

# Bleckley County-Cochran Joint Comprehensive Plan



# **Bleckley County-Cochran Joint Comprehensive Plan**



**August, 2011**

# **The Bleckley County-Cochran Joint Comprehensive Plan**

## **Community Agenda**

A Comprehensive Plan for Bleckley County and the City of Cochran, Georgia  
in accordance with the Georgia Planning Act of 1989

Prepared By:

The Bleckley County Comprehensive Plan Executive  
and Local Planning and Coordination Committees

Heart of Georgia Altamaha Regional Commission

August, 2011

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# INTRODUCTION

## Purpose

*The Bleckley County-Cochran Joint Comprehensive Plan* is a comprehensive plan prepared under the Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements) of the Georgia Planning Act of 1989. It is a joint plan for Bleckley County and its lone municipality of Cochran. The plan was designed to meet the legislation's requirements for each local government to have a plan for its future growth and development in accordance with the state standards. It is a full update of the community's previous joint comprehensive plan first prepared and adopted in 1994, but is a new plan, prepared under new standards.

As a comprehensive plan, *The Bleckley County-Cochran Joint Comprehensive Plan* is a critical self-examination of Bleckley County and the City of Cochran in the areas of population, economic development, natural and cultural resources, community facilities and services, housing, land use, intergovernmental cooperation, and service delivery; and a path for the community's future growth and development. The plan is truly a reflection of the community's concerns and desires for the future.

Bleckley County is a small but progressive county of about 13,000 persons located in the heart of central south Georgia. It is located less than one hour southeast of Macon, and is served by a number of important highways, including U.S. 23, Georgia Highways 26 and 112, and access to I-16 in the northeast corner of the county. While its landscape remains verdant and pastoral and dominated by vast forests of southern yellow pines, livestock and small grain and vegetable based farms, the county boasts diverse and growing industrial and retail economic sectors, the nation's oldest two-year college, and other outstanding community facilities and natural resources.

The community is one of Georgia's youngest counties (145<sup>th</sup> in order of creation), not formally established as a county until 1912. The community has a unique and fascinating history surrounding its pine forests and transportation resources. The community truly was established

as a railroad community as the old Macon and Brunswick Railroad (later the Southern Railroad) was extended into the community in the mid-1800s. The extension of the railroad coupled with the abundance of yellow pine forests and turpentine production, helped to push the community's population to a peak of 10,532 in 1920.

While the Great Depression, the decline of the railroads, and the boll weevil all took enormous toll in the county, natural resources and entrepreneurship, other leadership, and highways have again brought the community back to a thriving and growing status. The presence of I-16 in the county's northeast corner provides the community with access to the Georgia coast and its ports, as well as to Atlanta and other parts of Georgia. The community today is home to Middle Georgia College, known nationally as the oldest two-year college in the U.S. and presently transitioning to four-year status; has a diverse group of manufacturers, including Acuity Brands Lighting; and boasts outstanding natural resources, including the Ocmulgee River, Ocmulgee Wildlife Management Area, and Ocmulgee Public Fishing Area. The community is also home to such events as Biking Bleckley, one of the premier cycling events in Middle Georgia, as well as the Southeast Cushman National Spring Meet, which is a prime annual attraction for RV enthusiasts from around the south and the nation. Its quality of life remains outstanding and is bolstered by its natural environment and rural landscape; the economic, governmental, and social center of Cochran with its many community facilities, educational outlets, and economic resources; and the thriving small town atmosphere and rural charm that the community as a whole has to offer.

Bleckley County wants to build on its unique history and well-documented relationship of natural resources, transportation, and economic development. The community sees itself, both now and in the future, as a unique growth center of southern charm and diverse economic growth bolstered by location, and outstanding community educational and industrial resources. Forestry and agriculture will remain viable, working enterprises and important components of the local economy. Revitalized tourism avenues will also once again be important to the local economy and community growth, but these will only be parts of a vital and multi-faceted economic engine. This unique combination of multi-faceted growth and development and excellent quality of life, would be enhanced by a dramatic backdrop of appealing rural character, protected and

utilized natural resources, and preserved history. The community will be a much desired place to live and work. It will be a rural growth center with a unique combination of history, character, and charm with an innovative and modern 21<sup>st</sup> century economy and special opportunities.

This *Community Agenda* expresses the community's overall vision and its expectations in specific areas. It provides definition to its issues and opportunities as well as a framework of what it desires to accomplish in addressing them and achieving its desired community vision. The plan is a policy guide for public and private decision making and implementation efforts. The bottom line is the desire to make this special, unique community an even better place to live and work.

***The Bleckley County-Cochran Joint Comprehensive Plan*** was developed in the true spirit and intent of the Georgia Planning Act in that it was prepared by the community with the assistance of planners and not vice versa. The Bleckley County-Cochran Joint Comprehensive Plan Executive Committee, which was comprised of the elected and staff management leaders of the local governments, assisted staff of the Heart of Georgia Altamaha Regional Commission in the inventory and analysis inherent in the initial *Community Assessment*. This included the preliminary identification of issues and opportunities facing the community and its local governments. The Bleckley County-Cochran Local Plan Coordination Committee, an excellent cross-section of public and private stakeholder groups, was formed to evaluate this *Community Assessment* and to develop this *Community Agenda*. The *Community Agenda* delineates the goals, objectives, programs, and projects the community wishes to pursue to continue the progress, growth, and development of both the county and city as an attractive community in which to live, work, and recreate. The *Community Agenda* defines the implementation strategy of the community to address identified issues and opportunities and the needs and desires for the special sections, or character areas, of each jurisdiction.

## **Format**

The plan is organized by the two main components required by the Georgia Planning Act and the "Local Planning Requirements:" the *Community Assessment* and the *Community Agenda*. The plan does address the elements recommended for a comprehensive plan, including those at the Basic Level at which Bleckley County and the City of Cochran are required to plan. These include: Population; Economic Development; Natural and Cultural Resources; Community



Facilities and Services; Housing; Land Use; and Intergovernmental Coordination. Under each element of the plan, there was an inventory and assessment to determine where the community was and had been, what were the current trends, and to help delineate and define issues and opportunities facing Bleckley County and the City of Cochran. It also identified the special sections, or recommended character areas, of the community. The first section of the comprehensive plan, the *Community Assessment*, accomplished these steps and provided the foundation to decide what the community desires for its future growth and development, and how it plans to achieve its overall community vision and the vision for each of its chosen character areas.

A Community Participation Program as required by the Local Planning Requirements to identify potential stakeholder groups and the scope and techniques of planned public participation of the plan (most importantly, the *Community Agenda*) was also included. The final components of the plan include the *Community Agenda* as well as other appendices to address the Bleckley County Service Delivery Strategy. The Service Delivery Strategy was updated concurrently in accordance with Georgia Department of Community Affairs' requirements and to insure consistency and coordination.

This final component of the Comprehensive Plan, the *Community Agenda*, is in a sense, the heart and soul of the plan. It lays out the issues and opportunities and the community's vision of what it desires to become, desired development patterns, and the community's implementation strategies. It is a guide for all concerned for the future growth and development of Bleckley County and the City of Cochran. The purpose of the *Community Agenda* is to lay out a road map for the community's future as developed through community consensus. It is the most important part of the plan. It should be used by the local governments, the general public and private community, and citizens alike to evaluate and measure decisions, investments, and progress toward achieving the community's desired future and implementing the plan's objectives. Without citizen and community involvement, implementation will be difficult, at best. The community and its residents should feel ownership in its plan and work hard to achieve its aspirations for the future Bleckley County and the City of Cochran.

The *Community Agenda* contains components as mandated by the state planning requirements but shaped by the community to enunciate its desires. The components include the Overall Community Vision, the listing of Community Issues and Opportunities, the delineation of the community's character areas with accompanying visions, and the Implementation Program

for general community improvement and the more specific steps needed and planned for each character area.

# COMMUNITY VISION

## Overall Community Vision

Bleckley County is a growing, progressive county with much promise and opportunity located in Middle Georgia less than an hour south of Macon along U.S. Highway 23 and with access to I-16 at its northeast corner. It is one of Georgia's youngest counties, created in 1912 from portions of Pulaski and Laurens counties, and was the 145<sup>th</sup> established. Bleckley County was named for Confederate veteran and chief justice of the Georgia Supreme Court, Logan E. Bleckley, while Cochran's namesake was Judge Arthur E. Cochran, a noted jurist and former president of the Old Macon and Brunswick Railroad. The city had previously been called Dykesboro to honor the wealthy landowner, who originally owned the land upon which the community developed beginning in the early 1830s. As in most of the counties throughout the region, the area grew and prospered largely due to its vast yellow pine forests and related turpentine production and expansion of the railroads. Today, Cochran/Bleckley County is the home of Middle Georgia College, recognized as the oldest two-year college in the United States. The college is also fast growing and quickly transforming to a four-year member of the University System of Georgia. Acuity Brands Lighting (formerly Lithonia Lighting) is the community's largest industrial employer. Robins Air Force Base in nearby Warner Robins is another major employer and contributor to the local economy.

Bleckley County's 2010 Census population is 13,063 for the County and 5,150 for Cochran, significant increases from 2000 Census figures of 11,666 and 4,455, respectively. The community is expected to continue growing at a modest, steady pace in the future due to its excellent educational resources, transportation access, diverse employment opportunities, its agricultural/forestry base and natural scenic beauty, its community and cultural amenities, and importantly, its location.

Bleckley County and Cochran will continue in the future to be a modern, forward-thinking community with big town amenities, where Southern hospitality and charm is the way of life. There will be a highly skilled work force and ample well-paying jobs available to all who seek them. The Industrial Development Authority will successfully implement its aggressive plan for industry recruitment, and the industrial park will provide the latest in innovative facilities and technology. The regional I-16 Corridor Alliance will continue to be a major player in attracting supportive, compatible industry to the area. Local entrepreneurs will flourish. Bleckley County schools will continue to rank among the highest in the state academically and have state-of-the-art facilities and technology available. There will continue to be overwhelming community support for education. Middle Georgia College, having successfully completed its transition to a four-year institution, will continue to attract top quality faculty and students to its nationally recognized aviation, nursing, education, business, criminal justice, and other programs. The community will truly be a modern, forward-thinking, well educated and culturally responsive college town, but with much more diverse economic opportunities. It will retain its small town character, rural charm, active agricultural/forest entities, and much natural beauty.

Bleckley County's abundance of scenic natural resources, including the Ocmulgee Wildlife Management Area (WMA) and Ocmulgee Public Fishing Area (PFA) with its man-made lake, will attract nature-based tourism visitors to the community. Facilities upgrades at Dykes Landing will make it one of the most popular and well used landings along the Ocmulgee River Blueway, which encompasses Houston, Pulaski, and Twiggs counties, as well as Bleckley. The Blueway was created to promote canoeing/kayaking along the Ocmulgee and to tie in with larger statewide and possibly even national events. A well-developed system of bike trails linking the landing, WMA, PFA, and other points of interest throughout the county and within Cochran will be available to cyclists. Biking Bleckley will grow to become one of the premier cycling events in the Southeast.

The City of Cochran will be a bustling, but idyllic small town. It will remain the economic, educational, social, cultural, and government center of the community. Cochran will have a vibrant downtown revitalized with loft apartments, restaurants, and businesses, which attract local residents, students, and visitors alike. Middle Georgia College will be a mainstay of

the fabric and life of the town. There will be local attractions, cultural events, and entertainment available for those who wish to stay in Cochran/Bleckley County on the weekends. The annual Southeastern US Cushman Club Meet will continue to grow, attracting enthusiasts from across the globe to Cochran. The city's residential areas and historic neighborhoods will be well-maintained and preserved.

Bleckley County and Cochran will have attractive gateways reflecting community pride and local beautification efforts. Appropriate planning and growth management regulations will help guide and encourage compatible development respective of significant natural and historic resources to further enhance the community's appearance. Most future development is expected to continue to concentrate in the southern part of the county near Cochran (primarily residential), adjacent to the Cochran Bypass (highway-oriented commercial, residential subdivision, and public-institutional), along I-16 (commercial interchange development and industrial), and scattered infill development within Cochran. Both the County and City governments would provide efficient and cost effective services through functional consolidation, as needed. A community recycling program will also be implemented to reduce the amount of solid waste. Infrastructure (water, sewer, airport, hospital, schools, public safety, etc.) upgrades and expansions will be undertaken as appropriate and needed to serve the growing population, the tourist trade, and expanded economic development.

As Bleckley County enters its second century, the county and City of Cochran are poised for continued progress which expands its amenities, enhances its livability, and provides new economic opportunities while retaining its Southern hospitality and charm, and respecting its pastoral landscapes and natural and cultural environments.

## **Future Development Maps**

Bleckley County's unique history is importantly related to the frontier of Georgia and its yellow pine forests, entrepreneurship, and the establishment of lumber and railroad interests. The economic development and natural resources of the community also led to promotion of the community for tourism and its quality of life. The county's landscape, in many aspects, remains

a verdant sea of pine trees and outdoor wonder, with the Ocmulgee River corridor and floodplain on the county's western boundary, the presence of the Ocmulgee Wildlife Management Area, the Ocmulgee Public Fishing Area, and other amenities.

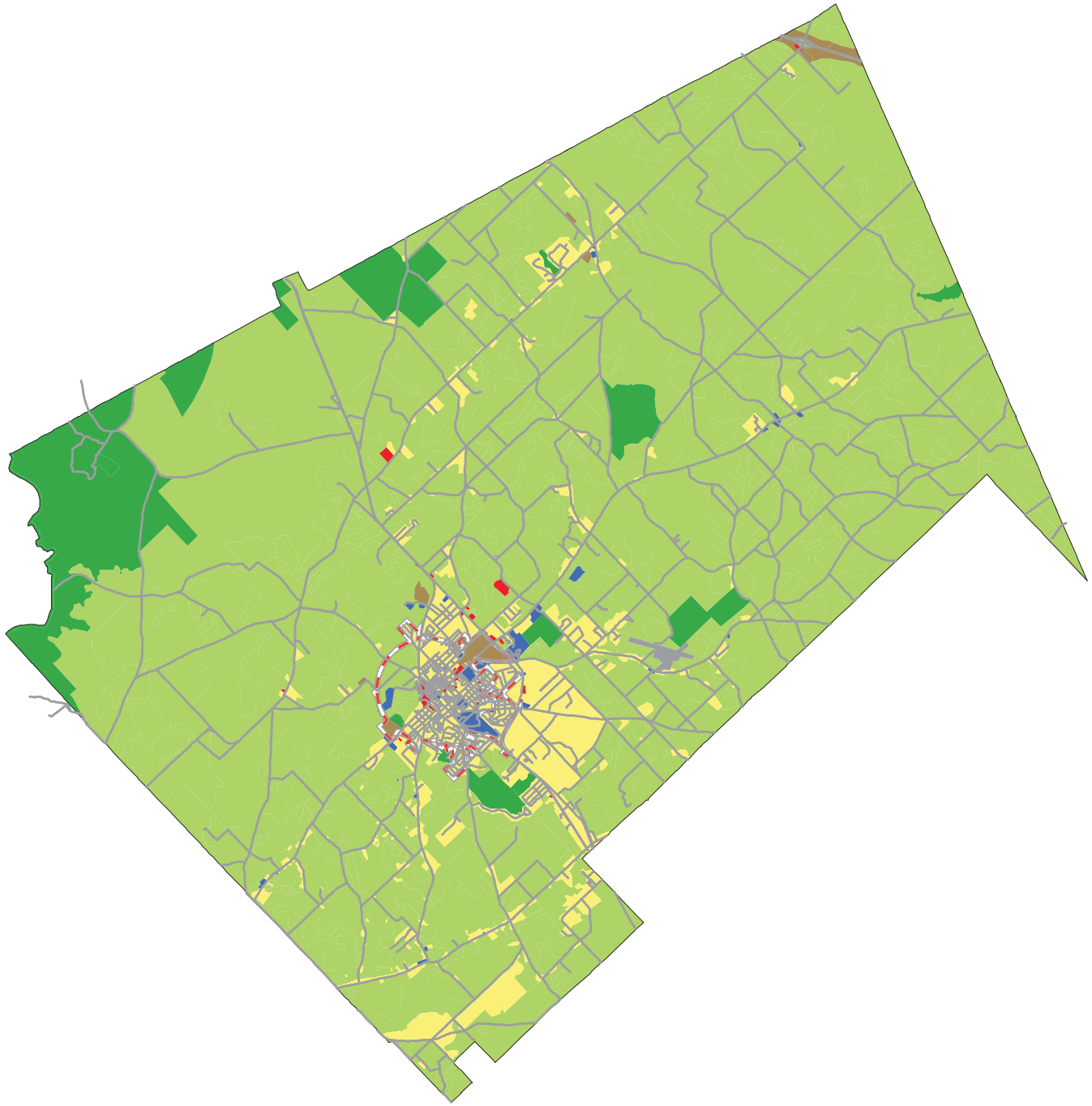
The community is growing, and will continue to grow, because of its location, progressiveness, and many natural and community advantages. The community vision has at its heart the attraction of additional growth, economic development, and tourism, but the desire that this be complementary and supportive growth. Future growth and development should enhance the existing community and its outstanding quality of life, while preserving its special landscapes, natural and historic resources, rural charm, its forest/agricultural uses, and overall small town character and quality of life.

To continue the consistency of traditional comprehensive planning, the local governments have included future land use maps similar to the existing land use maps in the *Community Assessment* component of the comprehensive plan. These future land use maps, Map FLU-1 for Bleckley County and Map FLU-2 for the City of Cochran, utilize the same standard land use categories as defined in the Department of Community Affairs' "Local Planning Requirements." These categories were also utilized and defined in the Bleckley County-Cochran Joint *Community Assessment*. The reality of expanding growth is reflected. These maps illustrate this and the desired and chosen policies and strategies of Bleckley County and the City of Cochran, but are only generalized guides for community development. They are not intended to dictate, or specifically limit, private land use decisions or activities on any one parcel. They are a context or framework to evaluate and guide decision-making.








Another context and framework to guide decision-making and future growth and development, and to aid in the retention of unique characteristics and special treasures in the community, is the delineation of character areas. These areas, as required by the state planning guidelines, are the geographic areas within the community that have unique or special characteristics or may require special attention, focus, or guidance. The community has chosen to utilize the same character areas described and recommended in the *Community Assessment* with some minor additions and changes in delineation. These character areas are depicted on the

following future development maps, Map FLU-3 for Bleckley County and Map FLU-4 for the City of Cochran. The character area boundaries are defined by the maps and in the narrative found in this *Community Agenda*. They are not parcel-specific and are intended to represent approximate locations. What they represent is well defined, and the local governments will have the flexibility to determine appropriate development patterns for particular parcels on the edges and fringes of a character area both now and in the future, and as specific conditions may change, such as an annexation. Consistency with the community vision, the comprehensive plan, and the desired development patterns should be the deciding factors in any decisions affecting character areas, or a proposed development. Overall desired primary land uses are generally depicted by the future development maps and discussed further in the character area narratives. The character areas depict the reality of expected and expanded growth, but in a context of desired development patterns. The character areas are further described in their defining narratives which follow.

MAP FLU-1  
 Bleckley County  
 Future Land Use



**Land Use**

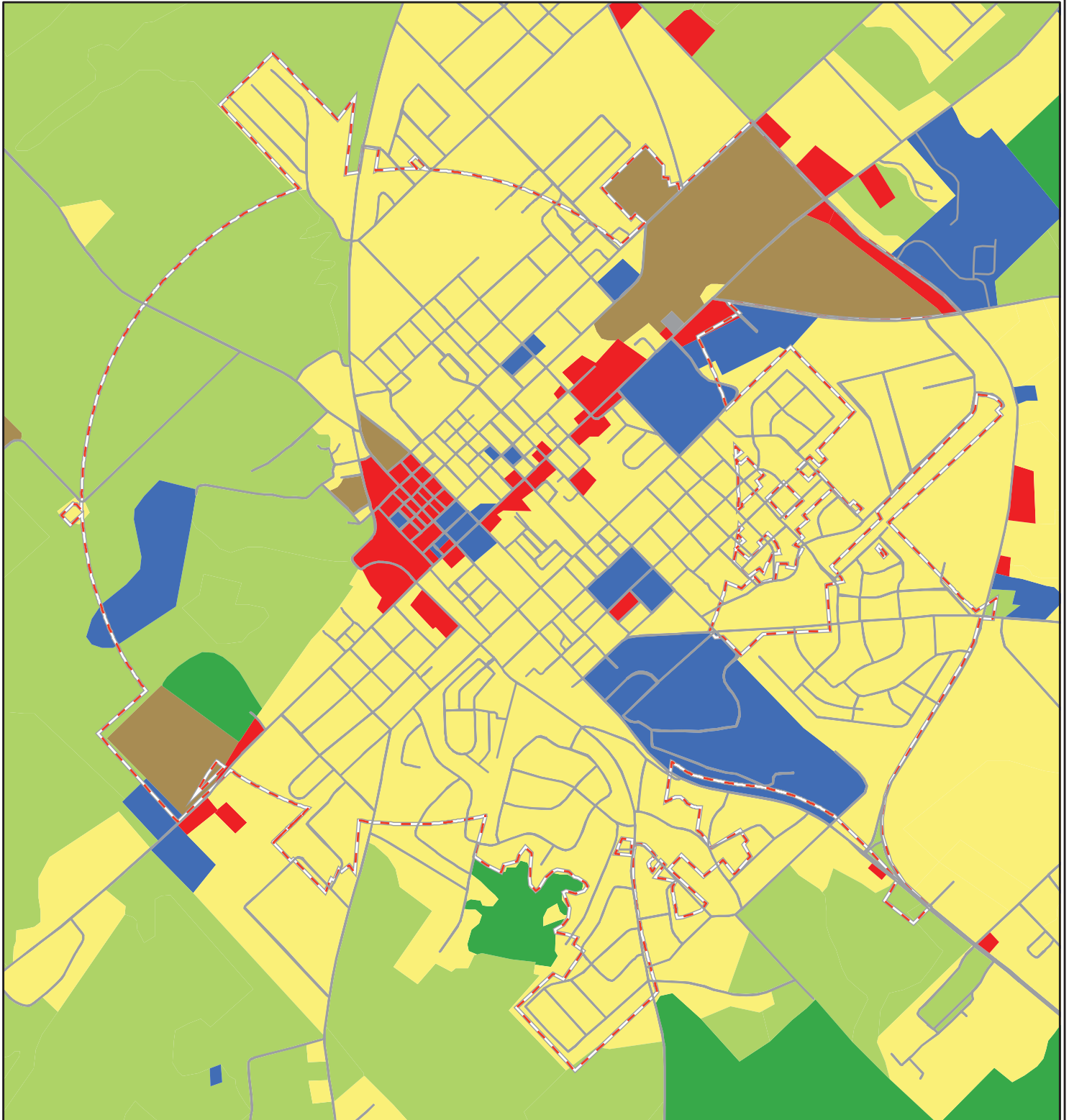
- |   |   |
|---|---|
|  Agriculture/Forestry |  Park/Recreation/Conservation            |
|  Residential          |  Public/Institutional                    |
|  Commercial           |  Transportation/Communications/Utilities |
|  Industrial           |   |



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."  
 SOURCE: Heart of Georgia Altamaha RC, 2010



MAP FLU-2  
 City of Cochran  
 Future Land Use



**Land Use**

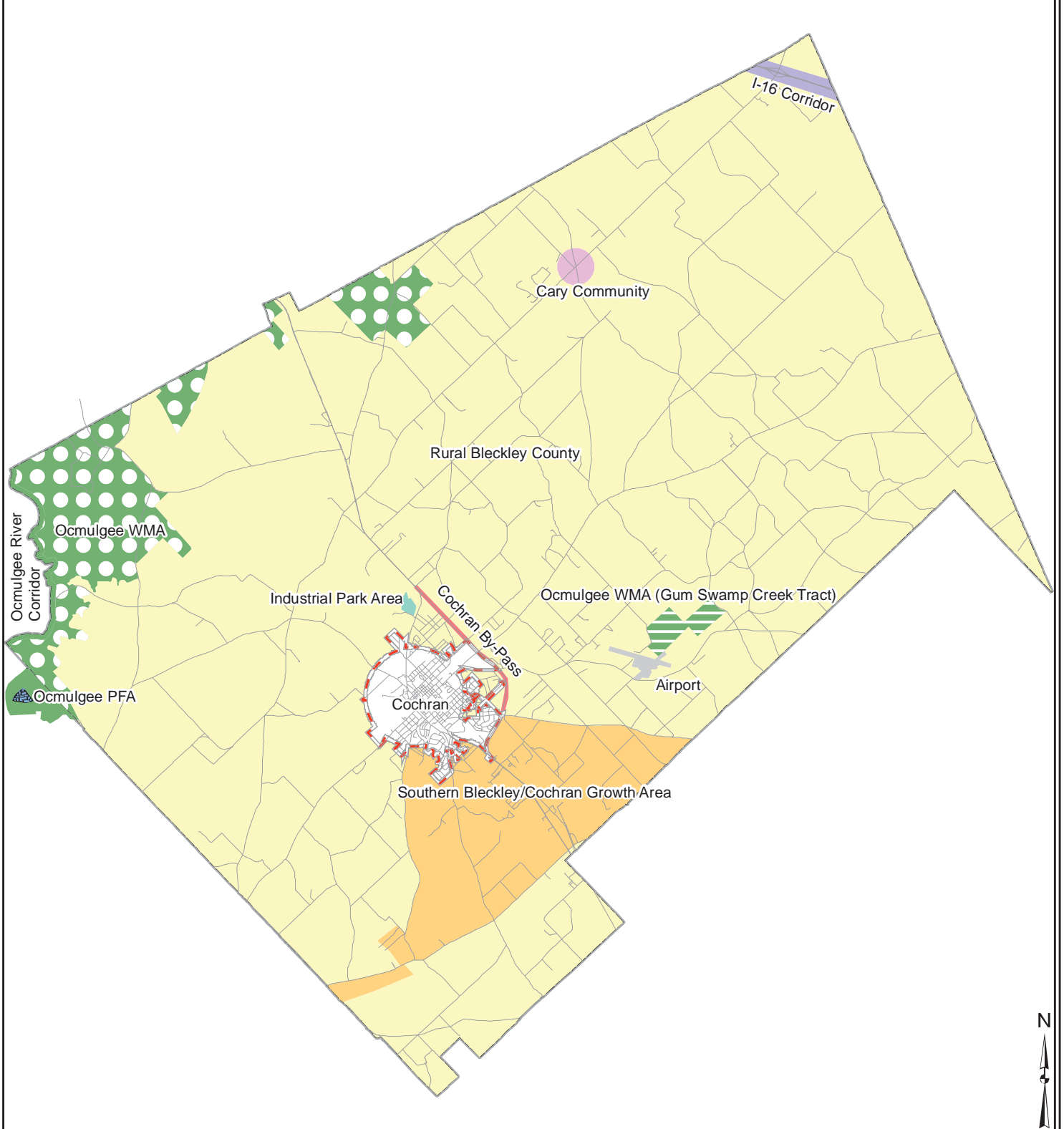
- Agriculture/Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."  
 SOURCE: Heart of Georgia Altamaha RC, 2010

# MAP FLU-3

Bleckley County  
 Future Development Map  
 Character Areas



### Legend

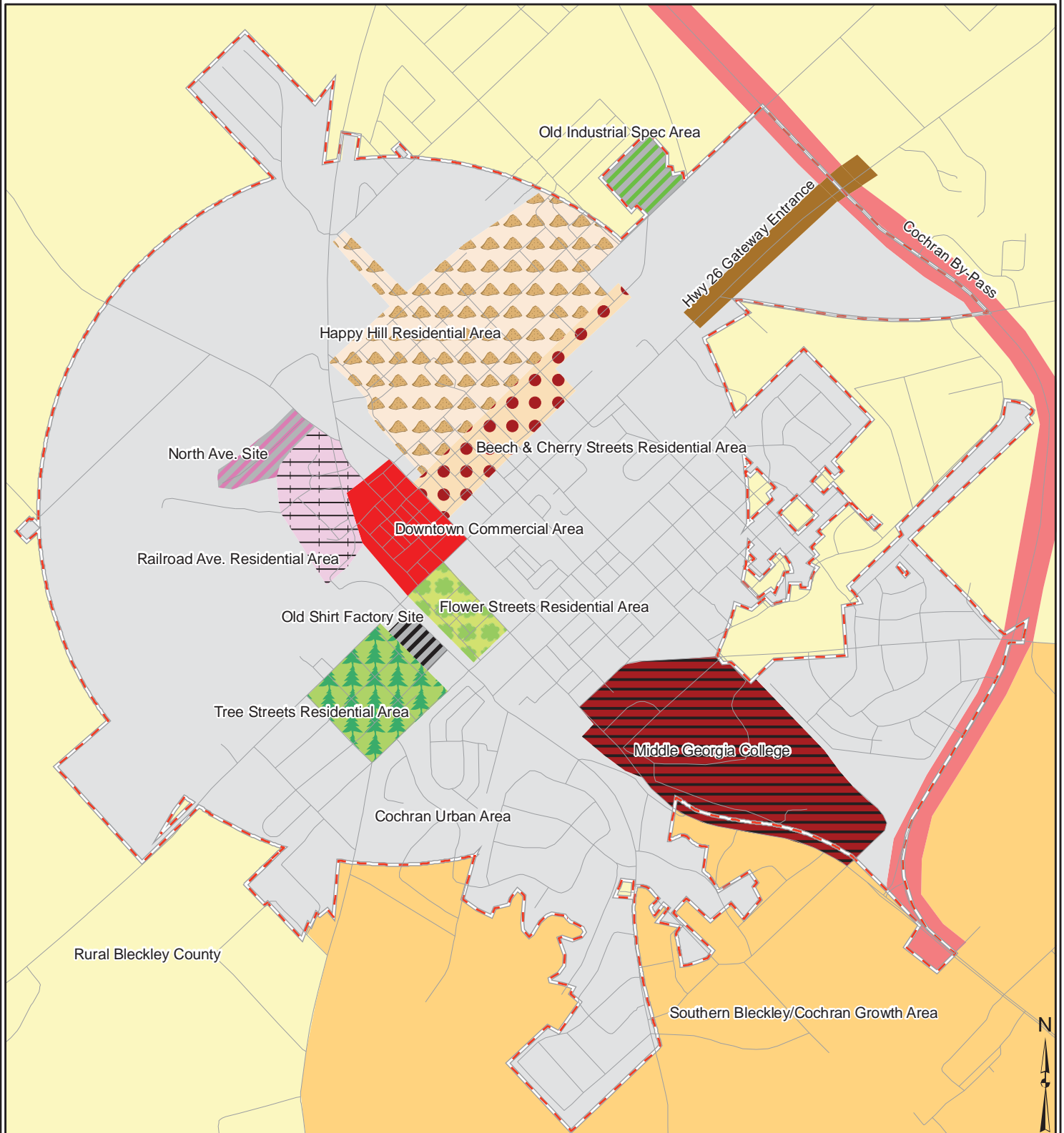
- County Boundary
- Airport
- Cary Community
- Cochran
- Cochran By-Pass
- I-16 Corridor
- Industrial Park Area
- Ocmulgee River Corridor
- Ocmulgee WMA
- Ocmulgee PFA
- Rural Bleckley County
- Southern Bleckley/Cochran Growth Area



Source: Heart of Georgia Altamaha RC, 2011

# MAP FLU-4

City of Cochran  
 Future Development Map  
 Character Areas



### Legend

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f08080; border: 1px solid black; margin-right: 5px;"></span> Cochran By-Pass</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d3d3d3; border: 1px solid black; margin-right: 5px;"></span> Cochran Urban Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> Downtown Commercial Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8b4513; border: 1px solid black; margin-right: 5px;"></span> Hwy 26 Gateway Entrance</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> Middle Georgia College</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> Rural Bleckley County</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> Southern Bleckley/Cochran Growth Area</li> </ul> | <h4>Residential Areas</h4> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #ff8c00 2px, #ff8c00 4px); border: 1px solid black; margin-right: 5px;"></span> Beech &amp; Cherry Streets Residential Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #90ee90 2px, #90ee90 4px); border: 1px solid black; margin-right: 5px;"></span> Flower Streets Residential Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #800000 2px, #800000 4px); border: 1px solid black; margin-right: 5px;"></span> Happy Hill Residential Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #800000 2px, #800000 4px); border: 1px solid black; margin-right: 5px;"></span> Railroad Ave. Residential Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #008000 2px, #008000 4px); border: 1px solid black; margin-right: 5px;"></span> Tree Streets Residential Area</li> </ul> | <h4>Urban Redevelopment Sites</h4> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #008000 2px, #008000 4px); border: 1px solid black; margin-right: 5px;"></span> Old Industrial Spec Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #000000 2px, #000000 4px); border: 1px solid black; margin-right: 5px;"></span> Old Shirt Factory Site</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0b0ff; border: 1px solid black; margin-right: 5px;"></span> North Ave. Site</li> </ul> |
|---|---|--|



0.3 0.15 0 0.3 0.6 Miles

Source: Heart of Georgia Altamaha RC, 2011

## Character Area Narratives

The following are the required defining narratives for each of the county and city character areas. The narratives include a specific vision for each area which is a part of and complementary to the general community vision. They also include a description of recommended and desired development patterns; a listing of appropriate, specific land uses which would be allowed; a listing of the state's Quality Community Objectives selected to be pursued as appropriate; as well as identification of implementation measures planned to help achieve the desired development patterns and community vision. The implementation measures include a listing of the applicable community policies and the particular community strategies especially critical to each character area and achieving the desired development patterns and vision. The Quality Community Objectives are merely listed. To read the full description of these state objectives, the reader can refer to the *Community Assessment*, or the [www.georgiaplanning.com](http://www.georgiaplanning.com) website. Further information on the particular projects and activities the local governments intend to utilize over the next few years to carry out implementation of each character area's vision can be found in each jurisdiction's short term work program, which cross-references applicable character areas for each item in the identified work program.

## Bleckley County

### Rural Bleckley County



Vision. The largest character area covering the vast majority of the county, Rural Bleckley County would remain an open landscape of continued viable forestry, agricultural/rural land uses, and conserved natural and cultural resources. Any residential or other development in this area should be low-density, comparable, and complementary to existing development. It should respect the county's

forestry/agricultural tradition and maintain its rural, open space character. More intense uses would be encouraged to locate near the existing infrastructure of the City of Cochran. Quality of life would be maintained.

Development Patterns. Development other than traditional agricultural, forestry, and low intensity rural uses should be limited within this character area. Residential use should remain large-lot and supportive, with conservation subdivisions encouraged. Any subdivision should retain as much open space, rural character, and natural features and functioning as possible. All uses should encourage and respect continued viable forestry and agricultural uses and maintain its rural open spaces and character.

Primary Land Uses

- Forestry
- Agriculture
- Conservation
- Park/Recreational
- Rural, Low-Density Residential
- Supportive Rural Public/Institutional
- Transportation/Communications/Utilities
- Commercial, Industrial, or Mixed Uses



Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Appropriate Businesses
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Regional Cooperation
- Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Natural/Cultural Resources Protection

Rural Character

- Proactively Manage/Guide Growth
- Seek/Promote Compatible/Supportive Development
- Improve Housing Quality
- Improve Appearance/Aesthetics
- Address Substandard Housing/Blight
- Encourage Diverse Housing
- Encourage Compatible Residential Location
- Plan/Manage Future Growth

Community Guidance

Annexation

Rural Character/Compatible Development

Forestry/Agriculture Preservation

Maximize Infrastructure Investment

Critical Strategies

- Supportive land use regulations
- Subdivision/manufactured home/park regulation and code enforcement
- Utilize community facilities and infrastructure to guide growth and development
- Support/promote agricultural/forestry enterprises and uses
- Conserve open spaces/landscapes and natural resources

**Southern Bleckley/Cochran Growth Area**

Vision. This area is the principal recent location for residential growth in the county, which should continue due to the expansion and additional development of subdivisions near existing community infrastructure and in designated growth zones. This area is also the growth area for the City of Cochran to continue complementary residential and limited commercial

development of a similar scale and mix, but at a slightly less density than the urban core. Additional development will be encouraged to locate near existing development and to be respectful of the rural character and natural environment. Growth would be managed and controlled through coordinated regulation, annexation, and careful infrastructure extension designed to implement and enhance the overall community vision and comprehensive plan. The existing character and quality of life would be maintained.

Development Patterns. Development in this area should generally be that of a suburban nature, primarily residential along with some limited commercial, with more intense uses located in or near current city limits, or at designated growth sites and areas. Intensity should transition gradually to the traditional patterns of rural residential and agricultural/forestry uses of rural Bleckley County. Open space preservation, protection of natural and cultural resources, and maintenance of agricultural and forestry uses should be encouraged to the extent possible. The existing rural character and quality of life should be maintained or enhanced by all development. Commercial and mixed use developments should be encouraged to be nodal at important crossroads. Infrastructure extensions should be carefully planned to influence and guide the desired development patterns and achieve the expressed community vision.



#### Primary Land Uses

Agricultural

Forestry

Conservation

Residential

Park/Recreational

Public/Institutional

Transportation/Communications/Utilities

Supportive Commercial, or Mixed Uses, especially Nodal Development

Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Appropriate Business
- Educational Opportunities
- Employment Options
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Regional Cooperation
- Transportation Alternatives
- Regional Solutions
- Housing Choices
- Infill Development
- Sense of Place
- Traditional Neighborhoods

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)



- Transportation Improvements
- Rural Character
- Proactively Manage/Guide Growth
- Improve Appearance/Aesthetics
- Community Guidance
- Rural Character/Compatible Development
- Seek/Promote Compatible/Supportive Development
- Encourage Diverse Housing
- Improve Housing Quality
- Local/Regional/State Cooperation
- Business/Industry Retention/Attraction



Infill Development  
 Encourage Compatible Residential Location  
 Annexation  
 Maximize Infrastructure Investment

### Critical Strategies

Utilize community facilities and infrastructure to guide growth and development  
 Encourage intense growth/development to locate in/near Cochran  
 Supportive land use regulation  
 Coordinated codes enforcement  
 Infrastructure development/extension

## **Ocmulgee River Corridor**

Vision. The Ocmulgee River Corridor, including the entire flood plain/zone beyond the 100 foot required natural vegetative buffer, would be protected for its natural functioning and scenic beauty through enforcement of Bleckley County's Environmental Conservation Ordinance. Only compatible and limited low-impact uses would be allowed, principally conservation, forestry, and recreation. Improved recreation access to the Ocmulgee River would be available through an upgraded and well-maintained public landing (Dykes Landing) and possibly other venues, such as a local or state natural development initiative.



Development Patterns. There should be limited or no development within this environmentally sensitive area or its appropriate buffer. It is essentially not suitable for urban or suburban development, and should be protected for its natural functioning and contribution to the scenic landscapes and rural character of the county. Any compatible uses should be of low-impact, respectful and supportive of maintenance of natural functioning.

Primary Land Uses

- Conservation
- Park/Recreational
- Forestry



Consistent Quality Community Objectives

- Growth Preparedness
- Open Space Preservation
- Environmental Protection
- Heritage Preservation
- Sense of Place
- Regional Identity
- Regional Cooperation

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)



- Natural/Cultural Resources Protection
- Ocmulgee River
- Parks/Recreational Facilities
- Enhancement/Development
- Ocmulgee River Improved Access
- Tourism Promotion/Development
- Agriculture/Forestry Economic
- Proactively Manage/Guide Growth
- Ocmulgee Wildlife Management Area

Critical Strategies

- Supportive land use regulation
- Conserve open spaces/landscapes and natural resources
- Local/state recreational, natural area and parks development

## Tourism promotion

**Ocmulgee Wildlife Management Area; Ocmulgee WMA (Gum Swamp Creek Tract); Ocmulgee Public Fishing Area**

Vision. These popular state-owned recreation/conservation facilities would continue to be owned and managed by the State of Georgia for public fishing, hunting, and conservation use. Enhanced and well-maintained amenities and increased promotion would attract numerous visitors, who in turn would help support these facilities and generate more nature-based tourism dollars in the community. Despite greater usage, the rural setting and natural environment of both tracts of the wildlife management area, along with the public fishing area, would be preserved with only compatible and supportive land uses located nearby.



Development Patterns. There should be limited or no development within these environmentally sensitive areas or their appropriate buffers. They are essentially not suitable for urban or suburban development, and should be protected for their natural functioning and contribution to the scenic landscapes and rural character of the county. Any compatible uses should be of low-impact, respectful and supportive of maintenance of natural functioning.

Primary Land Uses

- Conservation
- Park/Recreational
- Forestry

Consistent Quality Community Objectives

- Growth Preparedness
- Heritage Preservation
- Open Space Preservation

Environmental Protection

Regional Identity

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Tourism Promotion/Development
- Agriculture/Forestry Economic
- Natural/Cultural Resources Protection
- Rural Character
- Parks/Recreational Facilities
- Enhancement/Development
- Ocmulgee Wildlife Management Area
- Ocmulgee River Improved Access



Critical Strategies

- Supportive land use regulation
- Conserve open spaces/landscapes and natural resources
- Watershed protection
- Local/state recreational, natural area and parks development
- Tourism promotion

**I-16 Corridor**

Vision. Though only traversing the county from the west to the east for a short distance (approximately one (1) mile), the I-16 corridor will be a significant asset for future growth. Located at the northern tip of the county, the Interstate would be a controlled corridor of development with distinctive commercial and industrial nodal development at its GA 112 interchange. It would provide travelers with a sense of the uniqueness, rural character, and quality of life in Bleckley County. The interstate would be uncluttered and would provide an

inviting gateway into Cochran with attractive mixed uses, including quality residential developments and likely some continued agriculture/forestry uses.



Development Patterns. Development along this corridor should be planned and coordinated to meet economic development and commercial needs while providing an attractive and appealing appearance. The only county interchange at GA 112 would be the special node of concern. The I-16 corridor and GA 112 interchange were identified in the Community Assessment as an area where intense development or rapid change may likely occur. The principal existing uses are the obvious transportation use, with surrounding land uses of mostly forestry and agriculture use along with limited commercial and industrial development at or near the interstate interchange. There should be signage control, shared parking, landscaping, interparcel access frontage roads, a bicycle and pedestrian friendly atmosphere, and other measures designed to cluster and coordinate development, accommodate multi-uses, and enhance the area as an inviting community gateway. There should be a clear transition and buffers to adjacent rural areas.

#### Primary Land Uses

- Commercial and Retail
- Industrial
- Transportation/Communications/Utilities
- Public/Institutional

#### Consistent Quality Community Objectives

- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Growth Preparedness
- Appropriate Businesses

- Employment Options
- Regional Solutions
- Regional Cooperation

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- New Business/Industry Attraction
- Marketing Strategy Development
- Transportation Improvements
- Local/Regional/State Cooperation
- Proactively Manage/Guide Growth
- Seek/Promote Compatible/Supportive Development
- Improve Appearance/Aesthetics
- Community Guidance
- Maximize Infrastructure Investment
- Coordinate and Share/Consolidate Services
- Coordinated Planning

Critical Strategies

- Growth management/supportive land use regulation
- Utilize community facilities and infrastructure to guide growth and development
- Cooperatively provide infrastructure and other improvements as needed to I-16/GA 112 interchange
- Coordinated land use planning, regulation, and code enforcement
- Landscaping/appearance improvements
- Pedestrian/bicycle development/improvements



## Cochran Bypass

Vision. The Cochran Bypass would become a new location for major community economic and residential development for Cochran/Bleckley County, but this growth would be managed and made attractive to visitors and residents alike. Development would be encouraged to be limited and nodal surrounding intersections to the extent possible, and would otherwise be regulated for appearance and signage, thereby further contributing to the quality of the community. Water and sewer infrastructure extensions would be made as needed to guide, encourage, and support quality growth and development along the bypass. Annexation into the City of Cochran would be considered where appropriate and desired.

Development Patterns. Development in this character area presently consists of mixed land uses, including commercial, industrial, and public/institutional (churches, new Bleckley County High School). There is ample undeveloped agricultural/forestry land especially on the south side of the bypass, which could be developed. New development would be carefully managed and regulated to insure sound, quality growth according to community standards. Highway-oriented commercial development to serve both residents and travelers would be limited and nodal surrounding intersections whenever possible. Public water and sewer extensions would be used to help direct growth to desired locations. Additional residential subdivision development is also expected adjacent to the bypass. Signage, landscaping, and litter/beautification would be addressed to help maintain an attractive appearance.



### Primary Land Uses

- Industrial
- Highway-Oriented/Nodal Commercial
- Public/Institutional
- Agriculture/Forestry
- Undeveloped

Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Transportation Alternatives
- Housing Opportunities
- Regional Solutions
- Sense of Place



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- U.S. 23/Cochran Bypass Development
- Business/Industry Retention/Attraction
- Transportation Improvements
- Rural Character/Compatible Development
- Proactively Manage/Guide Growth
- Seek/Promote Compatible/Supportive Development
- Improve Appearance/Aesthetics
- Plan/Manage Future Growth
- Community Guidance
- Encourage Diverse Housing
- Encourage Compatible Residential Location
- Annexation
- Maximize Infrastructure Investment
- Local/Regional/State Cooperation
- Coordinate and Share/Consolidate Services
- Coordinated Planning



Critical Strategies

- Supportive land use regulation
- Public infrastructure extension as needed
- Compatible, quality infill/new development
- Enhance landscaping, aesthetics, streetscapes
- Utilize code enforcement
- Nodal development
- Coordinated planning/regulation
- Local cooperation
- Annexation into Cochran where appropriate and desired

**Bleckley/Cochran Industrial Park Area**

Vision. This area encompasses the existing industrial park located just north of Cochran, with direct access to the Cochran Bypass. Existing businesses/industry would be thriving and formerly vacant structures would be filled with prosperous enterprises. Compatible and supportive infill development would occur within and near the industrial park. The attractively landscaped and well-maintained park would be fully served with water and sewer infrastructure as would the surrounding area, as needed. Development and landscaping would promote a campus-like appearance.

Development Patterns. New industrial and supportive commercial development would be encouraged within and adjacent to the Bleckley/Cochran Industrial Park. Expansion of existing industries (Acuity Brands/Lithonia Lighting) will be supported and accommodated, as needed. Vacant industrial and commercial structures in the parks would be upgraded for compatible, new uses. Water and sewer infrastructure would be extended to provide service throughout the character area, and landscaping and streetscape improvements would enhance the area's appearance.

Primary Land Uses

- Industrial
- Commercial

Public/Institutional  
Undeveloped/Vacant

Consistent Quality Community Objectives

Regional Identity  
Growth Preparedness  
Appropriate Businesses  
Employment Options  
Open Space Preservation  
Transportation Alternatives  
Regional Solutions  
Infill Development  
Sense of Place  
Regional Cooperation



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

Business/Industry Retention/Attraction  
Transportation Improvements  
Industrial Parks Improvements/Development  
Annexation  
Rural Character  
Seek/Promote Compatible/Supportive Development  
Improve Appearance/Aesthetics  
Community Guidance  
Maximize Infrastructure Investment  
Local/Regional/State Cooperation  
Marketing Strategy Development  
U.S. 23/Cochran Bypass Development  
Proactively Manage/Guide Growth  
Infill Development  
Maximize Infrastructure Investment

## Coordinated Planning

### Critical Strategies

- Supportive land use regulation
- Utilize Chamber/Industrial Development Authority programs
- Infrastructure expansion, as needed
- Market existing available commercial/industrial structures/properties
- Seek nearby location of commercial businesses supportive of existing industry
- Seek compatible infill growth and development
- Support existing industries/businesses
- Enhance industrial park's appearance

## **Cochran Airport**

Vision. The Cochran Municipal Airport is intended to be an important center of the community's economic development and transportation activity and vitality. This area would be a well-landscaped, attractive, and vibrant component of the community. Appropriate public infrastructure and amenities would be extended and developed to continue necessary improvements and achieve the expected appearance and function. The Cochran Municipal Airport will continue to be upgraded with improvements as necessary to maintain its status as a modern facility contributing very importantly to the transportation and economic development of the community.

Development Patterns. Development within this area will be limited primarily to industrial, transportation, public/institutional (training facility for Middle Georgia College Georgia Aviation Campus) and other compatible commercial uses. The Cochran Municipal Airport will be the community's center of air transportation and outside connectivity for economic development and other uses, as well as the home of a training facility for one of the leading aviation colleges in the Southeast. Development close to the airport will be controlled and compatible to continued and enhanced airport functioning and will be encouraging and supporting of existing and future appropriate economic development. The area will be appropriately buffered and landscaped to lessen negative visual and other impacts on adjacent

and transition uses. Appropriate infrastructure will be provided and timed to support and manage desired growth patterns.

Primary Land Uses

- Industrial
- Transportation/Communications/Utilities
- Public/Institutional
- Commercial

Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Sense of Place
- Transportation Alternatives
- Regional Solutions
- Infill Development
- Regional Cooperation



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Business/Industry Retention/Attraction
- Marketing Strategy Development
- Seek/Promote Compatible/Supportive Development
- Local/Regional/State Cooperation
- Improve Appearance/Aesthetics
- Proactively Manage/Guide Growth
- Transportation Improvements
- Community Guidance
- Maximize Infrastructure Investment

### Critical Strategies

- Supportive land use regulation
- Utilize community facilities and infrastructure to guide growth and development
- Continued infrastructure provision/expansion as needed
- Coordinated land use planning, regulation, and code enforcement
- Enhanced landscaping/aesthetics
- Airport upgrades/service expansion/maintenance

## **Cary Community**

Vision. The Cary Community in northern Bleckley County would be unincorporated, but a well-developed community with many characteristics of an incorporated small town, although without the facilities and infrastructure or formal incorporation. The community will have a strong identity, and will primarily be a residential neighborhood sprinkled with compatible mixed-uses. Development in the community would incorporate new residential and compatible commercial and institutional uses which blend well with existing uses in similar size and scale. Development would encourage community interaction, and be respectful of existing character and the surrounding rural open space.

Development Patterns. Development should be that typical of a rural village or unincorporated community with primarily low-density, single-family residential development centered around some form of neighborhood commercial activity at major rural crossroads of the community. Uses and architecture should be compatible and supportive of existing uses while encouraging infill development, community interaction and pedestrian and bicycle use. Such development should be respectful of, and easily transition to, surrounding rural agricultural forestry, and open space uses.



Primary Land Uses

Single-Family Residential  
Neighborhood, Small Scale Commercial/Retail  
Public/Institutional  
Park/Recreational

Consistent Quality Community Objectives

Growth Preparedness  
Heritage Preservation  
Open Space Preservation  
Environmental Protection  
Sense of Place  
Housing Choices  
Infill Development  
Appropriate Businesses  
Regional Identity  
Traditional Neighborhood

Implementation Strategies

Principal Applicable Community Polices (Including Applicable Implementation Strategies)

Business/Industry Retention/Attraction  
Local/Regional/State Cooperation  
Small Business/Entrepreneurial Development  
Agriculture/Forestry Economic  
Infill Development  
Historic Resources Utilization/Preservation  
Rural Character  
Proactively Manage/Guide Growth  
Encourage Compatible Residential Location  
Improve Appearance/Aesthetics

Transportation Improvements  
Rural Character/Landscape  
Coordinated Planning  
Community Guidance

Critical Strategies

- Supportive and coordinated growth management and regulation
- Subdivision regulations
- Local park/recreational facilities development
- Conserve open spaces/landscapes and natural resources
- Pedestrian/bicycle development/improvements
- Landscaping/appearance improvements
- Historic properties reuse
- Seek compatible development



## City of Cochran

### Downtown Commercial Area

Vision. The downtown commercial area in Cochran would be a continuing community focal point of economic, social, and cultural activity with revitalized buildings, vibrant businesses, enhanced streetscapes, and accommodating tourist facilities and services. Downtown will be the “heart” of the community in more than one way, promoting economic, social, cultural and recreational gathering, while providing a glimpse of the broader community.

Development Patterns. Development should be a mix of uses which reinforce and reaffirm Downtown Cochran as the economic, social, governmental, and cultural focal point of the community at large. The existing historic building/district stock should be maintained and reused, the traditional development scale and patterns retained, and any new development should accommodate and enhance current amenities and architectural styles. Development/redevelopment should encourage and enhance pedestrian and bicycle use, current landscaping and street patterns, and more residential use, particularly of upper floors.



#### Primary Land Uses

- Commercial and Retail
- Office
- Public/Institutional
- Transportation/Communications/Utilities
- Mixed Use



Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Appropriate Businesses
- Educational Opportunities
- Employment Options
- Heritage Preservation
- Regional Cooperation
- Transportation Alternatives
- Regional Solutions
- Housing Choices
- Infill Development
- Sense of Place



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Proactively Manage Growth
- Transportation Improvements
- Downtown Revitalization
- Business/Industry Retention/Attraction
- Maximize Infrastructure Investment
- Local/Regional/State Cooperation
- Improve Appearance/Aesthetics
- Community Guidance
- Historic Resources
- Utilization/Preservation
- Encourage Diverse Housing
- Tourism Promotion/Development
- Small Business/Entrepreneurial  
Development
- Infill Development



## Government Facilities

### Critical Strategies

- Supportive land use regulation
- Coordinated planning/codes enforcement
- Enhance landscaping/aesthetics
- Streetscape improvements
- Infrastructure improvements
- Sidewalk/bike path maintenance

## Residential Redevelopment Areas

Vision. These residential redevelopment areas would be rehabilitated neighborhoods primarily of rehabilitated housing and compatible new residential development offering continued and new affordable housing opportunities. Five residential areas have been identified for redevelopment, including: Tree Streets, Railroad Ave., Flower Streets, Happy Hill, and Beech & Cherry Street.

Development Patterns. Development and redevelopment within these areas will primarily be infill development designed to retain the areas as important functioning and vibrant neighborhoods. Most private development would be residential in nature with compatibility of density and type, although other appropriate compatible and supportive uses would be allowed and fostered. Infill development of compatible scale and use will be encouraged, while existing development will be rehabilitated, revitalized, and made more attractive. Stability of existing residential use is paramount, as is upgraded public infrastructure and improved pedestrian/bicycle connection. The areas will be made more livable and attractive.



Primary Land Uses

- Residential
- Neighborhood, Small-Scale Commercial/Retail
- Public/Institutional
- Park/Recreation/Conservation
- Transportation/Communications/Utilities

Consistent Quality Community Objectives.

- Growth Preparedness
- Heritage Preservation
- Infill Development
- Sense of Place
- Housing Choices
- Transportation Alternatives
- Shared Solutions
- Traditional Neighborhoods
- Appropriate Businesses



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Local/Regional/State Cooperation
- Historic Resources Utilization/Preservation
- Infill Development
- Proactively Manage/Guide Growth
- Encourage Use of State/Federal Programs
- Encourage Diverse Housing
- Improve Housing Quality
- Encourage Compatible Residential Location
- Address Substandard Housing/Blight
- Improve Appearance/Aesthetics

- Community Guidance
- Transportation Improvements
- Coordinated Planning
- Maximize Infrastructure Investment
- Neighborhood Revitalization/Conservation



Critical Strategies

- Supportive land use regulation
- Pedestrian/bicycle development/improvements
- Landscaping/appearance improvements
- Code enforcement
- Infill development
- Housing rehabilitation
- Pursue state/federal rehabilitation funding assistance

**Hwy. 26 Gateway Entrance**

Vision. Cochran’s entranceway along Georgia Highway 26 extending from the Cochran Bypass would be an aesthetically pleasing gateway into the community. Quality growth/infill development would be encouraged to complement the anticipated commercial and/or residential development that is expected to occur from the future development along and within the area of the bypass. Highway-oriented commercial development and possible subdivision development will be the expected primary land uses. Mixed land uses would be encouraged to the extent possible. Public infrastructure would be extended as needed to support desired quality growth.

Development Patterns. Development within this entranceway area would be primarily residential, commercial, public/institutional, and other quality,





compatible mixed use in nature to provide an attractive transition into Cochran. Emphasis would be on provision and maintenance of an inviting gateway into Cochran through coordinated signage, landscaping, layout, and pedestrian/bicycle amenities. Increased code enforcement and beautification efforts would be implemented to create an aesthetically pleasing gateway. This character area would buffer and transition into the adjacent rural areas.

Primary Land Uses

- Residential
- Commercial
- Planned Mixed Use
- Public/Institutional
- Transportation/Communications/Utilities

Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Heritage Preservation
- Transportation Alternatives
- Housing Choices
- Infill Development
- Sense of Place

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Business/Industry Retention/Attraction
- Infill Development

- Transportation Improvements
- Proactively Manage/Guide Growth
- Encourage Compatible Residential Location
- Tourism Promotion/Development
- Marketing Strategy Development
- Encourage Diverse Housing
- Improve Appearance/Aesthetics
- Community Guidance
- Seek/Promote Compatible/Supportive Development
- Maximize Infrastructure Investment
- Local/Regional/State Cooperation
- Plan/Manage Future Growth
- Coordinated Planning
- Rural Character/Compatible Development
- Annexation
- U.S. 23/Cochran Bypass Development

Critical Strategies

- Supportive land use regulation
- Streetscape improvements
- Pedestrian/bicycle  
development/improvements
- Enhance landscaping/aesthetics
- Utilize code enforcement
- Compatible, quality infill development
- Coordinated planning/regulation
- Local cooperation
- Public infrastructure extension as needed



## Cochran Bypass

Vision. The Cochran Bypass would become a new location for major community economic and residential development for Cochran/Bleckley County, but this growth would be managed and made attractive to visitors and residents alike. Development would be encouraged to be limited and nodal surrounding intersections to the extent possible, and would otherwise be regulated for appearance and signage, thereby further contributing to the quality of the community. Water and sewer infrastructure extensions would be made as needed to guide, encourage, and support quality growth and development along the bypass. Annexation into the City of Cochran would be considered where appropriate and desired.



Development Patterns. Development in this character area presently consists of mixed land uses, including commercial, industrial, and public/institutional (churches, new Bleckley County High School). There is ample undeveloped agricultural/forestry land especially on the south side of the bypass, which could be developed. New development would be carefully managed and regulated to insure sound, quality growth according to community standards. Highway-oriented commercial development to serve both residents and travelers would be limited and nodal surrounding intersections whenever possible. Public water and sewer extensions would be used to help direct growth to desired locations. Additional residential subdivision development is also expected adjacent to the bypass. Signage, landscaping, and litter/beautification would be addressed to help maintain an attractive appearance.

### Primary Land Uses

- Industrial
- Highway-Oriented/Nodal Commercial
- Public/Institutional
- Agriculture/Forestry
- Undeveloped

Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Appropriate Businesses
- Employment Options
- Transportation Alternatives
- Housing Opportunities
- Regional Solutions
- Sense of Place



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- U.S. 23/Cochran Bypass Development
- Business/Industry Retention/Attraction
- Transportation Improvements
- Rural Character/Compatible Development
- Proactively Manage/Guide Growth
- Seek/Promote Compatible/Supportive Development
- Improve Appearance/Aesthetics
- Plan/Manage Future Growth
- Community Guidance
- Encourage Diverse Housing
- Encourage Compatible Residential Location
- Annexation
- Maximize Infrastructure Investment
- Local/Regional/State Cooperation
- Coordinate and Share/Consolidate Services
- Coordinated Planning



Critical Strategies

- Supportive land use regulation
- Public infrastructure extension as needed
- Compatible, quality infill/new development
- Enhance landscaping, aesthetics, streetscapes
- Utilize code enforcement
- Nodal development
- Coordinated planning/regulation
- Local cooperation
- Annexation into Cochran where appropriate and desired

## **Old Industrial Development Spec Area, North Ave., and Old Shirt Factory Sites**

Vision. These vacant industrial areas would be redeveloped sites primarily of light manufacturing and other compatible new industrial development offering continued and new employment opportunities. These sites have been identified for redevelopment in the Cochran Urban Redevelopment Plan.

Development Patterns. Development and redevelopment within these areas will primarily be infill development designed to retain the areas as important functioning and vibrant industrial areas. Most industrial development would be light manufacturing in nature with compatibility of density and type, although other appropriate compatible and supportive uses would be allowed and fostered. Infill development of compatible scale and use will be encouraged, while existing development will be rehabilitated, revitalized, and made more attractive. Stability of existing industrial use is paramount, as is upgraded public infrastructure.

Primary Land Uses

Industrial



- Small-Scale Commercial
- Public/Institutional
- Transportation/Communications/Utilities

Consistent Quality Community Objectives.

- Growth Preparedness
- Regional Solutions
- Infill Development
- Sense of Place
- Employment Options

Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Local/Regional/State Cooperation
- New Business/Industry Attraction
  - Small Business/Entrepreneurial Development
  - Marketing Strategy Development
  - Community Guidance
  - Industrial Parks
  - Improvements/Development
  - Proactively Manage/Guide Growth
  - Infill Development
  - Coordinated Planning
  - Seek/Promote Compatible/Supportive Development
  - Improve Appearance/Aesthetics
  - Maximize Infrastructure Investment



Critical Strategies

- Supportive land use regulation
- Public infrastructure extension as needed
- Compatible, quality infill/new development

Enhance landscaping, aesthetics, streetscapes  
 Utilize code enforcement  
 Coordinated planning/regulation  
 Local cooperation

### **Cochran Urban Area (Remainder of City Limits)**

Vision. This character area is the remainder of the City of Cochran with a mix of various urban uses, including residential, commercial, public/institutional, and undeveloped (agriculture/forestry). Stability of these uses would continue, although infill and other new development of compatible scale would result in less undeveloped land. Infrastructure extensions and upgrades would be made to help guide quality development and provide the desired level of service. Existing development would be rehabilitated, revitalized, and made more attractive. Increased pedestrian and bicyclist use would be encouraged.



Development Patterns. Development within this area will primarily be infill development on scattered lots and mostly, single-family residential, although other compatible uses would be allowed. Any development should be of compatible scale and use, and should support continuing stability of existing neighborhoods and uses. Compatible mixed-use, or multi-family residential

uses, or some other urban uses could be allowed in undeveloped fringes or appropriate locations with proper planning and buffering of existing uses. Rehabilitation and/or redevelopment of existing development would be encouraged, as needed, to improve livability and aesthetics. All development and redevelopment should encourage connectivity



and pedestrian/bicycle uses. The quality of life should be enhanced by all uses.

Primary Land Uses

- Residential
- Mixed Use
- Public/Institutional
- Commercial
- Transportation/Communications/Utilities
- Park/Recreation/Conservation
- Other Compatible Urban Use

Consistent Quality Community Objectives

- Regional Identity
- Growth Preparedness
- Appropriate Businesses
- Educational Opportunities
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Regional Cooperation
- Transportation Alternatives
- Housing Choices
- Traditional Neighborhood
- Infill Development
- Sense of Place



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Proactively Manage/Guide Growth
- Local/Regional/State Cooperation
- Rural Character

- Transportation Improvements
- Improve Appearance/Aesthetics
- Community Guidance
- Encourage Diverse Housing
- Maximize Infrastructure Investment
- Encourage Use of State/Federal Programs
- Tourism Promotion/Development
- Improve Housing Quality
- Neighborhood Revitalization/Conservation
- Address Substandard Housing/Blight
- Small Business/Entrepreneurial Development
- Marketing Strategy Development
- Parks/Recreation Facilities Enhancement/Development
- Coordinated Planning
- Infill Development
- Seek/Promote Compatible/Supportive Development
- Historic Resources Utilization/Preservation
- Encourage Compatible Residential Location
- Develop/Promote Cultural Facilities/Services/Programs

Critical Strategies

- Supportive land use regulation
- Coordinated codes enforcement
- Enhance landscaping/aesthetics
- Encourage infill locations first
- Utilize community facilities and infrastructure to guide growth and development
- Pedestrian/bicycle development/improvements
- Pursue expansion of recreational facilities
- Maintain/construct new school facilities
- Encourage intense growth/development to locate in/near Cochran



- Expand/upgrade water and sewer services
- Conserve open spaces/landscapes and natural resources
- Local cooperation

## Middle Georgia College

Vision. Upon completion of its ongoing transformation to a four-year institution, Middle Georgia College will continue to maintain and enhance its role as a pivotal component to the economic and cultural vitality of the community. Nationally recognized programs such as aviation, education, business, nursing, and criminal justice, among others, will continue to enable the college to attract high-quality faculty and students. The college would continue to be a well-landscaped, attractive, aesthetically pleasing campus that preserves and maintains its heritage and small campus charm. It would offer modern, state-of-the-art facilities to accommodate and stimulate further economic and cultural activity. Appropriate public infrastructure and amenities would be extended and developed as needed to continue desired improvements, appearance, and function. The campus will continue to be upgraded with improvements as necessary to maintain modern facilities and its status as a regional leader in education contributing heavily to the economic vitality and cultural diversity of the community.

Development Patterns. Development within this area will be limited primarily to public/institutional, transportation, and other compatible commercial and residential uses in a well managed, landscaped, and coordinated campus environment. The college will be the center of educational and cultural enrichment activities in the community and continue to serve as a major drawing card for economic development. New commercial and/or residential development close to the college will be controlled and compatible, as well as encouraging and supporting of the future development of the campus. Convenient access will continue to be provided through U.S. 23/GA 87 and the Cochran Bypass,



and any future improvements to these transportation arteries as necessary, particularly the bypass. The campus will be appropriately buffered and landscaped to lessen any negative impacts from adjacent uses. Appropriate infrastructure will be provided and extended as needed to support and manage desired future growth patterns.

Primary Land Uses

- Public/Institutional
- Transportation/Communications/Utilities
- Small-Scale Commercial
- Residential

Consistent Quality Community Objectives

- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Growth Preparedness
- Appropriate Businesses
- Housing Choices
- Educational Opportunities
- Regional Solutions
- Regional Cooperation



Implementation Strategies

Principal Applicable Community Policies (Including Applicable Implementation Strategies)

- Marketing Strategy Development
- Educational/Skill Levels Improvement
- Postsecondary Education
- Transportation Improvements
- Tourism Promotion/Development
- Local/Regional/State Cooperation

Proactively Manage/Guide Growth  
Infill Development  
Seek/Promote Compatible/Supportive Development  
Historic Resources Utilization/Preservation  
Improve Appearance/Aesthetics  
Encourage Diverse Housing  
Encourage Compatible Residential Location  
Community Guidance  
Maximize Infrastructure Investment  
Upgrade Educational Facilities/Services

Critical Strategies

Support expansion of facilities/services/programs  
Expand post-secondary education opportunities  
Continued infrastructure provision/expansion as needed  
Supportive land use regulation  
Enhanced landscaping/aesthetics  
Develop/extend sidewalk/bicycle/pedestrian facilities



## Community Issues and Opportunities

The following issues and opportunities are those agreed upon by the local governments of Bleckley County and the City of Cochran as needed to address in its *Community Agenda*. These issues and opportunities are generalized summaries of the more detailed issues and opportunities identified in the *Community Assessment*. The community participation process, including the input of the Local Plan Coordination Committee, the local governments, and the general public confirmed the applicability and desire to broadly address the identified potential issues and opportunities. Addressing the issues and opportunities identified below are key to achieving the articulated community vision and this comprehensive plan. The desired future Bleckley County and Cochran of a growing, progressive community, which is a unique rural leader in many economic, educational, and community development areas, but which maintains its rural landscapes, open spaces, unique charms, history, and quality of life, requires action on these identified issues and opportunities. The identified community issues and opportunities are presented by recommended elements of a true comprehensive plan. The Implementation Program identifies the long term policies and accompanying implementation strategies on an overall community basis to reflect local preference and reality of local governmental function. However, the critical needs, policies, and strategies for each character area of the community are identified in the defining narratives of each character area.

### Economic Development

- Local, regional, and state cooperation
- Retention of local graduates
- Education levels/job skills improvements
- Business/industry retention/expansion
- Attraction of new economic development
- Small business/entrepreneurial development
- Detailed Economic Development Strategy development
- Enhanced economic development marketing
- Downtown Cochran commercial area revitalization/Better Hometown Program
- Rural character/Quality of Life preservation
- Lack of local job diversification
- Infrastructure improvements, particularly in unincorporated county
- Jobs with wages of all levels

- Industrial Park improvements
- Transportation improvements
- Tourism development/promotion
- Community aesthetics/gateway improvements
- I-16 Corridor Development
- Growth management
- County-wide access to DSL/fiber optic
- Airport improvements
- Protection/promotion of agricultural/forestry uses
- U.S. 23/Cochran Bypass
- Cochran Urban Redevelopment Plan

### **Natural and Cultural Resources**

- Compatible, supportive development
- Natural resources conservation/protection
- Wildlife management area/outdoor recreation development
- Compatible economic utilization/opportunities
- Historic resources preservation/utilization
- Growth management/regulation
- Community aesthetics/appearance improvements
- Rural agricultural character preservation
- Public fishing area

### **Housing**

- Improvement of housing quality
- Need for additional affordable housing
- Utilization of state/federal programs, including historic preservation rehabilitation tax incentives
- Growth management/nuisance/environmental/subdivision/mobile home regulation and code enforcement
- Improve substandard housing/eliminate blight
- Diversity of housing mix
- Loft apartments downtown

### **Land Use**

- Subdivision growth in rural areas
- Planning/growth management/nuisance/environmental regulation
- Building/codes enforcement
- Growth management/nuisance/environmental/subdivision/mobile home regulation and code enforcement in unincorporated county
- Rural character/Quality of Life preservation
- Infill development and location of use management
- Community appearance/aesthetics improvements

- Preserve existing residential areas within Cochran
- Utilization of infrastructure to guide growth
- Compatible/supportive development
- Utilization of future land use plan when reviewing planned development
- Preserve prime farmland and open space
- Annexation

### **Community Facilities and Services**

- Provision of adequate water/sewer service through capital improvements program
- Extension of water/sewer access as needed
- Highway improvements/upgrades
- Long-range capital improvement program for roadway improvements
- Education facilities/services improvements
- Public Adult Education Center (Heart of GA Tech)
- Park/recreational facilities improvements/funding
- Long-range Recreation Master Plan development
- Health care system improvements, including physician recruitment
- Public safety enhancements
- Fire service improvements
- Provision of adequate government facilities, including city administrative facility
- Solid Waste/Recycling service improvements
- Excess wastewater treatment capacity availability
- Cultural opportunities (Arts Alliance, Orchestra)
- Adequate emergency medical services

### **Intergovernmental Coordination**

- Local, regional, and state cooperation
- Services sharing/cooperation/consolidation
- Coordinated planning/growth management

## IMPLEMENTATION PROGRAM

The Bleckley County-Cochran Joint Comprehensive Plan, as has been stated in the *Community Assessment*, is a joint comprehensive plan prepared under the Georgia Department of Community Affairs' Local Planning Requirements established under the Georgia Planning Act of 1989. The plan has been developed under an extensive community participation program to truly be a reflection of the community's concerns and desires for the future.

Now that the community has been inventoried and analyzed in the *Community Assessment*; the community has finalized its issues and opportunities it wishes to address; and has enunciated its community vision and delineated special character areas, the next step is the implementation program. In a sense, the implementation program is the heart of the plan as it outlines the steps, policies, and strategies chosen by the community to carry out the comprehensive plan, and bring about its desired vision and future.

The implementation program is the overall strategy for achieving the Community Vision and for addressing the identified Community Issues and Opportunities. This implementation program consists of Long Term Policies to guide community decision-making, Implementation Strategies to delineate steps and actions to achieve these policies, and a Short Term Work Program for both local governments which identifies specific implementation activities to be undertaken in the first five years of plan implementation. There is also a Long Term Work Program for both local governments which identifies ongoing activities, programs, and projects of implementation which may not have an ending date or would be undertaken or end later than the first five years. A Report of Accomplishments is also included for each local government which identifies the achievements and status of work items in the most recent Short Term Work Program of the previous comprehensive plan.

The implementation program identifies the long term policies and accompanying, chosen implementation strategies, on an overall community basis to reflect local preference and the reality of local government function and the fact that many basic policies and strategies apply

across the whole community and not particular areas. Despite this given, to understand the community's intentions and desires for implementation, the reader should also review the Community Vision section and the defining narratives for each character area. This will provide better understanding of the community's desired development patterns, and how and which implementation items are expected to impact each character area. This is especially true for the principal policies and critical implementation strategies identified and referenced under each character area. To further this understanding and integration of implementation, each jurisdiction's short and long term work programs have an identification column for each item which references the applicable character areas. Regardless of particular needs, implementation of this plan and achievement of the desired community vision, both on an overall basis and for particular character areas, will require dedication and action by many community stakeholders, and not just that of the local governments.

## **Long Term Policies**

### Economic Development

The community will support and promote programs for the retention of existing local industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities

The community will utilize and support the Cochran-Bleckley Chamber of Commerce, Bleckley-Cochran Industrial Development Authority, and other existing local, regional, and state agencies to improve all of Bleckley County

The community will work with the Chamber of Commerce and Industrial Development Authority to develop a detailed economic development strategy and enhanced marketing to attract business/industry

The community will work to develop, extend, and maintain the necessary infrastructure to facilitate, guide, and accommodate future development

The community will seek diversified economic development with jobs and wages of all levels

The community will continue to actively recruit new industry and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the county

The community will work to support entrepreneurial/small business development to promote job diversification

The community will work together to improve educational and skills levels to ensure a better qualified workforce for existing and future employers

The community will work together to develop, support, and promote programs which will enhance opportunities for local graduates to both live and work in the community upon graduation

The community will collaboratively support efforts to improve the county's adult literacy rate through cooperative efforts with the Oconee Fall Line Technical College's Public Adult Education Center and other educational outreach programs

The community will continue to support Middle Georgia College and its future expansion (including upgrading status of programs to four-year degree offerings, Aviation Campus), as needed, through infrastructure upgrades, increased program offerings, and other means

The community will collaboratively support efforts to continuously improve the local school system as needed through infrastructure (technology and otherwise) upgrades and/or additions

The community will continue to seek transportation improvements (highway, airport, rail, bicycle, and pedestrian) to enhance and support economic development efforts

The community will work to develop and maintain the necessary infrastructure and other industrial park improvements to facilitate and accommodate desired economic growth

The community will work cooperatively to increase promotion and marketing of tourist facilities/services and attractions located in the community, and otherwise grow tourism as an important component of the local economy

The community will continue downtown revitalization efforts in Cochran through the use of the Cochran Better Hometown Program, Downtown Development Authority, Chamber of Commerce, and local, state, and federal incentives, as appropriate

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature-based tourism

The community will work to guide and direct appropriate development along the U.S. 23/Cochran Bypass

The community will increase promotion of its location on I-16 and facilitate desired interchange development at GA 112 interchange

The community will proactively manage and guide its future growth and development through coordinated planning, and will seek development which protects its existing rural character and quality of life

The community will cooperate to promote appropriate infill development; upgrade gateways, commercial areas and substandard housing; and otherwise improve the appearance and aesthetics of the county and Cochran

### Natural and Cultural Resources

The community will seek to conserve and protect the Ocmulgee River Corridor, the county's significant groundwater recharge areas, wetlands, other important natural and cultural resources and the open spaces and landscapes of the county while promoting compatible utilization and recreational development

The community will work to conserve its existing prime farmland and forest areas while seeking development compatible with its existing rural character and quality of life

The community will manage its growth and development, and protect and conserve its important natural and cultural resources, through public infrastructure location/community investment and county-wide land use planning and appropriate regulations

The community will seek to conserve and protect the Ocmulgee Wildlife Management Area, and will work to pursue additional public and private outdoor recreation or nature venues

The community will maintain, utilize, promote, and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures and pursue listing in the National Register of Historic Places and/or in local historic district(s), as appropriate

The community will work to utilize and promote the county's historic, natural, and agricultural sites and venues for compatible, appropriate heritage, nature-based, and agri-tourism development

The community will work to improve its appearance and aesthetics through county-wide planning and appropriate regulation

### Housing

The community will encourage the use of state and federal programs to improve availability of quality housing for all residents, and to encourage home ownership

The community will address substandard housing and concentrations of blight, including manufactured housing developments, and will cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation

The community will seek to encourage a diverse mix of safe, quality housing, including affordable, rental, elderly, starter homes, and compatible workforce housing

The community will provide guidance to and for location of compatible housing developments through planning, infrastructure location, and regulation

The community will upgrade its appearance and the quality of its housing developments through coordinated and comprehensive land use planning/subdivision/manufactured housing/code enforcement regulations

### Land Use

The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing rural, small town character and quality of life

The community will cooperate to develop, implement, and enforce county-wide land use regulations, subdivision/manufactured housing regulations, growth management/nuisance/environmental regulations, and housing and building codes

The community will continue downtown/central business district revitalization efforts in Cochran through use of the Cochran Better Hometown Program, Downtown Development Authority, Chamber of Commerce, and local, state, and federal incentives, as appropriate

The community will work together to explore the feasibility of annexation into Cochran where appropriate and desired

The community will seek to conserve and protect the county's significant natural and cultural resources through their compatible development/utilization

The community will work to encourage appropriate infill development through planning, infrastructure location, and regulation

The community will encourage growth which preserves and maintains forestry and agriculture as viable, functioning land uses and promotes the preservation of the county's open space

The community will seek to improve its appearance and aesthetics, including enhancing gateways/entranceways through litter control, landscaping/beautification, and other means

### Community Facilities and Services

The community will enhance and promote existing parks/recreation facilities and work to establish additional such facilities and activities to serve existing and future populations, and to further cultivate/support tourism in accordance with the development of a long range Recreation Master Plan

The community will continue to seek to provide improved access to the Ocmulgee River



The community will work to guide and direct appropriate development along the U.S. 23/Cochran Bypass

The community will continue to seek transportation improvements (highway, airport, rail, bicycle, and pedestrian) to enhance and support community and economic development efforts, future growth, and quality of life

The community will continue to seek resources to maintain existing roads/streets and to pave additional dirt and connector roads

The community will continue to improve local roads and improve traffic flow through paving, resurfacing, and other means

The community will work to improve fire, emergency medical, and public safety services county-wide, including equipment maintenance and upgrades, adequate training of personnel, and facility improvements as needed

The community will continue to work together to maintain and upgrade its health care facilities and services, including future services/equipment/facilities improvements and additional physician recruitment

The community will provide and maintain adequate government facilities, including city and county administrative facilities

The community will maintain, upgrade, and expand its existing infrastructure and services to enhance the quality of life, and to attract/guide desired, compatible growth and development

The community will guide growth and development to areas of existing infrastructure and will plan and develop expansions to help bring about desired patterns of growth

The City, with community support as appropriate, will continue to plan for, and support the extension of, water/sewer services to all feasible areas of the existing incorporated limits, and to any areas proposed to be annexed to the City

The community will work to upgrade county-wide solid waste/recycling services/facilities/initiatives, in conjunction with other efforts to improve community appearance/aesthetics

The community will continue to support the Tessie W. Norris/Cochran-Bleckley County Library through facility, equipment, staffing, program, and other improvements/expansion, as needed

The community will seek to enhance local educational and technological opportunities by continuing to support, maintain, and upgrade its local educational system facilities and programs

The community will encourage and support the maintenance, enhancement, and promotion of existing local and regional cultural facilities and opportunities, and will further develop cultural facilities and assets to pursue and promote additional venues/activities

### Intergovernmental Coordination

The community will cooperate in coordinated growth management/nuisance/environmental regulation and code enforcement to manage and guide its future growth and development

The community will continue to cooperate locally, regionally, and on the state level to improve, develop, and plan for the desired future of Bleckley County expressed and outlined in its comprehensive plan

The community will continue to seek ways to cooperate and coordinate efforts in the delivery of services, and will investigate the possibility of shared and consolidated services where appropriate and feasible

## **Implementation Strategies for Long Term Policies**

### Economic Development

#### Business/Industry Retention/Attraction Policies

##### A. Existing Business/Industry Retention

Continue utilization of existing Industrial Development Authority programs and seek development of new programs as needed

Continue to utilize existing available state programs (such as BREP)

Examine potential incentives for retention of existing business and industry and implement as appropriate

Work with existing industry to determine specific workforce needs

Support local businesses/entrepreneurs with improvement/expansion efforts

##### B. New Business/Industry Attraction

Develop and utilize incentives/marketing strategy to attract new business/industry, including new commercial, retail, and hospitality development, compatible with existing industry and natural resources

Seek diversified economic development with jobs and wages of all levels to provide employment opportunities and lower the county's unemployment rate

Participate in the state's entrepreneur programs and maintain state designation as an "Entrepreneur Friendly Community"

Pursue Georgia Ready for Accelerated Development (GRAD) designation and maintain GRAD compatible industrial sites to encourage/attract economic development opportunities after designation is received

Maintain "Certified Work Ready Community" status under the State program

Support efforts to increase tourism/visitors to Bleckley County through the Chamber of Commerce, hospitality facilities/service development, promotion of outdoor opportunities, natural and cultural amenities, and other attractions or means

Work to improve local educational levels and workforce skills levels to ensure a better qualified workforce for existing and future employers

Continue infrastructure improvements (transportation, water/sewer, technology, airport, rail, etc.) to attract, guide, and support economic development

Utilize and promote rail and airport access as well as I-16 direct access to Georgia coast and Savannah port in recruitment efforts

#### Small Business/Entrepreneurial Development Policy

Pursue active participation in the state's entrepreneur programs to encourage entrepreneurship, small business development, and job diversification

Maintain state "Entrepreneur Friendly Community" designation

Work to enhance existing business strategies

Support local businesses/entrepreneurs with improvement/expansion efforts

Support efforts to promote entrepreneurship development services that are compatible with the natural resources of the county, such as agribusiness and agri-tourism

#### Marketing Strategy Development Policy

Support Cochran-Bleckley Chamber of Commerce's efforts to market the community as a regional leader in education, business and industry, and recreational and cultural opportunities

Continue to market the community's location near Macon/Warner Robins, as well as along the I-16 corridor, and its proximity to the coast and the port at Savannah

Educational/Skill Levels Improvement Policies

Continue and enhance cooperation and expand programs between the Bleckley County school system, Middle Georgia College, Oconee Fall Line Technical College, and with other post-secondary institutions

Continue to support the expansion of Middle Georgia College and the Oconee Fall Line Technical College's Public Adult Education Center and their facilities/services/programs to meet the needs of its students and local industries

Utilize and actively participate with Region 9 WIA Program

Utilize existing state programs (such as QuickStart) for expanding existing and new businesses

Work with Oconee Fall Line Technical College, Cochran-Bleckley Chamber of Commerce, and Bleckley-Cochran Industrial Development Authority to maintain and support Certified Work Ready Community designation

Maintain/upgrade existing school facilities, as needed

Support development of the new regional charter school and the new Bleckley County Success Academy

Improvement of Adult Literacy/Graduation Rate Policy

Support local adult literacy program development/implementation through educational outreach programs, the Bleckley County school system, and/or other cooperative efforts

Continue to encourage an active community collaborative of the Bleckley County school system, Oconee Fall Line Technical College, Bleckley County Communities In Schools, the Chamber of Commerce, and other agencies as appropriate to establish programs and policies to keep youth in school

Support Bleckley County Communities in Schools efforts to establish and promote programs and policies to keep youth in school and combat adult illiteracy

Cooperatively support, expand, and enhance existing Bleckley County school system efforts to retain students and improve the graduation rate

Local Graduate Retention Policy

Encourage establishment of a community collaborative of the Bleckley County school system, Oconee Fall Line Technical College, Middle Georgia College, the

Chamber of Commerce, the Industrial Development Authority, existing businesses/industries, and other agencies as appropriate to establish programs and policies to help local graduates find viable employment at home

Cooperatively support, expand, and enhance local efforts to retain graduates

Postsecondary Education Policies

Cooperate, advocate, and support Middle Georgia College in its efforts to maintain/upgrade/expand its facilities, programs, services, and its transition from two-year to four-year degree offerings

Support continued course offerings and otherwise enhance educational and technological opportunities at Oconee Fall Line Technical College's Public Adult Education Center in Cochran

Seek to expand post-secondary education opportunities in Bleckley County through infrastructure upgrades, increased program offerings, and other means via Middle Georgia College, Oconee Fall Line Technical College, and/or other schools or programs

Encourage and support existing and new joint programs between Middle Georgia College, Oconee Fall Line Technical College, and the Bleckley County school system

Transportation Improvements Policies

Advocate widening of U.S. 23 to Eastman and Macon

Work with the I-16 Corridor Alliance to increase promotion of I-16 for its direct access to the Georgia coast and the Savannah port

Seek to promote the I-16 Corridor through the county by pursuing desired interchange development at the GA 112 interchange

Continue to advocate for additional local road/street improvements

Continue to maintain and upgrade, as needed, the Cochran Airport

Pursue available funding for road paving and resurfacing county-wide

Seek Transportation Enhancement (TE), Gateway, and/or other funding to upgrade streetscapes and make other related improvements

U.S. 23/Cochran Bypass Development Policy

Guide/direct appropriate development, signage, and landscaping along the U.S. 23/Cochran Bypass, and otherwise develop appropriate local regulations to

regulate its appearance and development to create an attractive, well-maintained community corridor

Seek to extend public water and sewer to unserved areas along the U.S. 23/Cochran Bypass as feasible

Explore the feasibility of annexation into the City of Cochran of areas along the U.S. 23/Cochran Bypass where appropriate and desired

Seek Transportation Enhancement (TE), Gateway, and/or other funding to upgrade streetscapes and make other related improvements

#### Industrial Parks Improvements/Development Policies

Continue to provide the necessary infrastructure and other improvements (such as pad ready sites) to develop and promote appropriate businesses and industry to locate in the Bleckley-Cochran Industrial Park

Seek to develop, improve, and promote the old industrial spec area as a community industrial park

Work to develop and maintain the necessary improvements at industrial sites to support existing industries and attract desired industrial growth

Seek additional acreage, infrastructure, and other improvements as needed and appropriate for community industrial sites and parks, and develop them appropriately

#### Tourism Promotion/Development Policy

Work to promote and improve existing special community events and festivals (Biking Bleckley, Country Fest, SE Cushman Club Spring Meet), and develop others designed to attract visitors

Utilize and promote the natural and cultural resources of Bleckley County for nature-based, heritage tourism, and agri-tourism

Develop and extend local bicycle paths to connect with the state and regional bicycle route network and local attractions

Encourage and support development of additional hospitality businesses to accommodate increased tourism

Continue to upgrade, promote, and utilize recreation facilities at the Cochran-Bleckley Recreation Park for sports tournaments, special events, and other community activities

Promote hunting, fishing (Ocmulgee Public Fishing Area, Ocmulgee River, Ocmulgee Wildlife Management Area), and other outdoor amenities for tourism

Support and promote the Ocmulgee Symphony Orchestra, Cochran-Bleckley Arts Alliance, the Tessie W. Norris/Cochran-Bleckley County Library, the Cotton/Peanut Museum, and other cultural facilities/services

Continue to support the Chamber of Commerce's efforts to provide visitors with information on Bleckley County attractions, festivals, and/or facilities

Continue to support and promote the local farmers market in Cochran

#### Downtown Revitalization Policies

Maintain an active Cochran Better Hometown and Cochran Downtown Development Authority, and otherwise utilize state and local incentives and/or other means to help maintain downtown Cochran as a vibrant functioning economic, community, and cultural center

Encourage additional development of upscale loft apartments and other compatible residential uses within downtown Cochran

Encourage and support hospitality businesses, such as restaurants, to locate in downtown Cochran

Pursue the feasibility of establishing a local downtown historic district in Cochran to help encourage downtown revitalization activities

Promote the availability of commercial buildings in downtown Cochran and encourage their utilization

Continue pursuit of public streetscape and other public space improvements through Transportation Enhancement or other funding sources

Promote and encourage use of historic rehabilitation and other tax incentives for private rehabilitation of historic downtown structures

Utilize codes enforcement in Cochran as feasible to encourage revitalization plans and private rehabilitation

#### Agriculture/Forestry Economic Policy

Continue cooperation between city and county governments, Cooperative Extension Service and 4-H, school system (FFA), Georgia Forestry Commission, Chamber, and others to support local agriculture and forestry

Continue to support and promote local agri-based and nature-based tourism attractions, including the Ocmulgee Public Fishing Area, the Ocmulgee River, Ocmulgee Wildlife Management Area, and others

Continue to support/promote/maintain the farmers market as a venue for local farmers

Local/Regional/State Cooperation Policy

Continue to maintain and utilize a strong Cochran-Bleckley Chamber of Commerce

Maintain strong Industrial Development Authority contacts/interaction with state and federal agencies and developers

Continue active participation in the Heart of Georgia Altamaha Regional Commission and its Regional Plan

Continue cooperation between city and county governments, Industrial Development Authority, and other local entities to develop additional infrastructure and industrial park improvements to attract new growth

Proactively Manage Growth Policy

Utilize community facilities and infrastructure (water, sewer, telecommunications, gas, etc.) extensions and locations to guide growth and development

Encourage compatible development to first locate and infill in areas already served by community infrastructure and also previously identified as appropriate and desire by the community

Develop and enforce growth management and other supportive land use regulations and codes county wide

Utilize the Community Vision enunciated in this comprehensive plan as a benchmark and evaluation of proposed community and private sector programs and projects

Infill Development Policy

Utilize the comprehensive plan to express the community vision and desired growth and development patterns and locations and promote infill development

Encourage new developments to first consider infill locations where community infrastructure and service areas already exist



Continue to work with the Chamber of Commerce and Industrial Development Authority to attract businesses to utilize vacant buildings in existing shopping centers and otherwise promote infill development

### Natural and Cultural Resources

#### Natural/Cultural Resources Protection Policies

Enforce the Environmental Conservation Ordinance to conserve and protect the Ocmulgee River Corridor, significant groundwater recharge areas, and wetlands in Bleckley County

Seek to increase public education/awareness of the county's important natural and cultural resources and their conservation

Promote conservation and protection of the Ocmulgee Wildlife Management Area in Bleckley County, while promoting its usage

Work to identify and encourage protection of important, unique plant/animal habitats and natural areas

#### Rural Character Policies

Work to conserve and protect the natural and cultural resources of Bleckley County

Conserve existing prime farmlands and forest areas

Support and promote agricultural/forestry enterprises and uses which maintain the continued viability of these uses, including nature-based, heritage and agri-tourism, and agri-businesses

Develop and promote natural and cultural resources and facilities which promote nature-based and heritage and agri-tourism and other compatible economic development

Seek new developments compatible with the existing resources and rural character of the county

Work toward coordinated planning countywide through public investment, incentives, and other guidance

#### Proactively Manage/Guide Growth Policy

Conserve the open spaces/landscapes, natural resources, and agricultural/forestry uses of the county through guidance, community investment, public infrastructure

extension/location control, and county-wide land use planning, code enforcement, and appropriate regulations

See Strategies of Proactively Manage Growth Policy under Economic Development

Seek/Promote Compatible/Supportive Development Policy

Encourage intense growth/development to locate in/near Cochran

Utilize public infrastructure development/expansion to guide development in/near Cochran

Promote/develop natural/cultural resources to maintain rural character (see Rural Character Policies under Natural and Cultural Resources)

See Strategies of Proactively Manage/Guide Growth and Rural Character Policies under Natural and Cultural Resources; Tourism Promotion/Development and U.S. 23/Cochran Bypass Development Policies under Economic Development

Develop and enforce supportive, countywide growth management and other supportive land use regulations

Ocmulgee Wildlife Management Area Policy

Enforce Environmental Conservation Ordinance to protect Ocmulgee River Corridor and Ocmulgee Wildlife Management Area

Work with DNR to maintain and upgrade, as needed, Dykes Landing on the Ocmulgee River in Bleckley County

Develop a new low-level Ocmulgee River landing in coordination with DNR

Seek to increase access to the Ocmulgee River in Bleckley County through local and/or state natural development initiatives

Historic Resources Utilization/Preservation Policies

Support and encourage adaptive use and reuse of historic landmarks and properties, both public and private

Encourage development and community support for an active historical society

Work to keep the Bleckley County Courthouse, old Bleckley County Jail, Cochran Auditorium and other historic buildings and sites as preserved functioning landmarks

Pursue funding to rehabilitate the former Bleckley County Jail in Cochran according to preservation standards for a compatible new use

Nominate eligible buildings, districts, and landmark structures countywide for listing in the National Register of Historic Places

See Downtown Revitalization Policy under Economic Development

Tourism Promotion/Development Policy

See Strategy of Tourism Promotion/Development Policy under Economic Development

Improve Appearance/Aesthetics Policy

See Downtown Revitalization Policies under Economic Development

Seek to increase local recycling efforts

Enhance beautification/landscaping efforts at community gateways/entranceways and other areas as appropriate

Utilize supportive growth management regulation and cooperative code enforcement efforts as appropriate

Support and encourage participation in local Adopt-A-Highway volunteer litter removal program

Housing

Encourage Use of State/Federal Programs Policy

Utilize the Cochran Housing Authority and Chamber of Commerce for education, promotion, and marketing of quality housing and to encourage homeownership

Seek the assistance of DCA's Office of Housing

Utilize DCA, USDA Rural Development, and other state/federal programs, as appropriate

Improving Housing Quality Policy

Utilize state and federal programs/grants for housing rehabilitation

Utilize code enforcement to upgrade existing housing and prevent further deterioration and substandard housing

Develop and enforce growth management and other supportive land use regulations which encourage quality housing investment

Continue to develop and enforce manufactured home/park regulations countywide to encourage compatible and quality developments and control appropriate location

Develop subdivision regulations in all jurisdictions

Adopt and enforce construction code regulations countywide

Address Substandard Housing/Blight Policy

See Strategies of Improving Housing Quality Policy above

Utilize the Cochran Urban Redevelopment Plan to develop revitalization programs for residential redevelopment areas

Adopt and enforce vacant/dilapidated buildings ordinance

Establish programs to remove dilapidated manufactured homes/housing units countywide

Continue to upgrade infrastructure, as needed, to improve living conditions

Encourage Diverse Housing Policies

Seek funding and provide infrastructure in/near Cochran to encourage/guide residential development of all types in desired locations

Develop growth management and other appropriate land use regulations countywide, and enforce existing regulations in Cochran, which encourage/guide location of residential development of all types and update/expand as needed

Seek assistance from DCA's Office of Housing to define needs, identify possible solutions/programs, and help provide implementation assistance

Promote and encourage utilization of existing state and federal programs by developers and individuals

Market housing needs, land availability, and potential residential/retiree location

Seek to develop a more diverse mix of affordable, rental, elderly, starter homes, and compatible workforce housing

Encourage and support development of upscale loft apartments and other compatible residential uses in downtown Cochran as appropriate and desired

Neighborhood Revitalization/Conservation Policy

See Strategies of Improving Housing Quality and Address Substandard Housing/Blight policies above

Continue to upgrade infrastructure, as needed and funding is available, to improve living conditions

Consider organizing neighborhood associations or similar groups to advocate for and support improvements/upgrades in declining residential areas and promote community unity

Establish Neighborhood Watch groups, as needed, to help keep residential areas safe from crime

Encourage Compatible Residential Location Policy

Utilize infrastructure extension (including road paving) to encourage/guide growth development in desired locations

Develop and enforce growth management and other supportive land use regulations countywide

Continue to develop and enforce manufactured home/park regulations countywide to encourage compatible and quality developments and control appropriate location

Develop or expand subdivision regulations countywide to better manage growth

Promote the availability of land for residential development

Improve Appearance/Aesthetics Policy

Continue to work collaboratively on revitalization measures and programs for declining neighborhoods and other areas as appropriate

Adopt landscaping and other requirements in subdivisions and other land use regulations as appropriate

See Improve Appearance/Aesthetics Policy under Natural and Cultural Resources

Land Use

Plan/Manage Future Growth Policies

See Strategies of Proactively Manage/Guide Growth Policy under Economic Development

See Strategies of Rural Character Policies under Natural/Cultural Resources

Community Guidance Policies

Jointly cooperate as a community on compatible planning and infrastructure extensions to guide growth

Enforce existing and cooperatively develop/implement/enforce supportive and coordinated county-wide growth management/land use regulations, subdivision/manufactured housing regulations, and housing/building codes

Utilize the comprehensive plan to express the community vision and desired growth and development patterns and locations and promote infill development

Continue to provide necessary infrastructure and other improvements to develop and promote appropriate businesses and industry to locate along U.S. 23/Cochran Bypass, the I-16/GA 112 interchange, and within existing and planned industrial parks/areas

See Strategies of Infill Development Policy under Economic Development

Downtown Revitalization Policies

See Strategies of Downtown Revitalization Policies under Economic Development

Annexation Policy

Seek to explore the feasibility of annexation into Cochran where appropriate and desired

Utilize the comprehensive plan to express and implement the community vision and desired growth and development patterns and locations

Pursue joint planning and coordinated or joint codes enforcement and growth management/land use regulation

Natural/Cultural Resource Conservation/Protection Policy

See Strategies of Natural/Cultural Resources Protection, Rural Character, Proactively Manage/Guide Growth, and Seek/Promote Compatible/Supportive Development Policies under Natural and Cultural Resources and Tourism Promotion/Development and Agriculture/Forestry Economic Policies under Economic Development

Infill Development Policy

See Strategies of Infill Development Policy under Economic Development

Rural Character/Compatible Development Policy

See Strategies of Rural Character and Seek/Promote Compatible/Supportive Development Policies under Natural and Cultural Resources

See other references under Natural/Cultural Resource Conservation/Protection Policy above

Forestry/Agriculture Preservation Policy

See Strategies of Agriculture/Forestry Economic Policy under Economic Development

See Strategies of Rural Character Policy under Natural and Cultural Resources

Improve Appearance/Aesthetics Policy

See Strategies of Improve Appearance/Aesthetics Policy under Natural and Cultural Resources

Guide/direct appropriate signage and landscaping along the U.S. 23/Cochran Bypass, and otherwise develop appropriate local regulations to regulate its appearance and development to create an attractive, well-maintained community corridor

Continue to seek Transportation Enhancement (TE), Gateway, and/or other funding to upgrade appearance of streetscapes in Cochran and make other related improvements

Upgrade and improve landscaping/appearance/signage of gateways/entranceways countywide

Maintain and improve landscaping and beautification efforts countywide, including litter prevention and clean up programs

Develop detailed corridor plans or guidelines where appropriate

Community Facilities and Services

Parks/Recreational Facilities Enhancement/Development Policies

Pursue funding as needed to maintain, improve, and expand recreation facilities/programs/services at the Cochran-Bleckley Recreation Facility and other parks/facilities county-wide

Promote hunting, fishing (Ocmulgee Public Fishing Area, Ocmulgee River, Ocmulgee Wildlife Management Area and elsewhere), and other outdoor amenities for public recreation

Utilize/promote increased nature-based, agri-tourism, and heritage tourism

Continue to promote, utilize, and upgrade, as needed Cochran-Bleckley Recreation Facility for sports tournaments, special events, and other community activities

Work with DNR to maintain and upgrade, as needed, Dykes Landing on the Ocmulgee River in Bleckley County

Develop a new low-level Ocmulgee River landing in coordination with DNR

Seek to increase access to the Ocmulgee River in Bleckley County through local and/or state natural development initiatives

Encourage and support the private sector development of additional recreational/leisure facilities

#### Ocmulgee River Improved Access Policy

See Specific Strategies of Parks/Recreational Facilities Enhancement/Development Policies under Community Facilities and Services

See Strategies of Ocmulgee Wildlife Management Area Policy under Natural and Cultural Resources

#### Develop/Promote Cultural Facilities/Services/Programs Policies

Support the exhibition and development of the arts within the community through the Cochran-Bleckley Arts Alliance

Continue to support the Tessie W. Norris/Cochran-Bleckley County Library with facility, equipment, materials, staffing, program, and/or other improvements/expansion, as needed

Work to keep the Farmers Market, Cotton/Peanut Museum, Ocmulgee Symphony Orchestra, and other cultural amenities and to expand their programs and/or services as needed

Develop new cultural facilities, services, and programs as appropriate to encourage/promote additional venues/activities/outlets



U.S. 23/Cochran Bypass Development Policy

See Strategies of U.S. 23/Cochran Bypass Development Policy under Economic Development

Transportation Improvements Policies

See Strategies of Transportation Improvements Policies under Economic Development

Continue to work to improve local roads and improve traffic flow through paving, resurfacing, and other means

Pursue downtown streetscape and other improvements countywide

Seek funding for sidewalk improvements and development of new sidewalks or other pedestrian facilities

Develop and extend local bicycle paths to connect with the state and regional bicycle route network and local attractions

Public Safety Enhancement Policies

Continue to seek to improve all public safety services, equipment, and facilities as needed

Work to improve fire and police services county-wide through equipment maintenance and upgrades, adequate personnel training, and facility improvements as needed

Continue to cooperate/coordinate response efforts between both local government entities in times of disaster or other local emergencies

Develop improved mutual aid agreements for fire and law enforcement protection

Health Care System Policy

Continue to maintain and upgrade the Bleckley Memorial/Bleckley County Hospital and the Health Department as modern, viable medical facilities

Continue to actively recruit needed and appropriate health care professionals

Maintain and expand, when appropriate, local nursing home facilities

Support and maintain public and private facilities/services devoted to senior citizens and expand as needed

Government Facilities Policy

Continue to maintain existing and construct new government facilities as needed

Continue to support the usage of government facilities to accommodate multiple uses

Continue to maintain and utilize the Bleckley County Courthouse for local government and judicial functions, and seek additional space for County offices as needed to relieve overcrowded conditions in the courthouse

Explore the sharing or consolidation of services where feasible

Maximize Infrastructure Investment Policy

Utilize community's facilities and infrastructure extensions and locations to guide growth and development

Encourage compatible development to first locate and infill in areas already serviced by the community infrastructure and also previously identified as appropriate and desired by the community

Utilize infrastructure development/expansion to guide development in/near Cochran

Expand/upgrade water/sewer/telecommunications/gas service to areas of need in Cochran

Pursue extension of water and sewer service to annexation areas within the Greater Cochran Growth Area, as appropriate, and to guide growth to desired locations

Seek infrastructure and other improvements as needed at the I-16/GA 112 interchange

See Strategies of Proactively Manage Growth Policy and Infill Development Policy under Economic Development and Seek/Promote Compatible/Supportive Development Policy under Natural and Cultural Resources

Solid Waste/Recycling Improvements Policy

See Strategies of Improvement Appearance/Aesthetics Policy under Natural and Cultural Resources

Seek to increase local recycling efforts

Upgrade Educational Facilities/Services Policy

Maintain and construct new school facilities as needed

Support and cooperate with Middle Georgia College and Oconee Fall Line College to expand local facilities and/or services, as needed

Strengthen and utilize educational systems (Bleckley BOE, Middle Georgia College, Oconee Fall Line Technical College) to further local programs and interconnectivity

See Strategies of Postsecondary Education, Local Graduate Retention, Improvement of Adult Literacy/Graduation Rate, and Educational/Skill Levels Improvement Policies under Economic Development

Intergovernmental Coordination

Local/Regional/State Cooperation Policies

See Strategies of Local/Regional/State Cooperation Policy under Economic Development

Maintain a strong Bleckley-Cochran Industrial Development Authority and its contacts/interaction with state and federal agencies and developers

Continue to support and utilize Bleckley-Dodge Joint Development Authority

Seek to reactivate and utilize Ocmulgee Regional Joint Development Authority to assist with economic development efforts in Bleckley, Dodge, Telfair, and/or Wilcox counties

Continue cooperation between city and county governments, Bleckley-Cochran Industrial Development Authority, and other local entities to develop additional infrastructure and industrial park improvements to attract new growth

Support and cooperate with Middle Georgia College, Oconee Fall Line Technical College, and other postsecondary institutions to expand/provide facilities and services, as needed

Support and participate in Magnolia Midlands Travel Region and statewide tourism initiatives

Continue working together for joint and coordinated planning, and pursue feasibility of a possible joint codes enforcement program

Seek to continue cooperative/coordinated response efforts among all local government entities in times of disasters or other local emergencies, including

upgrading/improving mutual-aid agreements, both in and out-of-the-county, as needed

Support and participate in the I-16 Corridor Alliance and its development initiatives

Coordinate and Share/Consolidate Services Policy

Seek the improvement of public safety coordination countywide as appropriate

Seek to coordinate service delivery efforts between both local governments where appropriate to avoid duplication of services and ensure tax equity

Pursue joint/coordinated planning and joint codes enforcement

Coordinated Planning Policy

Coordinate countywide land use and other planning

Pursue joint/coordinated planning and joint codes enforcement

**BLECKLEY COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2012-2016**

Tractor Area	Activity	Years						Responsibility			Estimated Cost	Funding	
		2012	2013	2014	2015	2016	County	City	Other	Local		State	
All	Utilize the Chamber and Industrial Development Authority to develop a detailed economic development marketing strategy	X					X	X	Chamber, IDA	X			
Industrial Park Area, Cochran Bypass, I-16 Corridor	Pursue Guaranteed Ready for Accelerated Development (GRAD) designation and maintain GRAD compatible industrial sites to encourage/attract economic development opportunities after designation is received		X	X	X	X	X	X	DCA (OneGeorgia), USDA Rural Dev't, Chamber, IDA	\$100,000/yr.	X		
Southern Bleckley/Cochran Growth Area, Industrial Bleckley County	Pursue the widening of U.S. 23 to Eastman to four lanes		X	X	X	X	X		Chamber, IDA, DOT	\$33.6 million (total)			
Cochran Bypass	Pursue the widening of the U.S. 23/GA 87 Cochran By-Pass to four lanes		X	X	X	X	X	X	Chamber, IDA, DOT	NA (no DOT estimate available)	X		
Cochran Bypass	Seek the development of appropriate signage and landscaping along the Cochran Bypass		X	X	X	X	X	X	DOT (TE)	\$100,000 (total)	X		
Industrial Park Area	Continue to pursue funding as needed to further develop the new Industrial Park, including expansion and additional infrastructure, as appropriate, including the widening and resurfacing of the entranceway	X	X	X	X	X	X	X	Chamber, IDA, DCA (OneGeorgia), USDA Rural Dev't, DEcD	\$132.5 million (entranceway)	X		
Open USA Site	Seek to develop, improve, and promote the old industrial spec building area as a community industrial park		X	X	X	X	X	X	Chamber, IDA, DCA (OneGeorgia), USDA Rural Dev't, DEcD	\$1 million (total)	X		
All	Seek to reactivate and utilize the Ocmulgee Regional Joint Development Authority to assist with economic development efforts					X	X		IDA; Dodge, Wilcox, and Telfair Cos.	NA			

**BLECKLEY COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2012-2016**

Tractor Area	Activity	Years						Responsibility			Estimated Cost	Funding	
		2012	2013	2014	2015	2016	County	City	Other	Local		State	
town Commercial Area	Pursue funding to rehabilitate the former Bleckley County Jail according to preservation standards for a compatible new use					X	X		HPD		X	X	
All	Pursue funding to increase local recycling efforts	X	X				X		GEFA		X	X	
All	Continue to assist in nominating historic properties to the National Register of Historic Places	X	X	X			X		Chamber, HPD, RC	NA			
Ocmulgee River Corridor, Ocmulgee WMA	Pursue funding to establish signage at Dykes Landing concerning the Ocmulgee Blueway	X					X			\$2,000	X		
All	Seek to develop improved public safety mutual aid agreements for fire and law enforcement protection	X					X			NA			
6 Corridor	Seek funding as needed for infrastructure and other improvements at the I-16/GA 112 interchange					X	X	X	Chamber, IDA, DCA (OneGeorgia), GEFA, USDA Rural Dev't	\$10 million (total)	X	X	
town Commercial Area	Purchase land for the development of a county annex					X				\$150,000 (total)	X		
All	Pursue the development of a long range Recreation Master Plan	X					X	X	CBRD	\$20,000	X		
All	Pursue the development of subdivision regulations		X	X			X			NA			
All	Seek to adopt and enforce construction codes countywide, and pursue the feasibility of establishing a joint codes enforcement program	X					X	X		\$1,000 (enforcement)	X		
All	Adopt and enforce a vacant/dilapidated buildings ordinance	X					X			\$1,000 (enforcement)	X		
All	Pursue the development and enforcement of manufactured home/park regulations countywide	X					X	X		\$1,000 (enforcement)	X		

**CITY OF COCHRAN COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2012-2016**

Character Area	Activity	Years						Responsibility			Estimated Cost	Funding	
		2012	2013	2014	2015	2016	County	City	Other	Local		State	
All	Utilize the Chamber and Industrial Development Authority to develop a detailed economic development marketing strategy	X					X	X	Chamber, IDA	X			
Industrial Park Area, Cochran Bypass, I-16 Corridor	Pursue Guaranteed Ready for Accelerated Development (GRAD) designation and maintain GRAD compatible industrial sites to encourage/attract economic development opportunities after designation is received		X	X	X	X	X	X	DCA (OneGeorgia), USDA Rural Dev't, Chamber, IDA	\$100,000/yr.	X		
Local Bleckley County	Continue to maintain and upgrade, as needed, the Cochran Airport, including completing the construction of new T-Hangars	X	X	X	X	X	X	X	Airport Auth., DOT FAA	\$2 million (total)	X		
Cochran Bypass	Pursue the widening of the U.S. 23/GA 87 Cochran By-Pass to four lanes		X	X	X	X	X	X	Chamber, IDA, DOT	NA (no DOT estimate available)	X		
Cochran Bypass	Seek the development of appropriate signage and landscaping along the Cochran Bypass		X	X	X	X	X	X	DOT (TE)	\$100,000 (total)	X		
Industrial Park Area	Continue to pursue funding as needed to further develop the new Industrial Park, including expansion and additional infrastructure, as appropriate, including the widening and resurfacing of the entranceway	X	X	X	X	X	X	X	Chamber, IDA, DCA (OneGeorgia), USDA Rural Dev't, DEcD	\$132.5 million (entranceway)	X		
Open USA Site	Seek to develop, improve, and promote the old industrial spec building area as a community industrial park		X	X	X	X	X	X	Chamber, IDA, DCA (OneGeorgia), USDA Rural Dev't, DEcD	\$1 million (total)	X		
Downtown Commercial Area	Pursue the feasibility of establishing a local downtown historic district in Cochran to help encourage downtown revitalization activities	X	X					X	Chamber, DDA, BHT	NA			
I-16 Corridor	Pursue the extension of natural gas service to the I-16/GA 112 interchange					X		X	AGL, DCA (OneGeorgia)	\$250,000	X		

**CITY OF COCHRAN COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2012-2016**

Character Area	Activity	Years						Responsibility			Estimated Cost	Funding	
		2012	2013	2014	2015	2016	County	City	Other	Local		State	
All	Pursue funding to increase local recycling efforts	X	X					X				X	
All	Continue to assist in nominating historic properties to the National Register of Historic Places	X	X	X	X		X	X	Chamber, HPD, RC				
All	Pursue the development of a long range Recreation Master Plan	X					X		CBRD			X	
All	Seek to develop improved public safety mutual aid agreements for fire and law enforcement protection	X					X	X					
6 Corridor	Seek funding as needed for infrastructure and other improvements at the I-16/GA 112 interchange					X	X	X	Chamber, IDA, DCA (OneGeorgia), GEFA, USDA Rural Dev't			X	X
All	Pursue the development of subdivision regulations	X						X				X	
Happy Hill Residential Area, Birch & Cherry is Residential Area, Flower is Residential , Tree Streets Residential Area, Railroad Ave. Residential Area	Utilize the Cochran Urban Redevelopment Plan to develop revitalization programs for residential redevelopment areas	X	X					X	DCA (CDBG)			X	X
All	Pursue the feasibility of establishing a joint codes enforcement program	X					X	X				X	
of Cochran	Complete the update to the City's zoning ordinance	X						X					



**BLECKLEY COUNTY COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source				
		Each Year	Beyond 2016	County	City	Other		Local	State	Federal	Private	
All	Continue to utilize existing Industrial Development Authority programs and seek to develop new programs as appropriate	X	X	X	X	IDA	NA	X				
All	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	X	Chamber, IDA	NA	X				
All	Develop incentives for new business and industry attraction and implement as appropriate	X	X	X	X	Chamber, IDA	NA	X				
All	Continue entrepreneurial activities through participation in the state's entrepreneurial programs, and maintain state designation as an "Entrepreneur Friendly Community," so as to provide the support structure necessary to encourage the increased development of entrepreneurs	X	X	X	X	Chamber, IDA, GDEcD	\$10,000 (total)	X	X			
Industrial Park Area, Cochran Bypass, I-16 Corridor	Pursue Guaranteed Ready for Accelerated Development (GRAD) designation and maintain GRAD compatible industrial sites to encourage/attract economic development opportunities after designation is received	X	X	X	X	DCA (OneGeorgia), USDA Rural Dev't., Chamber, IDA	\$100,000/yr.	X	X		X	X
All	Maintain and promote Certified Work Ready Community designation	X	X	X	X	Chamber, IDA, BCBOE, Governor's Office of Workforce Readiness	\$10,000 (total)	X	X			X
All	Provide assistance to Middle Georgia College and Oconee Fall Line Technical College as needed with the expansion of facilities and services	X	X	X	X	Univ. System, DTAE, IDA	\$100,000 (total)	X	X		X	X
Southern Bleckley/Cochran Growth Area, Central Bleckley County	Continue to advocate the widening of U.S. 23 to Eastman and Macon	X (begin 2013)	X	X	X	Chamber, IDA, DOT	\$33.6 million (total)				X	X

**BLECKLEY COUNTY COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Project Area	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2016	County	City	Other		Local	State	Federal	Private
Cochran Bypass	Pursue the widening of the U.S. 23/GA 87 Cochran By-Pass to four lanes	X (begin 2013)	X	X	X	Chamber, IDA, DOT	NA (no DOT estimate available)	X	X		
I-16 Corridor	Seek funding as appropriate and feasible to pursue desired interchange development at the GA 112 interchange	X (begin 2016)	X	X	X	Chamber, IDA, DCA (OneGeorgia), GEFA, USDA Rural Dev't	\$10 million (total)	X	X		
All	Pursue funding as needed to pave new roads	X	X	X	X	DOT	\$300,000/mile	X	X		
Central Bleckley County	Seek funding as needed to resurface existing roads and improve drainage	X	X	X	X	DOT (LMIG)	\$100,000 (total)	X	X		
Central Bleckley County, Southern Bleckley/Cochran Growth Area	Pursue funding as needed to pave/upgrade dirt roads	X	X	X	X	DCA (CDBG)	\$500,000 (total)	X	X		
Industrial Park Area	Pursue funding as needed to further develop the Bleckley-Cochran Industrial Park, including expansion and additional infrastructure, as appropriate	X	X	X	X	Chamber, IDA, DCA (OneGeorgia), USDA Rural Dev't, DEcD	\$132.5 million (entranceway)	X	X		
Industrial Park Area, Cochran Bypass, I-16 Corridor	Seek additional acreage as needed and appropriate for community industrial sites and parks, and seek funding as needed to develop them appropriately	X	X	X	X	IDA, DCA (OneGeorgia)	\$500,000 (total)	X	X		
of Cochran	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	X	Chamber	\$5,000 (total)	X			X
of Bleckley County	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	X	Chamber	\$5,000 (total)	X			X
All	Develop and extend local bicycle paths as appropriate to connect with the state and regional bicycle network and local attractions	X	X	X	X		\$50,000 (total)	X			

**BLECKLEY COUNTY COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Tractor Area	Activity	Years		Responsibility			Estimated Cost	Funding Source		
		Each Year	Beyond 2016	County	City	Other		Local	State	Federal
All	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate	X	X	X	X	DOT	\$600,000 (total)	X	X	
of Bleckley County	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	X	CBRD, DNR (LWCF)	\$50,000 (total)	X	X	
All	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X			NA			
All	Continue to implement an economic development marketing strategy and develop further as needed	X	X	X	X	Chamber, IDA	\$20,000/yr.	X		
Industrial Park area, Cochran pass, I-16 Corridor, Southern Bleckley/Cochran growth Area	Continue to extend infrastructure to areas of potential development, including the industrial park and other identified areas	X	X	X	X	IDA, DCA (OneGeorgia)	\$500,000 (total)	X	X	
All	Maintain a community collaborative of the Bleckley County School System, Oconee Fall Line Technical College, Bleckley County Communities in Schools, the Chamber of Commerce, and other agencies as appropriate to establish programs and policies to keep youth in school	X	X	X	X	Chamber, BCBOE, OFLTC, CIS	NA			
All	Seek to maintain a community collaborative of the Bleckley County School System, Oconee Fall Line Technical College, Middle Georgia College, the Chamber of Commerce, the Industrial Development Authority, existing businesses/industries, and other agencies as appropriate to establish programs and policies to help local graduates find viable employment at home	X	X	X	X	Chamber, IDA, MGC, OFLTC, BCBOE, Private Businesses/ Industries	NA			

**BLECKLEY COUNTY COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source					
		Each Year	Beyond 2016	County	City	Other		Local	State	Federal	Private		
All	Continue to enforce the Environmental Conservation Ordinance to conserve and protect the Ocmulgee River, significant groundwater recharge areas, and wetlands	X	X	X		Health Dept.	\$1,000 (enforcement)	X					
Ocmulgee River Corridor	Continue to seek funding to maintain and upgrade Dykes Landing and access to the Ocmulgee River as needed	X	X	X		DNR	\$10,000 (total)	X	X				
All	Continue to pursue the nomination of eligible buildings, districts, and landmark structures countywide to the National Register	X	X	X	X	Chamber, DNR (HPD), RC	NA						
All	Pursue funding as needed to maintain, improve, and expand recreation facilities/programs/services at the Cochran-Bleckley Recreation Facility and other parks/facilities countywide	X	X	X	X	CBRD, DNR (LWCF)	\$50,000 (total)	X	X			X	
Downtown Commercial Area	Pursue funding to maintain/upgrade library facilities and services as needed	X	X	X	X	Ocmulgee Regional Library Board, Univ. System	\$42,612/yr.	X	X				
All	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	X		\$5,000 (total)	X					
All	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	X	FEMA, GEMA	\$100,000 (total)	X	X			X	
Central Bleckley County	Continue to seek funding to update equipment and manpower of the local Sheriff's Department as needed	X	X	X	X	Dept. of Homeland Security COPS	\$150,000 (total)	X				X	
All	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	X		NA						

**BLECKLEY COUNTY COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Character Area	Activity	Years		Responsibility				Estimated Cost	Funding Source				
		Each Year	Beyond 2016	County	City	Other	Local		State	Federal	Private		
All	Coordinate with and provide assistance to the Bleckley Memorial/Bleckley County Hospital as needed with the expansion of facilities and services	X	X	X	X	Hosp. Auth., Taylor Regional	\$100,000 (total)	X					
All	Seek funding as needed to maintain and upgrade Health Department facilities and services	X	X	X		DHS	\$100,000 (total)	X			X		
Rural Bleckley County, Downtown Commercial Area, Cochran Urban Area	Seek funding to maintain and construct new government facilities as needed	X	X	X	X		\$50,000 (total)	X			X		
Downtown Commercial Area	Continue to seek funding to continue renovations and expansion to the county courthouse as needed	X	X	X		HPD	\$300,000 (total)	X			X		
Downtown Commercial Area	Purchase land for the development of a county annex as feasible	X	X	X			\$150,000 (total)	X			X		
All	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		NA (part of normal activities)						
All of Bleckley County	Continue to coordinate with the local school systems as needed for any construction of new facilities as appropriate while maintaining outlying schools	X	X	X	X	BOE	\$100,000 (total)	X			X		
All	Continue to contract with a private vendor for EMS service	X	X	X			\$382,000/yr.	X			X		
Community	Continue to seek funding as needed for firefighting equipment upgrades for the Cary community	X	X	X		FEMA, GEMA	\$100,000 (total)	X			X		X
Rural Bleckley County, Southern Bleckley/Cochran Growth Area	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X	X	DCA (CDBG, CHIP)	\$500,000 (total)	X			X		X

**BLECKLEY COUNTY COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source				
		Each Year	Beyond 2016	County	City	Other		Local	State	Federal	Private	
All	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	X	Chamber	\$1,500/yr.					X
Rural Bleckley County, Southern Bleckley/Cochran Growth Area	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	X	DCA, USDA, Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X		X
All	Continue to develop, update, and enforce manufacture home/park regulations countywide as needed to encourage compatible and quality development and control appropriate location	X	X	X	X		\$1,000 (total, enforcement)	X				

**CITY OF COCHRAN COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source				
		Each Year	Beyond 2016	County	City	Other		Local	State	Federal	Private	
All	Continue to utilize existing Industrial Development Authority programs and seek to develop new programs as appropriate	X	X	X	X	IDA	NA	X				
All	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	X	Chamber, IDA	NA	X				
All	Develop incentives for new business and industry attraction and implement as appropriate	X	X	X	X	Chamber, IDA	NA	X				
All	Continue entrepreneurial activities through participation in the state's entrepreneurial programs, and maintain state designation as an "Entrepreneur Friendly Community," so as to provide the support structure necessary to encourage the increased development of entrepreneurs	X	X	X	X	Chamber, IDA, GDEcD	\$10,000 (total)	X	X			
Industrial Park Area, Cochran Bypass, I-16 Corridor	Pursue Guaranteed Ready for Accelerated Development (GRAD) designation and maintain GRAD compatible industrial sites to encourage/attract economic development opportunities after designation is received	X	X	X	X	DCA (OneGeorgia), USDA Rural Dev't., Chamber, IDA	\$100,000/yr.	X	X		X	X
All	Maintain and promote Certified Work Ready Community designation	X	X	X	X	Chamber, IDA, BCBOE, Governor's Office of Workforce Readiness	\$10,000 (total)	X	X			X
All	Provide assistance to Middle Georgia College and Oconee Fall Line Technical College as needed with the expansion of facilities and services	X	X	X	X	Univ. System, DTAE, IDA	\$100,000 (total)	X	X		X	X
Southern Bleckley/Cochran Growth Area, Central Bleckley County	Continue to advocate the widening of U.S. 23 to Eastman and Macon	X (begin 2013)	X	X	X	Chamber, IDA, DOT	\$33.6 million (total)				X	X

**CITY OF COCHRAN COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source		
		Each Year	Beyond 2016	County	City	Other		Local	State	Federal
Cochran Bypass	Pursue the widening of the U.S. 23/GA 87 Cochran By-Pass to four lanes	X (begin 2013)	X	X	X	Chamber, IDA, DOT	NA (no DOT estimate available)	X	X	
116 Corridor	Seek funding as appropriate and feasible to pursue desired interchange development at the GA 112 interchange	X (begin 2016)	X	X	X	Chamber, IDA, DCA (OneGeorgia), GEFA, USDA Rural Dev't	\$10 million (total)	X	X	
All	Pursue funding as needed to pave new roads	X	X	X	X	DOT	\$300,000/mile	X	X	
All	Seek funding as needed to resurface existing roads and improve drainage	X	X	X	X	DOT (LMIG)	\$100,000 (total)	X	X	
Rural Bleckley County	Continue to maintain and upgrade, as needed, the Cochran Airport	X	X		X	IDA, Airport Auth., DOT, FAA	\$500,000 (total)	X	X	
11 of Cochran	Continue to pursue TE, Gateway, and other funding as appropriate for sidewalk/streetscape upgrades/improvements	X	X		X	DOT (TE)	\$500,000 (total)	X	X	
Cochran Bypass	Seek funding as appropriate and feasible to extend public water and sewer service to unserved areas along the U.S. 23/Cochran Bypass	X	X		X	Chamber, IDA, DCA (OneGeorgia), GEFA, USDA Rural Dev't	\$1 million (total)	X	X	
Cochran Bypass	Explore the feasibility of annexation into the City of Cochran of areas along the U.S. 23/Cochran Bypass where appropriate and desired	X	X		X		NA (part of normal activities)			
Industrial Park Area	Pursue funding as needed to further develop the Bleckley-Cochran Industrial Park, including expansion and additional infrastructure, as appropriate	X	X	X	X	Chamber, IDA, DCA (OneGeorgia), USDA Rural Dev't, DEcD	\$132.5 million (entranceway)	X	X	



**CITY OF COCHRAN COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Tractor Area	Activity	Years		Responsibility			Estimated Cost	Funding Source		
		Each Year	Beyond 2016	County	City	Other		Local	State	Federal
Industrial Park Area, Cochran Pass, I-16 Corridor	Seek additional acreage as needed and appropriate for community industrial sites and parks, and seek funding as needed to develop them appropriately	X	X	X	X	IDA, DCA (OneGeorgia)	\$500,000 (total)	X	X	
City of Cochran	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	X	Chamber	\$5,000 (total)	X		X
City of Bleckley County	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	X	Chamber	\$5,000 (total)	X		X
All	Develop and extend local bicycle paths as appropriate to connect with the state and regional bicycle network and local attractions	X	X	X			\$50,000 (total)	X		
All	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate	X	X	X	X	DOT	\$600,000 (total)		X	X
City of Bleckley County	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	X	CBRD, DNR (LWCF)	\$50,000 (total)	X	X	
Downtown Commercial Area	Explore as appropriate the additional development of upscale loft apartments and other compatible residential uses within downtown Cochran	X	X		X	DDA, BHT	\$5,000 (local facilitation, no estimate available on private construction)	X		X
All	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	X		NA			
All	Continue to implement an economic development marketing strategy and develop further as needed	X	X	X	X	Chamber, IDA	\$20,000/yr.	X		

**CITY OF COCHRAN COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Tractor Area	Activity	Years		Responsibility			Estimated Cost	Funding Source				
		Each Year	Beyond 2016	County	City	Other		Local	State	Federal	Private	
Industrial Park Area, Cochran Pass, I-16 Corridor, Southern Corridor, Cochran Growth Area	Continue to extend infrastructure to areas of potential development, including the industrial park and other identified areas	X	X	X	X	IDA, DCA (OneGeorgia)	\$500,000 (total)	X	X	X		
16 Corridor	Pursue the extension of natural gas service to the I-16/GA 112 interchange	X	X		X	DCA (OneGeorgia), Atlanta Gas Light	\$250,000 (total)	X	X	X		X
All	Maintain a community collaborative of the Bleckley County School System, Oconee Fall Line Technical College, Bleckley County Communities in Schools, the Chamber of Commerce, and other agencies as appropriate to establish programs and policies to keep youth in school	X	X	X	X	Chamber, BCBOE, OFLTC, CIS	NA					
All	Seek to maintain a community collaborative of the Bleckley County School System, Oconee Fall Line Technical College, Middle Georgia College, the Chamber of Commerce, the Industrial Development Authority, existing businesses/industries, and other agencies as appropriate to establish programs and policies to help local graduates find viable employment at home	X	X	X	X	Chamber, IDA, MGC, OFLTC, BCBOE, Private Businesses/Industries	NA					
All	Continue to pursue the nomination of eligible buildings, districts, and landmark structures countywide to the National Register	X	X	X	X	Chamber, DNR (HPD), RC	NA					
Downtown Commercial Area	Continue to utilize a façade grant program and other downtown revitalization efforts through the Downtown Development Authority and Cochran Better Hometown Program to assist with downtown renovations and improvements	X	X		X	DDA, BHT	\$8,000/yr.	X				

**CITY OF COCHRAN COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source				
		Each Year	Beyond 2016	County	City	Other		Local	State	Federal	Private	
All	Pursue funding as needed to maintain, improve, and expand recreation facilities/programs/services at the Cochran-Bleckley Recreation Facility and other parks/facilities countywide	X	X	X	X	CBRD, DNR (LWCF)	\$50,000 (total)	X	X	X		
Downtown Commercial Area	Pursue funding to maintain/upgrade library facilities and services as needed	X	X	X	X	Ocmulgee Regional Library Board, Univ. System	\$42,612/yr.	X	X			
All	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	X		\$5,000 (total)	X				
All	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	X	FEMA, GEMA	\$100,000 (total)	X	X	X		
of Cochran	Continue to seek funding to update equipment and vehicles of the Police Department as needed	X	X		X	Dept. of Homeland Security, COPS	\$150,000 (total)	X		X		
All	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	X		NA					
Downtown Commercial Area, Urban Area	Seek funding to maintain and construct new government facilities as needed	X	X	X	X		\$50,000 (total)	X				
All	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		NA (part of normal activities)					
Southern Bleckley/Cochran Growth Area	Pursue funding as appropriate and feasible to extend water and sewer service to annexation areas within the Greater Cochran Growth Area, and to guide growth to desired locations	X	X		X	DCA (OneGeorgia), GEFA, USDA Rural Dev't	\$1 million (total)	X	X	X		
of Bleckley County	Continue to coordinate with the local school systems as needed for any construction of new facilities as appropriate while maintaining outlying schools	X	X	X	X	BOE	\$100,000 (total)	X	X	X		

**CITY OF COCHRAN COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Project Area	Activity	Years		Responsibility			Estimated Cost	Funding Source		
		Each Year	Beyond 2016	County	City	Other		Local	State	Federal
of Cochran	Seek CDBG and other funding as needed for upgrading water system	X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	
of Cochran	Seek CDBG and other funding as needed for upgrading sewer system	X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	
al Bleckley County, Southern Bleckley/Cochran Growth Area	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X	X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	
All	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	X	Chamber	\$1,500/yr.			X
al Bleckley County, Southern Bleckley/Cochran Growth Area	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	X	DCA, USDA, Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X
All	Continue to develop, update, and enforce manufacture home/park regulations countywide as needed to encourage compatible and quality development and control appropriate location	X	X	X	X		\$1,000 (total, enforcement)	X		
appy Hill Residential Area, h & Cherry Streets Residential Area, wer Streets Residential Area, ee Streets Residential Area, road Ave. Residential Area	Utilize the Cochran Urban Redevelopment Plan to develop revitalization programs for residential redevelopment areas	X	X		X	DDA, BHT, Chamber, DCA (Office of Housing, CDBG, CHIP) FHA, USDA	\$1,500,000 (total)	X	X	X

**CITY OF COCHRAN COMPREHENSIVE PLAN  
LONG TERM WORK PROGRAM**

Character Area	Activity	Years		Responsibility			Estimated Cost	Funding Source				
		Each Year	Beyond 2016	County	City	Other		Local	State	Federal	Private	
of Cochran	Continue to pursue removal/rehabilitation of substandard housing through strict code enforcement	X	X		X		\$1,000 (total, enforcement)	X				

# **APPENDIX A**

## **Report of Accomplishments**

**BLECKLEY COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
2009	Pursue funding as needed to further develop the new Industrial Park, including expansion and additional infrastructure, as appropriate	N		Y	Ongoing				Future improvements to the Industrial Park will be continued on an ongoing basis as adequate funding is available. Among needed improvements is the widening and resurfacing of the entranceway to better accommodate truck and freight traffic. Future improvements will be addressed in the New STWP.
2009	Develop additional incentives for business/industry retention and expansion and implement as appropriate	N		Y	Ongoing				Incentives will continue to be developed and implemented on an as needed basis. This item will be addressed in the New LTWP.
2009	Develop incentives for new business/industry attraction and implement as appropriate	N		Y	Ongoing				Incentives will continue to be developed and implemented on an as needed basis. This item will be addressed in the New LTWP.
2012	Utilize the Chamber and Industrial Development Authority to develop a detailed economic development strategy	N		Y	2012				A detailed economic development and marketing strategy is currently being developed, and is expected to be completed by 2012.
2009	Seek state designation as a Certified Work Ready Community	Y	2009						Bleckley County completed the requirements to receive state designation as a "Certified Work Ready Community" in 2009.
2009	Continue entrepreneurial activities through participation in the state's entrepreneurial programs, and maintain state designation as an "Entrepreneur Friendly Community," so as to provide the support structure necessary to encourage the increased development of entrepreneurs	N		Y	Ongoing				This item will be continued on an ongoing basis and will be addressed in the future in the New LTWP.

**BLECKLEY COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
2010	Pursue the widening of the U.S. 23/GA 87 Cochran By-Pass to four lanes	N		N		Y	NA (no GDOT estimate available)		Although GDOT is currently performing preliminary engineering and work to obtain the necessary right of way is proposed for the GDOT 2013 STIP, no GDOT timetable exists at this time for actual construction and completion of the widening of the bypass. This item will be addressed in both the new STWP and new LTWP.
2011	Pursue the widening of U.S. 23 to Eastman to four lanes	N		N		Y	NA (no GDOT estimate available)		Although GDOT is currently performing work to obtain the necessary right of way for the proposed widening of the Cochran Bypass, no GDOT timetable exists at this time for actual construction and completion of the highway's widening. Right of way acquisition is expected to take at least two years to complete. This item will be addressed in both the new STWP and new LTWP.
2009	Continue to assist in nominating historic properties to the National Register of Historic Places	N		N		Y	2013		Postponed until 2013 due to other priorities at the present time.
2009	Continue to renovate existing recreation facilities/develop new facilities as needed	N		Y	Ongoing				Improvements to recreation facilities will be continued on an as needed basis. There is a need for signage at Dykes Landing concerning the Ocmulgee Blueway, as well as to expand facilities at the landing. These will be addressed in the New STWP.
2012	Pursue the development of a long range Recreation Master Plan	N		N		Y	2012		Postponed until 2012 due to other priorities at the present time.



**BLECKLEY COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
2009	Continue to seek paving of additional roads as needed	N		Y	Ongoing				Paving of additional roads will be continued on an as needed basis and will be addressed in the New STWP.
2009	Seek funding to continue renovations and expansion to the county courthouse as needed	N		Y	Ongoing				Courthouse improvements will be continued on an ongoing basis as adequate and sufficient funding is available. This item will be addressed in the New STWP.
2011	Purchase land for the development of a county annex	N		N		Y	2016		Postponed until 2016 due to a lack of adequate funding and other priorities at the present time.
2010	Pursue funding to construct a new multi-agency building	N		N		N		Y	Dropped due to a determined lack of need at the present time.
2009	Continue to contract with a private vendor for EMS service	N		Y	Ongoing				This item will be continued on an ongoing basis and will be addressed in the New LTWP.
2013	Seek funding for firefighting equipment upgrades for the Cary community, including installing dry hydrants, installing a new well, and the purchase of a new firefighting vehicle	N		Y	Ongoing			Y (install new well)	New equipment has recently been purchased, along with the installation of dry hydrants. Equipment will continue to be upgraded as adequate and sufficient funds are available. The installation of a new well has been dropped at this time due to a lack of feasibility. This item will be addressed in the future in the New STWP.

**CITY OF COCHRAN**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
2009	Pursue funding as needed to further develop the new Industrial Park, including expansion and additional infrastructure, as appropriate	N		Y	Ongoing				Future improvements to the Industrial Park will be continued on an ongoing basis as adequate funding is available. Among needed improvements is the widening and resurfacing of the entranceway to better accommodate truck and freight traffic. Future improvements will be addressed in the New STWP.
2009	Develop additional incentives for business/industry retention and expansion and implement as appropriate	N		Y	Ongoing				Incentives will continue to be developed and implemented on an as needed basis. This item will be addressed in the New LTWP.
2009	Develop incentives for new business/industry attraction and implement as appropriate	N		Y	Ongoing				Incentives will continue to be developed and implemented on an as needed basis. This item will be addressed in the New LTWP.
2012	Utilize the Chamber and Industrial Development Authority to develop a detailed economic development strategy	N		Y	2012				A detailed economic development and marketing strategy is currently being developed, and is expected to be completed by 2012.
2009	Pursue the extension of natural gas service to the I-16/GA 112 interchange	N		N		Y	2016		Postponed until 2016 due to a lack of feasibility and other priorities at the present time.
2010	Pursue the widening of the U.S. 23/GA 87 Cochran By-Pass to four lanes	N		N		Y	NA (no GDOT estimate available)		Although GDOT is currently performing preliminary engineering and work to obtain the necessary right of way is proposed for the GDOT 2013 STIP, no GDOT timetable exists at this time for actual construction and completion of the widening of the bypass. This item will be addressed in both the new STWP and new LTWP.

**CITY OF COCHRAN**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
2009	Continue to utilize a façade grant program and other downtown revitalization efforts through the Downtown Development Authority and Cochran Better Hometown Program to assist with downtown renovations and improvements	N		Y	Ongoing				Downtown revitalization efforts, which include the façade grant program, will be continued on an ongoing basis through both the DDA and the Cochran Better Hometown Program. This will be addressed in the future through the New LTWP.
2009	Pursue efforts to obtain a historic district and nominate eligible properties to the National Register of Historic Places	N		N		Y	2013		Postponed until 2013 due to other priorities at the present time. The City is in the process of exploring the establishment of a local historic district, as opposed to a National Register Historic District. This will be addressed in the New STWP.
2009	Continue to renovate existing recreation facilities/develop new facilities as needed	N		Y	Ongoing				Improvements to existing recreation facilities will be continued on an as needed basis. New ballfields have recently been constructed, and the City is currently in the process of updating RV hook-ups. This item will be addressed in the New STWP.
2012	Pursue the development of a long range Recreation Master Plan	N		N		Y	2012		Postponed until 2012 due to other priorities at the present time.
2009	Continue to seek funding to pave and/or resurface additional streets as needed	N		Y	Ongoing				Paving and resurfacing projects will be continued on an ongoing basis as adequate and sufficient funding is available. Two roads were paved in the past year. This item will be addressed in the New LTWP.

**CITY OF COCHRAN**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
2009	Seek funding as appropriate to continue airport upgrades, including the purchase of a new beacon and constructing additional T-Hangars	N		Y	2013				A new apron has been completed, along with the purchase of a new beacon. Drawings have been done for the proposed new T-Hangars, and the City is currently pursuing funds for construction. It is anticipated that current airport improvements will be completed by 2013.
2009	Pursue funding as needed to continue to upgrade the police department, including purchasing new vehicles and equipment as necessary	N		Y	Ongoing				Necessary upgrades and improvements will be continued on an as needed basis. The police department building has been upgraded, and new vehicles were recently purchased. This item will be addressed in the future in the New LTWP.
2013	Seek funding to extend water/sewer infrastructure to the Sand Hill area	N		N		N		Y	Dropped due to a determined lack of feasibility at the present time.
2009	Pursue removal/rehabilitation of substandard housing through strict code enforcement	N		Y	Ongoing				This item will be continued on an as needed basis. Approximately 5-10 dilapidated homes have been removed within the past year. The City has list of targeted housing per district that are in need of either removal or rehabilitation.
2009	Seek to update the City's zoning ordinance	N		Y	2012				The City is currently in the process of updating its zoning ordinance, and it is anticipated that this will be completed by 2012.
2009	Pursue the development of subdivision regulations and neighborhood covenants	N		Y	2012				The City is currently reviewing and developing subdivision regulations in conjunction with the update to the City's zoning ordinance. It is anticipated that this will be completed by 2012.

**RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established new "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

**WHEREAS**, Bleckley County, Georgia has participated with the City of Cochran in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Standards and Procedures for Local Comprehensive Planning through the Bleckley County-Cochran Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Commission to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new comprehensive plan, including an approved *Community Assessment*, an approved *Community Participation Program*, and now an approved *Community Agenda* for Bleckley County; and

**WHEREAS**, the *Community Agenda* has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, the *Community Agenda*, as well as the entire plan, *The Bleckley County-Cochran Joint Comprehensive Plan*, has now been certified by this review as adequately addressing the Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, Bleckley County is now desirous of adopting *The Bleckley County-Cochran Joint Comprehensive Plan*, including its *Community Agenda*, as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Bleckley County Commissioner hereby approves and adopts *The Bleckley County-Cochran Joint Comprehensive Plan*, including the approved *Community Agenda*, as Bleckley County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 1994.

**BE IT FURTHER RESOLVED** that the Bleckley County Commissioner hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 28<sup>th</sup> day of October, 2011.

BY: Robert Brubaker ATTEST: Diane S. Smith

## RESOLUTION

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established new "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

**WHEREAS**, the City of Cochran, Georgia has participated with Bleckley County in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Standards and Procedures for Local Comprehensive Planning through the Bleckley County-Cochran Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Commission to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new comprehensive plan, including an approved *Community Assessment*, an approved *Community Participation Program*, and now an approved *Community Agenda* for the City of Cochran; and

**WHEREAS**, the *Community Agenda* has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, the *Community Agenda*, as well as the entire plan, *The Bleckley County-Cochran Joint Comprehensive Plan*, has now been certified by this review as adequately addressing the Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, the City of Cochran is now desirous of adopting *The Bleckley County-Cochran Joint Comprehensive Plan*, including its *Community Agenda*, as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

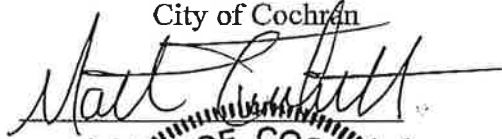
**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Cochran hereby approves and adopts *The Bleckley County-Cochran Joint Comprehensive Plan*, including the approved *Community Agenda*, as the City of Cochran's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 1994.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Cochran hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

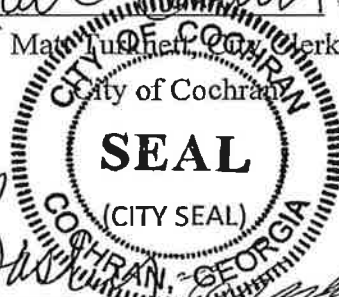
SO RESOLVED, this 31st day of October, 2011.



Cliff Avant, Mayor  
City of Cochran



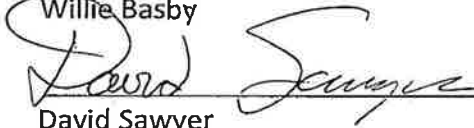
Matt Lushetti, Clerk  
City of Cochran



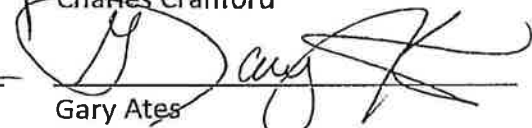
Willie Basby



Charles Cranford



David Sawyer



Gary Ates

Dell Daniels



Eric Bisher

## **APPENDIX B**

### **Local Government Transmittal Resolutions**

**Bleckley County Comprehensive Plan  
City of Cochran Comprehensive Plan**



## RESOLUTION

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established new "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

**WHEREAS**, Bleckley County, Georgia has participated with the City of Cochran in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Standards and Procedures for Local Comprehensive Planning through the Bleckley County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Commission to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process thus far has resulted in the development of a new draft comprehensive plan, including an approved *Community Assessment* and an approved *Community Participation Program*, and now a draft *Community Agenda* for Bleckley County; and

**WHEREAS**, requirements for public participation in the development of this comprehensive plan component as mandated by the "Local Planning Requirements" have been met, including a community meeting held July 7, 2011 and a joint public hearing held on August 16, 2011 in part to brief the public on the draft *Community Agenda*, and to receive further input prior to submission of the draft plan for review and comment; and

**WHEREAS**, Bleckley County has participated in the development, reviewed, and approved the *Community Agenda*, including a new, separate five-year short-term work program for Bleckley County, as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

**NOW, THEREFORE BE IT RESOLVED** that the Bleckley County Sole Commissioner certifies that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Agenda of The Bleckley County/Cochran Joint Comprehensive Plan* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for formal review, comment, and recommendation before finalization and adoption of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

**SO RESOLVED**, this 18<sup>th</sup> day of August, 2011.

BY: 

ATTEST: 



**CITY OF COCHRAN  
RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established new "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

**WHEREAS**, the City of Cochran, Georgia has participated with Bleckley County in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Standards and Procedures for Local Comprehensive Planning through the Bleckley County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Commission to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process thus far has resulted in the development of a new draft comprehensive plan, including an approved *Community Assessment* and an approved *Community Participation Program*, and now a draft *Community Agenda* for the City of Cochran; and

**WHEREAS**, requirements for public participation in the development of this comprehensive plan component as mandated by the "Local Planning Requirements" have been met, including a community meeting held July 7, 2011 and a joint public hearing held on August 16, 2011 in part to brief the public on the draft *Community Agenda*, and to receive further input prior to submission of the draft plan for review and comment; and

**WHEREAS**, the City of Cochran has participated in the development, reviewed, and approved the *Community Agenda*, including a new, separate five-year short-term work program for the City of Cochran, as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Cochran certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Agenda of The Bleckley*

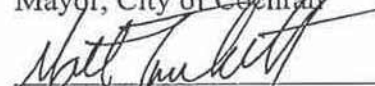
County/Cochran Joint Comprehensive Plan is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for formal review, comment, and recommendation before finalization and adoption of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 23 day of August, 2011.

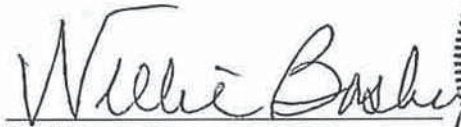


Cliff Avant  
Mayor, City of Cochran

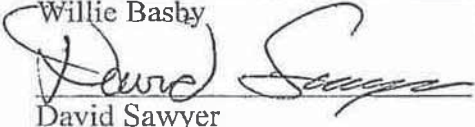
ATTEST:



Matt Turknett, City Clerk  
City of Cochran



Willie Basby



David Sawyer



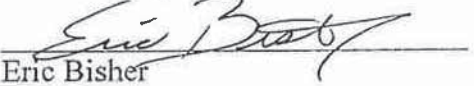
Dell Daniels



Charles Cranford



Gary Ates



Eric Bisher