upland areas and/or are home to endangered species. Conservation Character Areas in Cook County include the No Man's Friend



Swamp, the Cecil Bay Wetland, the Withlacoochee River Corridor, Little River Corridor, New River Corridor, Reed Bingham State Park, Bear Creek, Giddens Mill Creek, and Morrison Creek.

Predominant land uses: Conservation areas contain significant natural resources, such as groundwater recharge areas, state parks, floodplains, wetlands, watersheds, wildlife management areas, and other environmentally sensitive areas not suitable for development of any kind.

Vision for the Future

Protect water quality and groundwater recharge areas, and protect significant natural resources such as wetland and upland habitat areas. Promote eco-tourism (which is also good for the local economy), especially along the rivers and at Reed Bingham State Park.

Permitted Zoning

- Environmental Resource

Implementation Measures

- Promote the protection of groundwater recharge areas and water quality
- Continue to implement the Wetlands Mitigation Bank program
- Limit the type and size of developments permitted within the Agricultural and Conservation Character Areas
- Continue to assist the State and public/private groups in the protection of Reed Bingham State Park and other conservation areas



Downtown Core Character Area

(City of Adel, Town of Lenox, Town of Sparks)

Description

These are the traditional central business districts of the incorporated cities.

Predominant land uses: Downtown commercial uses, professional offices, governmental uses, mixed use buildings, and appropriate public spaces such as small parks.



Vision for the Future

Preserve, restore, and reuse historic buildings. Encourage private investment and development. Expand green and civic spaces. Promote aesthetical appeal, streetscaping, and walkability.

Permitted Zoning

- Downtown Commercial
- General Business
- Residential Professional
- Public/Institutional
- Multi-family Residential
- Planned Development



Implementation Strategies

- Continue to identify opportunities to adaptively reuse historic buildings and structures throughout Cook County
- Encourage the rehabilitation of underutilized properties consistent with preserving their historic character and value through incentives, public assistance, education, and partnerships
- Promote the use of conversion and façade easements
- Protect historic and cultural areas and resources from demolition and encourage rehabilitation with appropriate incentives



Industrial Character Area

(Unincorporated Cook County, City of Adel, Town of Lenox, Town of Sparks)

Description

These areas are intended to provide an environment suitable for light and heavy manufacturing, wholesale, and warehousing activities that may impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding areas, together with



other non-residential uses that may be necessary with industrial surroundings. The existing and proposed industrial areas in Greater Cook County are located primarily between I-75 and US-41, and at the South Cook Industrial Park.

Predominant land uses: Agricultural industries, construction services, manufacturing, millwork, freight transportation and warehousing, wholesale trades, and similar uses.

Vision for the Future

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

Permitted Zoning

- Warehouse/Light Industrial
- Heavy Industrial

- Public/Institutional

Implementation Measures

- Continue to seek new ways to capitalize on the presence of two major rail lines and the airport within the County
- Continue to market the County's premier location along Interstate 75 between major metropolitan areas
- Foster public/private partnerships to rehabilitate quality commercial and mixed-use developments and buildings
- Coordinate with the Cook County Economic Development Commission to attract business and industry that will complement Cook County's industry targets



Interchange Character Area

(Unincorporated Cook County, City of Adel, Town of Lenox, Town of Sparks)

Description

These are the areas that surround the interchanges with I-75 and provide commercial, tourist, or other gateways into the community.

These serve as an important first impression and access into the community. The intent of the Interchange Character Area is to



encourage the development of attractive amenities relevant to Interstate travel, develop attractive gateways into the incorporated cities, and provide services to the residents, business community, and traveling public.

Predominant land uses: Hotels, commercial and institutional uses, entertainment, services, and restaurants.

Vision for the Future

Continue to improve the aesthetics of these areas as gateways to the community. Encourage competitive amenities oriented toward those traveling on the interstate, while also ensuring that the area provides needed amenities to the residents of the community.

Permitted Zoning

- General Business
- Public/Institutional

- Wholesale/Light Industrial
- Planned Development

Implementation Measures

- Continue to seek new ways to capitalize on the presence of two major rail lines and the airport within the County
- Continue to market the County's premier location along Interstate 75 between major metropolitan areas
- Maintain and expand the inventory of the amount and location of developable lands within the County in all marketing materials



Motorsports Park Character Area

(State-owned)

Description

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



Predominant land use: Entertainment Events.

Vision for the Future

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

Permitted Zoning

- General Business
- Public/Institutional

Implementation Measures

- Continue to market the many recreational and tourism opportunities within the County

Public/Institutional Character Area

(Unincorporated Cook County, Town of Lenox, Town of Sparks)

Description

This area consists of government and institutional land uses, including schools, libraries, hospitals, places of worship, parks, government offices, and other similar uses.

Predominant land use: Institutional.



Vision for the Future

Preserve, restore, and reuse historic buildings. Implement a balance of transportation options and design.

Encourage development of essential facilities in locations where they can be conveniently accessed.

Encourage development of new public/institutional uses at a scale that is compatible with surrounding uses.

Permitted Zoning

- Public/Institutional

Implementation Measures

- Provide adequate buffering and setbacks between agricultural and non-agricultural uses
- Pursue adaptive reuse or redevelopment of the former hospital site
- Provide land use regulations that ensure that any proposed zoning will be compatible with the underlying Land Use designations as shown in the Comprehensive Plan.



Rural Residential Character Area

(Unincorporated Cook County)

Description

These are areas of lower-density, larger-lot residential development located in the unincorporated areas of Cook County. These areas have a mix of lower density residential development and active agricultural uses.



Predominant land uses: Agricultural and single family residential, with amenities such as parks, places of worship, and smaller-scale commercial development.

Vision for the Future

Preserve the rural character of these areas through low-density development standards. Preserve compatibility between agricultural activities and residential land use.

Permitted Zoning

- Agricultural
- Rural Residential
- Rural Commercial
- Single-family Residential

- Public/institutional
- Planned Development

Implementation Measures

- Provide adequate buffering and setbacks between agricultural and non-agricultural uses
- Review and coordinate with the local municipalities to ensure that code enforcement resources are adequate



Suburban Neighborhood Character Area

(Town of Sparks)



Description

These areas typically consist of suburban residential subdivision development, with single-family residences on medium-size lots.

Predominant land uses: single family residential. Neighborhood-level amenities may be present, such as parks, places of worship, smaller schools, and limited commercial development appropriate to the surrounding area.

Vision for the Future

Preserve the residential character of these areas while providing the appropriate nearby amenities.

Encourage street connectivity and continue to develop a walkable environment.



Permitted Zoning

- Single-family residential
- Neighborhood commercial
- Public/institutional
- Planned Development

Implementation Measures

- Encourage the construction of quality and affordable housing for all age and economic groups
- Pursue the completion and implementation of the City of Adel Urban Redevelopment Plan
- Review the regulations that permit substandard structures in the cities and the county in order to assure that they will be maintained or demolished
- Encourage the location of support businesses such as quality grocery stores and other businesses supporting a neighborhood to attract quality housing

Appendix

- SWOT Summary
- Community Vision Survey
- Community Vision Survey Flyer
- Community Vision Survey Results
- Character Area Maps
- Public Hearing Notices
- Sign In Sheets
- Transmittal Letters
- Adoption Resolutions

DRAFT

MY COPY ♥

1-75

diverse industry

STRENGTHS

Community
Work ethic
law enforcement
employees

Public works
city clerk

utility resources

small community for retirees

Support

desire for growth

Communication
collaboration
Schools

Air Travel

Railways

Safety

LOCATION

Vibrant
downtown

Sports

MAFB

OPPORTUNITIES

Grants

Jobs

city park development

Community events

hardening infrastructure

housing
grocery

Qualified
Census
Tract

stores
restaurant
businesses

Entertainment
AI

industry

community park
youth programs

GROWTH

historic preservation

slow to change

COSTS

Advertising
marketing

WEAKNESS

cameras

lighting

outdated water meters

housing rates

homeownership

Youth programs & incentives

rental housing code

public transportation

cyberhackers

no ER

funding

Jobs

roads

Housing

poverty
education
of residents

Youth

SWOT

rumors
division

THREATS

outside jobs

buildings

people leaving

drugs

gangs

unfunded mandates

economy as a whole

weak work force

funding

population

SINGLE rail crossing

Lights → accidents

pollution

carcinogens



WE VALUE YOUR INPUT!

**SCAN THE CODE TO FILL OUT
THE SURVEY!**



1937 Carlton Adams Dr,
Valdosta, GA 31601



mbrown@sgrc.us



229-333-5277

**QUESTIONS?
REACH OUT TO US!**



sgrc SOUTHERN GEORGIA
REGIONAL COMMISSION

Cook County and the Cities of Adel, Cecil, Lenox & Sparks Vision Survey

Thank you for taking the time to complete the survey! 😊 This survey will take approximately 15 minutes to complete.

* Required

1. Do you live in the city or county? *

- ☐ City
- ☐ County

2. Which city do you live in? *

- ☐ Adel
- ☐ Cecil
- ☐ Lenox
- ☐ Sparks

3. Which critical services do you have in/near your community? *

- ☐ City Hall/County Commission
- ☐ Police
- ☐ Fire
- ☐ Hospital/EMS
- ☐ Nursing Home/Elder Care
- ☐ School/College/University
- ☐ Municipal Water Services only
- ☐ Sewer Services only
- ☐ Water and Sewer Services

4. Do you have to leave your community for any services, essential or non-essential? *

☐ Yes

☐ No

5. Which services do you travel to receive? *

6. Where? *

☐ Another city in Cook County

☐ Cook County

☐ A city in another county

7. How do you get around your community? *

☐ Personal Vehicle

☐ Bicycle/Scooter

☐ Walking

☐ Public/Regional Transit

☐ Private Rideshare Services (Uber, Lyft, Taxicab)

8. Please indicate your confidence in your critical services *

	Strongly Disagree	Disagree	No Opinion/Does Not Apply	Agree	Strongly Agree
My city hall/county commission is accessible	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
My community is safe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I am confident in our fire department	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Our police have a quick response time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Our hospital has the capacity to provide emergency services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
EMS responds to calls quickly and handles patients with care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. Are firefighters paid or volunteers? *

- ☐ Paid
- ☐ Volunteers
- ☐ Don't Know

10. Do you have a fire extinguisher in your home? *

- ☐ Yes
- ☐ No
- ☐ Don't Know

11. What would you like to see more of in your community? *

- ☐ Affordable Housing
- ☐ Preservation of Historic Houses and Other Structures
- ☐ Green Space/Open Space
- ☐ Trees/Shade/Landscaping
- ☐ Parks & Recreation Centers
- ☐ Other Community Facilities (libraries, places of worship, museums etc.)
- ☐ School/College/University
- ☐ Affordable Public Transportation
- ☐ Multi-modal Transportation Infrastructure (bike lanes, pathways for pedestrians, crosswalks/sidewalks, benches etc.)
- ☐ Small business
- ☐ Paved roads
- ☐ All of the above

12. Please indicate how important the following are to you *

	Not Important 😞	Somewhat Important 😐	Very Important 😊	No Opinion 🤷
Preserving agricultural land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local food production	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supporting local small business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

13. How would you describe your community? *

- ☐ Industrial
- ☐ Agricultural
- ☐ A Place for Hotel/Tourism
- ☐ College Town
- ☐ Mixed Industry

14. How satisfied are you with community events? *



15. If your community could add another event to the calendar, what would it be? *

16. Please indicate your familiarity with the following attractions in/near your community *

	Never Heard of It/Never Been 😬	Sounds Familiar 😏	Heard of it/I have been! 😄
Reed Bingham State Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Withlacoochee and Little River Water Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cook Performing Arts Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cook County Historical Museum	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
South Georgia Motorsports Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Horse Creek Winery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Norton Farms & Orchard	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. What other attractions exist in/near your community that were not mentioned? *

18. What is the best thing about your community? What are you known for? *

19. What are your thoughts on the relationship between your community's government and others (in the county, at state level, federal level)? *

20. Is there anything you would like to add? *

This content is neither created nor endorsed by Microsoft. The data you submit will be sent to the form owner.

Microsoft Forms

Responses Overview Closed

Responses

17



Average Time

10:34



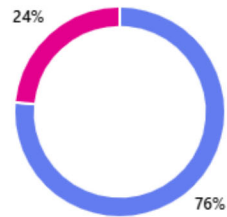
Duration

81 Days



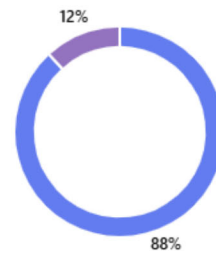
1. Do you live in the city or county?

City	13
County	4



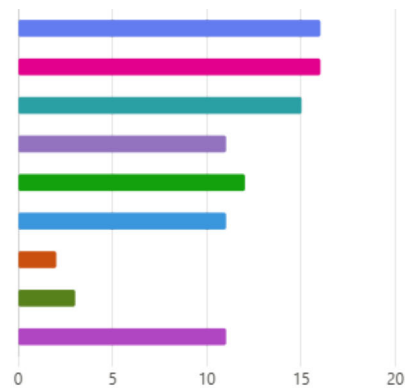
2. Which city do you live in?

Adel	15
Cecil	0
Lenox	0
Sparks	2



3. Which critical services do you have in/near your community?

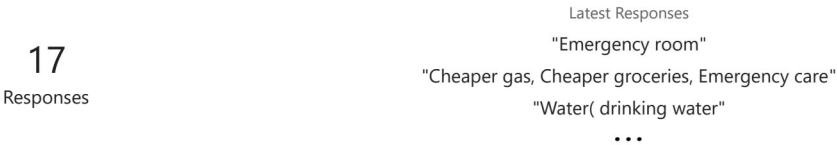
City Hall/County Commission	16
Police	16
Fire	15
Hospital/EMS	11
Nursing Home/Elder Care	12
School/College/University	11
Municipal Water Services only	2
Sewer Services only	3
Water and Sewer Services	11



4. Do you have to leave your community for any services, essential or non-essential?



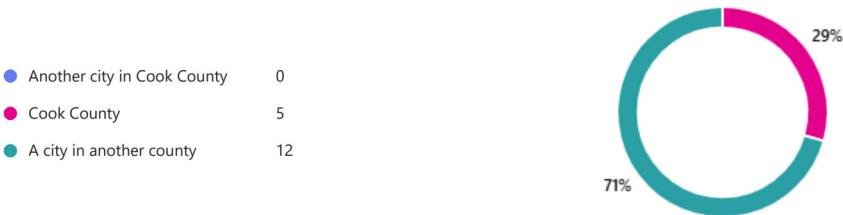
5. Which services do you travel to receive?



7 respondents (41%) answered Emergency for this question.

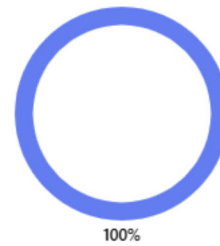


6. Where?



7. How do you get around your community?

Personal Vehicle	17
Bicycle/Scooter	0
Walking	0
Public/Regional Transit	0
Private Rideshare Services (Uber, Lyft, Taxicab)	0



8. Please indicate your confidence in your critical services

Strongly Disagree Disagree No Opinion/Does Not Apply Agree Strongly Agree

My city hall/county commission is accessible

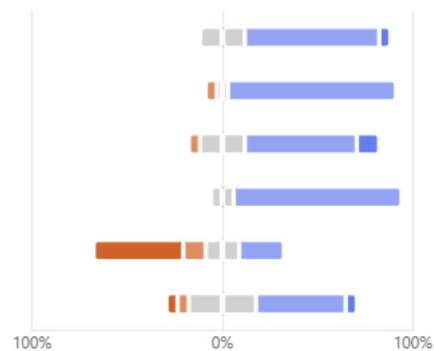
My community is safe

I am confident in our fire department

Our police have a quick response time

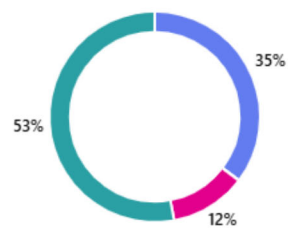
Our hospital has the capacity to provide emergency services

EMS responds to calls quickly and handles patients with care



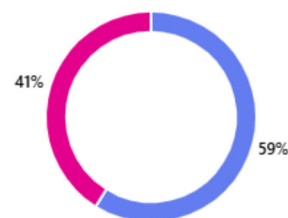
9. Are firefighters paid or volunteers?

Paid	6
Volunteers	2
Don't Know	9



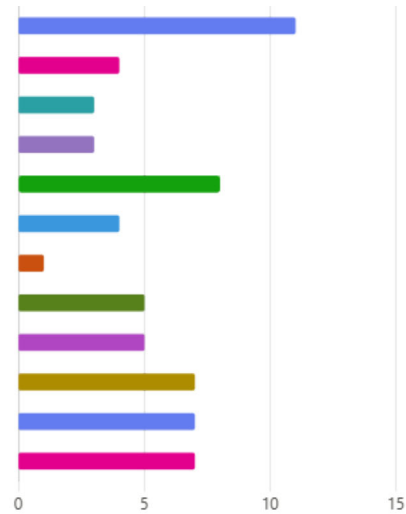
10. Do you have a fire extinguisher in your home?

Yes	10
No	7
Don't Know	0



11. What would you like to see more of in your community?

Affordable Housing	11
Preservation of Historic Houses and Other Structures	4
Green Space/Open Space	3
Trees/Shade/Landscaping	3
Parks & Recreation Centers	8
Other Community Facilities (libraries, places of worship, museums etc.)	4
School/College/University	1
Affordable Public Transportation	5
Multi-modal Transportation Infrastructure (bike lanes, pathways for pedestrians,...)	5
Small business	7
Paved roads	7
All of the above	7



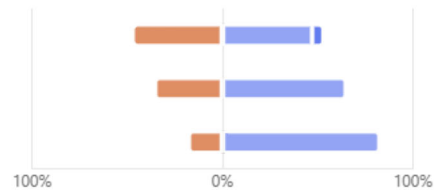
12. Please indicate how important the following are to you

Not Important 🙄
Somewhat Important 😐
Very Important 😊
No Opinion 🤔

Preserving agricultural land

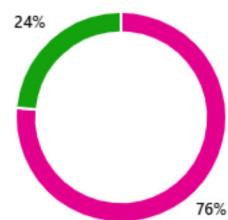
Local food production

Supporting local small business

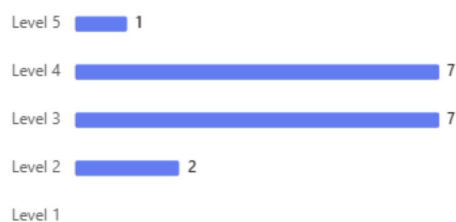
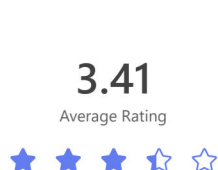


13. How would you describe your community?

Industrial	0
Agricultural	13
A Place for Hotel/Tourism	0
College Town	0
Mixed Industry	4



14. How satisfied are you with community events?



15. If your community could add another event to the calendar, what would it be?

17
Responses

Latest Responses
"Holiday tour of homes"
"I'm not sure"
"Update down town for events"
...

5 respondents (29%) answered Days for this question.

tour of homes Family fun community drug resourceful
Day for all graduates Family Day brushy creek
Holiday tour community day Days Community town for events
Movie Theater day free
young adults Events to get our youth County Fair fun day high school

16. Please indicate your familiarity with the following attractions in/near your community

● Never Heard of It/Never Been 😬 ● Sounds Familiar 😊 ● Heard of it/I have been! 😊

Reed Bingham State Park

Withlacoochee and Little River Water Trails

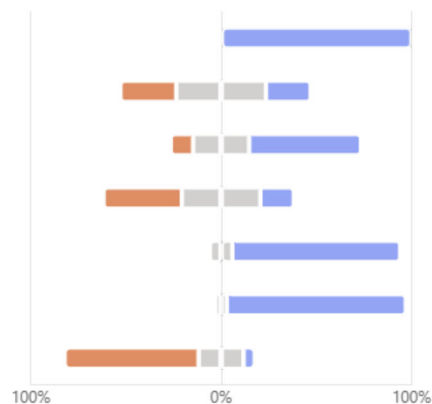
Cook Performing Arts Center

Cook County Historical Museum

South Georgia Motorsports Park

Horse Creek Winery

Norton Farms & Orchard



17. What other attractions exist in/near your community that were not mentioned?

17
Responses

Latest Responses
"I don't know"
"N/A"
"None"
...

3 respondents (18%) answered Park for this question.

City park Boys Park Storybook Park Jim
veterans Park None Ox Festival battle
Daylily Festival Girls Club Walk trails

18. What is the best thing about your community? What are you known for?

17

Responses

Latest Responses

"The people and sense of community."

"N/A"

"Our City Park"

...

4 respondents (24%) answered community for this question.

Community Church Community events access to I75 Easy access
support group Day **community** Lily Festival Church members
teachers fully support City Park Holy Community change in the community people
people and sense Friendly people I'm ga Motorsport LAB leader

19. What are your thoughts on the relationship between your community's government and others (in the county, at state level, federal level)?

17

Responses

Latest Responses

"I believe Cook County has a great working relationship with the city of Adel. I als... "

"Only certain people benefit from these activities not every one."

"When Adel gets grants they are only for adel, but when sparks gets anything it's f... "

...

2 respondents (12%) answered Adel for this question.

great Communication could be better Fair to good sparks state level Cook
strong relationships **good** **Adel** **better** **levels** Not good
Need to improve working relationship relationship with the city city of Adel social media
election time certain people Non existent

20. Is there anything you would like to add?

17

Responses

Latest Responses

"It would be nice to have some more dining options that are not fast food or chick..."

"The kids don't have anything to do around here unless it's something dealing wit..."

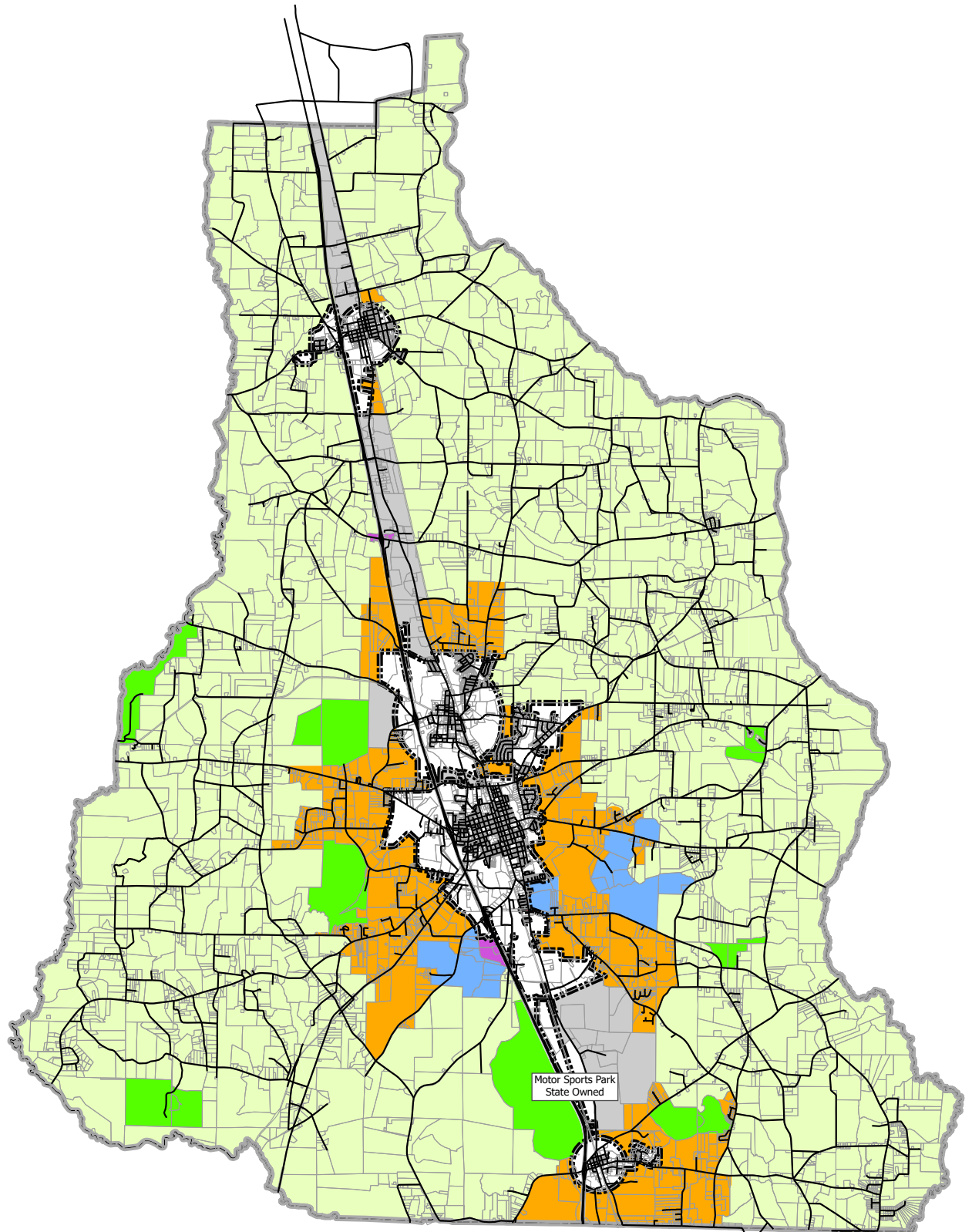
"We need more paved roads, money to help with getting our houses worked on, s..."

...

2 respondents (12%) answered centers for this question.

leadership entities dining options festivals and parades attractions for the youth paved roads
short answer bills are HIGH **nice centers town** multiple activities
shelter or a facility Recreational Center Center for kids neighborhood centers Water is trash
emergency care Wages are low reasonable groceries food or chicken

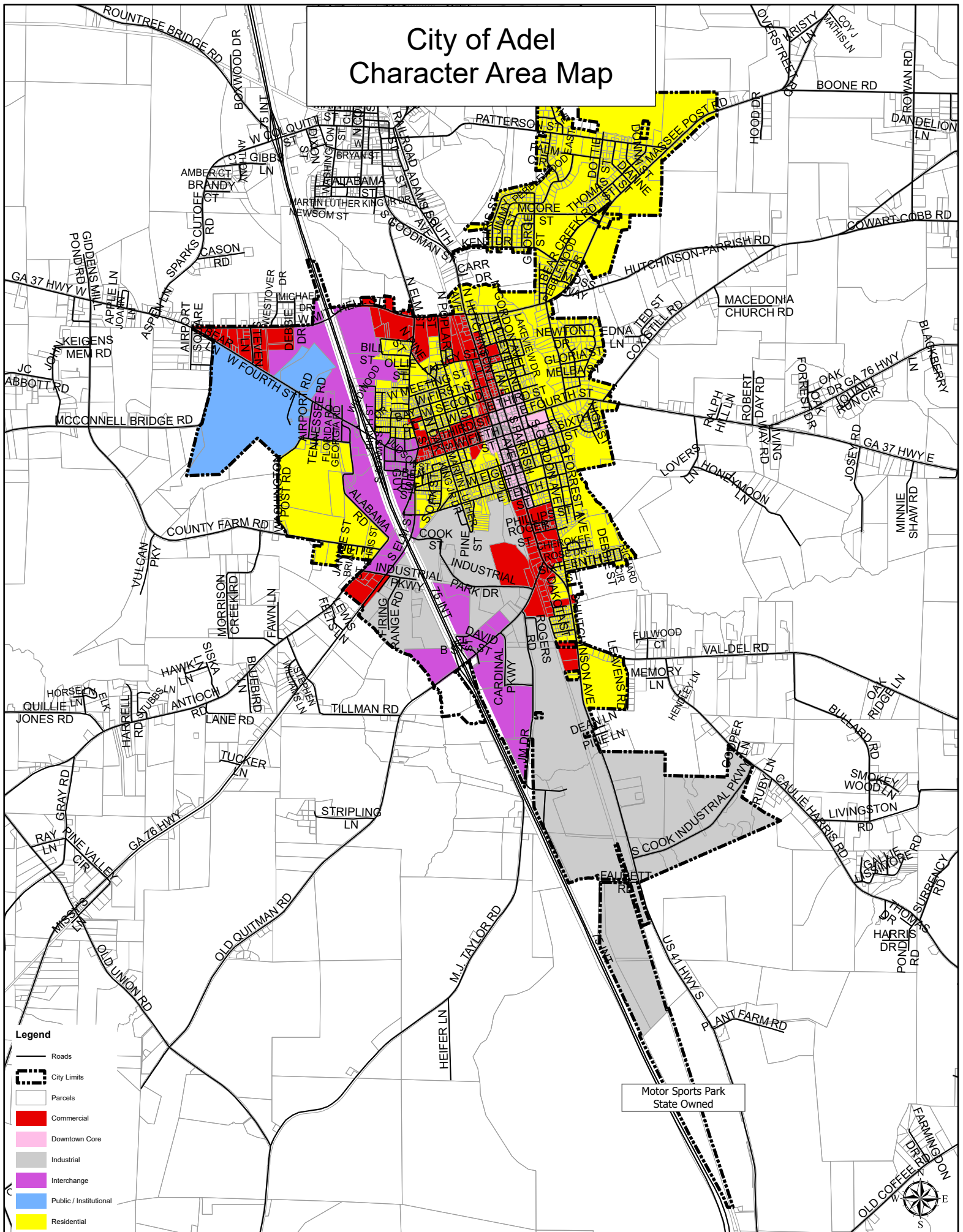
Cook County Character Area



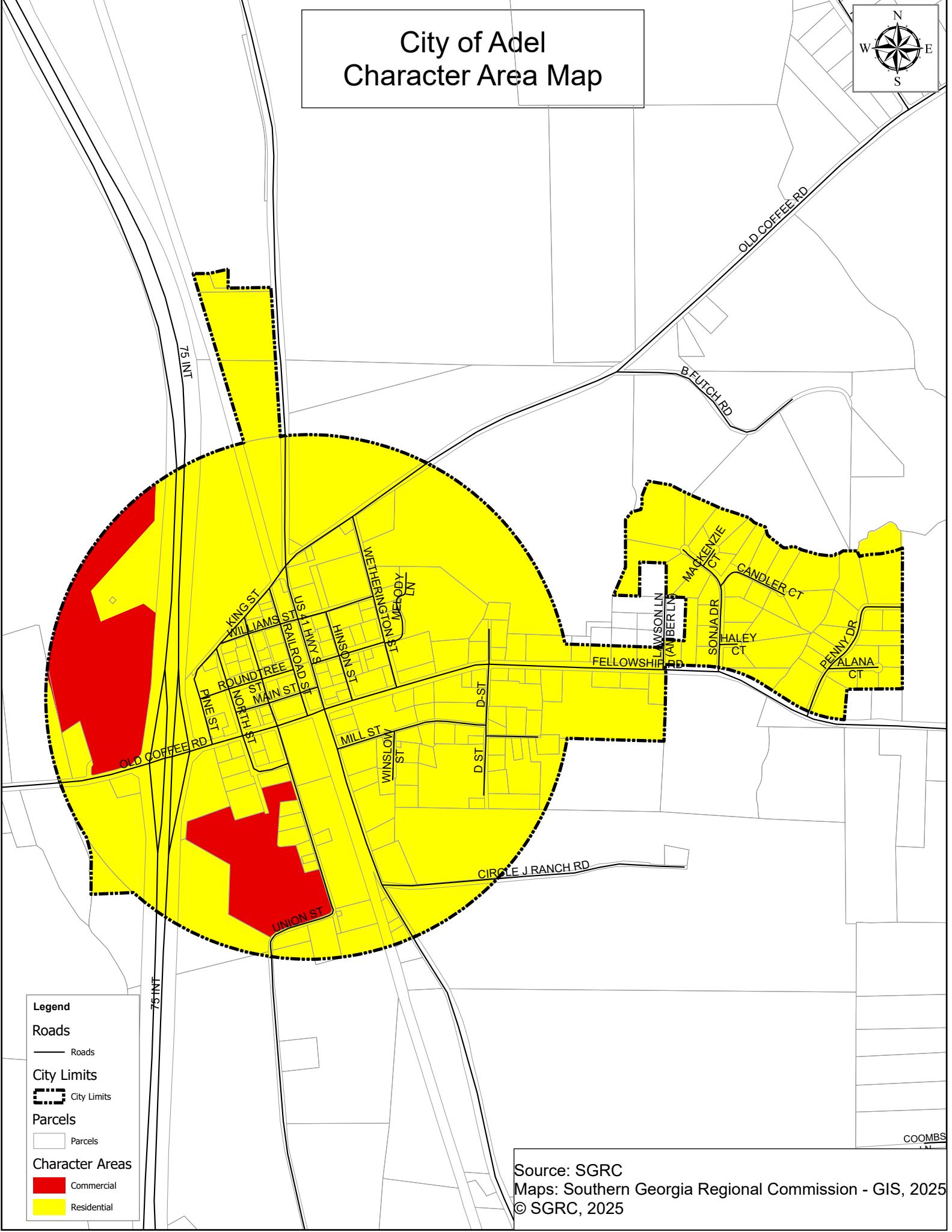
- Roads
 - Parcels
 - City Boundaries
 - County
- Land Use**
- Agriculture
 - Commercial
 - Conservation
 - Industrial
 - Interchange
 - Public / Institutional
 - Rural Residential

Source: SGRC
Maps: Southern Georgia Regional Commission - GIS, 2025
© SGRC, 2025

City of Adel Character Area Map



City of Adel Character Area Map



Legend

Roads

— Roads

City Limits

--- City Limits

Parcels

□ Parcels

Character Areas

■ Commercial

■ Residential

Source: SGRC
Maps: Southern Georgia Regional Commission - GIS, 2025
© SGRC, 2025

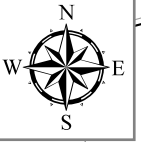
City of Lenox Character Area Map



- Legend**
- Roads
 - City Limits
 - Parcels
 - Character Areas**
 - Agriculture
 - Commercial
 - Downtown Core
 - Industrial
 - Interchange
 - Public / Institutional
 - Residential

Source: SGRC
Maps: Southern Georgia Regional Commission - GIS, 2025
© SGRC, 2025

City of Sparks Character Area Map



Legend

- Roads
- City Limits
- Parcels

Character Areas

- Agriculture
- Commercial
- Downtown Core
- Industrial
- Interchange
- Public / Institutional
- Residential
- Suburban Neighborhood

Source: SGRC
 Maps: Southern Georgia Regional Commission - GIS, 2025
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Kick-Off for Comprehensive Plan

Comprehensive Plan Update
For Cook County and the
Cities of Adel, Cecil, Lenox, and Sparks
Cook County Board of Commissioners
1200 S. Hutchinson Ave.
Adel, GA 31620

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896-7679 Mon-Thurs 8:30-5:00

Dr. Chris T. Hilliard, D.M.D.
130 S. Parrish Ave. • Adel, Georgia

896-4166 Mon-Thurs 8:00-5:00

James E. Knighton, D.M.D.
602 N. Parrish Ave. • Adel, Georgia

896-7595 Mon-Fri 8:15-4:30

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Adel News Tribune
August 7, 2024
Wednesday
Page 8

**Kick-Off for Comprehensive Plan
Comprehensive Plan Update
For Cook County and the
Cities of Adel, Cecil, Lenox, and Sparks
Cook County Board of Commissioners
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Adel, GA 31620**

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CES honors outstanding students and staff at school board meeting



Golden Hammer Awards



Highest Growth in Reading and Math MAP Assessments



Heart of a Hornet Award



Highest RIT Scores in Reading and Math

During the Cook County Board of Education’s regular session on Monday, March 10, 2025, Cook Elementary School Principal Jennifer Green recognized the students with the Highest Growth in Reading and Math MAP assessments from each grade level. CES Instructional Coach Karen Taylor and Assistant Principal John Smith joined Mrs. Green in presenting the awards.

Highest Growth Reading (MAP): Erin Way (Sirmans, third grade); Dariangel Guevara-Rincon (Harry, fourth grade); and Lavone Bevil

(Brady/George, fifth grade).

Highest Growth Math (MAP): Cade MacLeod (Cowart, third grade); Javion Hooks (Bruner, fourth grade); Carson Cornelius (Tabor/Watson, fifth grade); and Brantly Davis (Roetman, fifth grade).

Mrs. Green also presented awards to the students with the Highest RIT Scores in Reading and Math MAP assessments from each grade level.

Highest RIT Scores - Reading (MAP): Hazel Chammoun (Bagley, third grade); Leighanna Flanders (Brown/Sweat, fourth grade); and Reed King

(Roetman, fifth grade).

Highest RIT Scores - Math (MAP): Colin Skinner (Register, third grade); Bradley Balezore (Bagley, third grade); Everleigh Taylor (Zeigler/Tyson, fourth grade); Shawn West (Brown/Sweat, fourth grade); Ross Roberts (May, fourth grade); and Caellum Ray (Jackson/Folsom, fifth grade).

Mrs. Green also recognized the "Golden Hammer" award winners that were chosen by their teachers:

Kami Passmore (Donaldson/Ewing, third grade); Ford Williams (Sirmans, third grade);



Hornet's Best Bus Driver Award

Lyla Barber (Zeigler/Tyson, fourth grade); Paris Cooper (Harry, fourth grade); Kaylee Henry (Roetman, fifth grade); and James Doran (Connell, fifth

grade).

Hornet's Best Bus Driver Award

Mrs. Green presented the Hornet's Best Bus Driver Award to Mr. Carl Harper for the month of March 2025. The CES officials were joined by Board Chairman Chad Sumner, Superintendent of Schools Joy Folsom, and Cook County Schools

Transportation Director Lana Siska for this presentation.

Heart of a Hornet Award

Mrs. Green presented the Heart of a Hornet Award to Mrs. Selena Hayes for the month of March 2025. Board Chairman Chad Sumner, Superintendent Folsom joined the CES officials for this presentation.

School board approves 2025-2026 certified personnel

Chairman Chad Sumner called to order the Monday, March 10, 2025, work session of the Cook County Board of Education.

Board Member Brenda Moore gave the invocation, followed by the Pledge of Allegiance, led by Superintendent of Schools Joy Folsom.

Approval of agenda

Motion made by Board Member Jeff Taylor; seconded by Board Member Sharon Locklear. Unanimously approved.

Financial update

Jackie Sparks, Cook County Schools Finance Director, presented a current Special Purpose Local Option Sales Tax (SPLOST) comparison. SPLOST collections of \$283,547.67 were up by \$13,977.91 for the month of February 2025 as compared to February 2024. SPLOST collections are up by \$207,967.16 to date for Fiscal Year 2025 as compared to FY 2024.

Mrs. Sparks also presented a current fund balance comparison and a financial report for the general fund, capital projects funds, federal programs funds, and school nutrition funds for the month ending February 28, 2025.

The fund balance as of February 2025 was \$8,286,373.17, which was \$2,462,080.07 more than in February 2024.

A detailed breakdown of the school system’s financials is available on the Cook County Schools website, under Board of Education.

Superintendent’s Report

- Overnight field trip, Cook High School FBLA - Atlanta - March 14-16, 2025: Superintendent Folsom presented the overnight field trip for approval.
- Personnel

Mrs. Folsom presented the current personnel appointments, resignations and retirements throughout the district. She also presented the 2025-2026 Certified Personnel list.

The personnel recommendations included:

Appointments

District - Jacorya Dodson, Sub Nurse (prior approval Feb.



In honor of School Board Appreciation Week (March 10-14, 2025), Superintendent of Schools Joy Folsom presented each board member with a token of appreciation for their continuous support of the school district. From left: Mrs. Folsom, Board Member Corkey Taylor, Board Chairman Chad Sumner, Board Vice Chair Brenda Moore, Board Member Jeff Taylor, and Assistant Superintendent Becky Ratts. Not pictured: Board Member Sharon Locklear, who participated in the meeting by teleconference.

19, 2025); Brenda Rice, Sub Nurse (prior approval Feb. 19, 2025); Maraeyah Hamby, Sub Teacher; Kimberly Scarborough, Sub Teacher; Lillian Stafford, Sub Teacher; and Tamari Way, Sub Teacher.

School Nutrition: Ashely Mundwyler, Sub.

Transportation: Kayla Ward, Sub Driver from Full Time Driver.

Cook Elementary School: Arnita Brown, Custodian Sub

(prior approval Feb. 19, 2025).

Resignations

Cook High School - Jackson Dean, Teacher (effective Feb. 28, 2025, prior approval Feb. 19, 2025); Ashley Doyle, Teacher (effective Feb. 28, 2025).

Retirements

Cook Primary School: Becky Beard (effective date June 1, 2025); Carolyn Covington (effective date May 28, 2025); and Cindy Norman (effective date June 1, 2025). Cook High

School: Becky Futch (effective date June 1, 2025); and Marsha Tillman (effective date June 1, 2025).

2025-2026 Certified Personnel

Cook Primary School, List A: Doraleen Acree, Felicia Allen, Tracy Boyd, Jillian Bullard, Nancy Helms, Elizabeth McClain, Stevie Pearce, Railey Schramm, Patricia Alderman,

See **PERSONNEL**, Page 5

PUBLIC NOTICE

Notice is hereby given that the Sparks City Council will hold a Public Hearing on April 14th at 6:00 P.M. at the City of Sparks, City Hall, 115 East Colquitt Ave. Sparks, Georgia, for the purpose of hearing an application to amend the Zoning Map dated November 1988.

The Greater Cook Planning Advisory Commission will consider application on March 27th at 6:30 P.M. at the Cook County Commissioners' Office, 1200 S. Hutchinson Ave.; Adel, GA. The application to be considered is as follows:

Application #: **S- 2025-01** The property sought to be rezoned is owned by Joseph Thomas and Christopher Thomas located at Map S005 Parcel 098 Sparks 31647. The request is to **rezone** the property from R2 to R2M for the purpose of placing a mobile home on the property.

Any opponent of this proposed rezoning who has made campaign contributions aggregating \$250.00 or more to a local government official of the City of Sparks within two years immediately preceding the filing of the application, is required to file a disclosure statement, at least five days prior to the hearing, with the Cook County Zoning Administrator, state the name and position of the local official to whom contributions were made, the amount, description and date of each campaign contribution.

In accordance with the provisions of the Americans with Disabilities Act of 1990, any disabled person planning to attend the Public Hearing may contact the Zoning Administrator 24 hours in advance of the meeting at 229-896-2266 and indicate their time of arrival in order to have Staff Member to assist the person to the meeting room.

Case File for the application is No. **S-2025-01** and the public records concerning this request are available for public review and inspection during regular business hours at the office of the Cook County Zoning Administrator at the Cook County Commissioners Building, 1200 S. Hutchinson Ave.; Adel, GA. Staff reports will be available prior to the Planning Advisory Commission meeting.

NOTICE OF CORRECTION Transmittal Hearing for Comprehensive Plan 2025 Comprehensive Plan Update For Cook County and the Cities of Adel, Cecil, Lenox, and Sparks Cook County Board of Commissioners 1200 S. Hutchinson Ave. Adel, GA 31620

A public hearing will be held at 5:00 PM on Monday, April 7, 2025 in the Cook County Board of Commissioners Building, located at 1200 South Hutchinson Avenue Adel, Georgia 31620 to announce the transmittal of 2025 Comprehensive Plan Update for Cook County and the Cities of Adel, Cecil, Lenox, and Sparks. The purpose of the public hearing is to inform the community about the planning process and provide an opportunity to review and comment on the Comprehensive Plan Update.

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

All persons are invited to attend the public hearing. If you would like more information, please contact the Cook County Clerk at (229) 896-2266, or Mykaela Brown at the Southern Georgia Regional Commission at (229) 333-5277 or email: mbrown@sgrc.us

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Cook County Board of Commissioners will hold a Public Hearing at the Cook County Commissioners' Office on Thursday, March 20th at 6:00 p.m. The Public Hearing will be held for the purpose of hearing public comments concerning:

A new alcohol license application for Dash Co. LLC D/B/A Dash-N-Go located at 7800 Massee Post Rd. Sparks Ga. 31647.

Any person wishing to be heard on this subject may appear before the Board of Commissioners. A sign-in-sheet will be available at the door should you wish to speak. Written correspondence may be submitted to the Cook County Commissioners' Office at 1200 S. Hutchinson Ave. Adel, Ga. 31620. In accordance with the provisions of the Americans with Disabilities Act of 1990, any disabled person planning to attend the Public Hearing may call (229) 896-2266 and indicate their time of arrival, for assistance.

NOTICE OF CORRECTION
Transmittal Hearing for Comprehensive Plan
2025 Comprehensive Plan Update
For Cook County and the Cities of Adel, Cecil, Lenox, and Sparks
Cook County Board of Commissioners
1200 S. Hutchinson Ave.
Adel, GA 31620

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Southern Georgia Regional Commission
2025 JOINT COMPREHENSIVE PLAN FOR
COOK COUNTY AND THE CITIES OF ADEL, CECIL, LENOX, & SPARKS
Comprehensive Plan Public Hearing Kickoff
Date: September 16, 2024

NAME	ORGANIZATION	PHONE	E-MAIL
Dexter Robinson	Cook County BOC		
Randy Lane	county manager	896-2266	randy.lane@cookcountygast.us
William Robinson McKenney	Commissioner	546-8520	ddr13165@gmail.com
Jeff Lane	Chairman	546-5262	lin-parrish@yahoo.com
JEFF LANE	Vice Chairman	777/201	jbl1789@windstream.net
Audie Rowe	Commissioner	229-356-1732	rroweb4@yahoo.com
Guy Daughtrey	Commissioner	229-392-6100	QALcoine@gmail.com
Stefanie Dobransky	CFO	229-561-0370	stefanie.dobransky@cookcountygast.us
Melinda Pettway	TAB/Cook Library	229-339-1258	mpettway@cpl.org / mpettway@nykbs.com
Ronald Baxter		321-960-5566	Ron_Bax2000@yahoo.com
B.J. Jackson		229-567-1367	WilliamJacksona@cloud.com
Wilson Tucker		229-546-7307	Wilson Tucker
Earnest McCullister		229-398-8125	N/A
Raul Torres	SGMP	229-896-700	Raul@goracesgmp.com
Trevion Sipplen		229-507-3582	tsipplen22@gmail.com
Johnny West	Cook County Fire	229-230-1239	johnny.west@cookcountygast.us
Reginald West	Cook County Fire	229-560-0157	rwest.ccf@cookcountygast.us
John Carter	Cook County	229-507-0899	JohnCarter@CookCountyGA.us
MyKaela Brown	SGRC	229-333-5277	mbrown@sgrc.us

Southern Georgia Regional Commission
2025 JOINT COMPREHENSIVE PLAN FOR
COOK COUNTY AND THE CITIES OF ADEL, CECIL, LENOX, & SPARKS
Workshop 1
Date: October 15, 2024

NAME	ORGANIZATION	PHONE	E-MAIL
Taunya Belcher	Chiefs of Sparks PD	(229) 563-0426	TBelcher@sparks-gea.gov
Harold Johnson	Mayor of Sparks	229 506 3076	Hjohnson229@gmail.com
Champa Daniels	City of Sparks	229 549 8211	cdaniels@sparks-gea.gov
Christina Wilson	Holy Community	(786) 575-6707	christina.wilson1@gmail.com
Marsha Miller	City of Cecil ^{Woman}	229-563-1693	raineymiller@yahoo.com
James M. Spencer Sr	City of Cecil Mayor	334-202-2771	JamesM.SpencerSr.3@Gmail.com
COL(R) Ron Mitchell	MMHP, Adel GA	(229) 896-2757	glorom123@yahoo.com
Gloria Mitchell	MMHP, Adel GA	(229) 896-2757	glorom123@yahoo.com
Henry Baker	CITY OF LENOX	229 546 7189	hpbakerjr@gmail.com
Teresa Barber	City of Lenox	229-567-1438	cityoflenox@gmail.com
Chris Yawn	City of Lenox	229 546 7816	lenoxpublicworks@gmail.com
Ross Pickle	City of Adel-Rec. Dept.	229/223-6030	rpickle@cityofadelga.gov
Mark Barber	City of Adel	229/896/4504	mbarber@cityofadelga.gov
Rhonda Rowe	City of Adel	229/896-4504	rrowe@cityofadelga.gov
Audie Rowe	City of Adel	229 356 1732	rrowe64@yahoo.com
LISA Collins	Cook County EDC	229 896-2595	lisacollins@cookecountyetc.com

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Name	Organization	Email
Celestine Hayes	Councilmember	celesthayes@windstream.net
COL Ronald Mitch. II	City of Adel	gloroni23@yahoo.com
James W. Spencer Sr.	City of Cecil	
Ben Pickett	City of Cecil	
HENRY BAKER	CITY OF LENOX	
	City of Adel	bdame@cityofadelga.gov
Brandie Dame		rweeks@cityofadelga.gov
Richie Weeks	City of Adel Fire Dept.	
Ross Pickle	Recreation Department	rpickle@cityofadelga.gov
Mark Barben	City of Adel	mbarber@cityofadelga.gov
Rhonda Rowe	City of Adel	rrowe@cityofadelga.gov
SETH D. PITTS	CITY OF ADEL	spitts@cityofadelga.gov
LISA COLLINS	COOK COUNTY EDC	lisacollins@cookcountyledc.com
Stefanie Dobransky	Cook County	stefanie.dobransky@cookcountygov.us
RANDY LANE	COOK COUNTY	randy.lane@cookcountygov.us
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Chrishia Wilson	Holy Community Church	chrishia.wilson1@gmail.com
Jacob Ryan	SGRC	jryan@sgrc.us
Megan Fowler	SGRC	mfowler@sgrc.us

NAME

ORGANIZATION

EMAIL

Cathy Byron

City of Lenox

clbyron@gmail.com

Chris Yawn

City of Lenox

lenoxpublicworks@gmail.com

Carolyn Sanders

City of Lenox

sandersfam@mchsi.com

Melinda Pettway

Cook County Library

mpettway@cprl.org

Life After Brain (LAB)

mpettway@mylab528.com

Robert "Gabe" Williams

Reed Bingham State Park

gabe.williams@dnr.ga.gov

Mykaela Brown

SGRC

mbrown@sgrc.us

Southern Georgia Regional Commission
2025 JOINT COMPREHENSIVE PLAN FOR
COOK COUNTY AND THE CITIES OF ADEL, CECIL, LENOX, & SPARKS
Comprehensive Plan Workshop 3
Date: December 3, 2024

NAME	ORGANIZATION	PHONE	E-MAIL
Alexandra Arayas	SGRC		
Mykaela Brain	SGRC		
Chrishia Wilson	Holy Community	(986) 575-6707	Chrishia.wilson1@gmail.com
James M. Spencer	City of Cecil	334-202-2771	
Ben Fickett	City of Cecil	229-506-3606	
Teresa Barber	City of Lenox	229-546-4252	cityoflenox@gmail.com
Ross Pickle	City of Adel/Rec. Dept.	229-223-6030	rpickle@cityofadelga.gov
Chris Yawa	City of Lenox	229-546-7816	lenoxpublicworks@gmail.com
Brandie Dame	City of Adel	229-398-8377	bdame@cityofadelga.gov
Mark Barber	City of Adel	229-896-4504	mbarber@cityofadelga.gov
Rhonda Rowe	City of Adel	229-896-4504	rrowe@cityofadelga.gov
Lisa Collins	Cook Co. EDC	229-308-3785	lisaedllris@cookcountyedc.com
Jess Permenter	Cook County Comm.	229-896-2266	building.zoning@cookcountyga.us
RANDY LANE	COOK COUNTY	229-237-8583	randy.lane@cookcountysa.us
Stefanie Dobransky	Cook County	229-501-0370	stefanie.dobransky@cookcountyga.us
Melinda Pettway	Cook Library/LA.B	229-896-3652	mpettway@cpl.org/npettway@nylab528.com

[illegible]

April 7, 2025

[illegible]



COOK COUNTY BOARD OF COMMISSIONERS

1200 S. Hutchinson Avenue
Adel, Georgia 31620

April 7, 2025

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Dewanna Robinson, County Clerk, at (229) 896-2266 or email at Dewanna.Robinson@cookcountyga.us

Sincerely,

Jeff Lane
Chairman
Cook County



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

April 7, 2025

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Buddy Duke".

Mayor
City of Adel, Georgia

City of Cecil
134 Roundtree Street
Cecil, GA 31627

April 7, 2025

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Sherial Byron, City Clerk, at (229) 794-9302 or sherial@cecilga.gov, email.

Sincerely,



Mayor James Spencer Sr.
City of Cecil

City of Lenox

Mayor: Henry P. Baker, Jr.

City Clerk: Teresa Barber

Councilmembers:

Yolande Boone

Cathy Byron

Billy Mauldin

Carolyn Sanders

P.O. Box 560 * Lenox, Georgia 31637

Phone (229) 546-4252 * Fax (229) 546-4227

"A Family Community"

April 8, 2025

Southern Georgia Regional Commission

1937 Carlton Adams Drive

Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

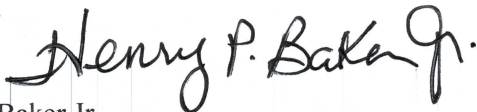
City of Lenox has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

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

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

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

Sincerely,



Henry P. Baker Jr.

Mayor

City of Lenox

City of Sparks _____

April 09, 2025

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Paula Royals, City Clerk, at (229)-549-8211 or email proyals@sparksga.gov

Sincerely,

Mayor Harold Johnson,
City of Sparks.

A handwritten signature in black ink, appearing to read "Harold Johnson", written over the printed name.