

Bleckley County-Cochran Comprehensive Plan Partial Update



August, 2008

Bleckley County-Cochran Comprehensive Plan



Partial Update

August, 2008

Bleckley County-Cochran Comprehensive Plan

Partial Update

A Partial Update of the 1994 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 Government Committee
Heart of Georgia Altamaha Regional Development Center

August, 2008

Table of Contents

	Page
Introduction	I-1
Purpose	I-1
Background	I-2
Plan Development	I-3
Format	I-3
Quality Community Objectives Assessment	QCO-1
Development Patterns	QCO-1
Resource Conservation	QCO-4
Social and Economic Development	QCO-6
Governmental Relations	QCO-8
Quality Community Objectives Local Assessment Survey	QCO-9
Areas Requiring Special Attention	SA-1
Bleckley County	SA-2
City of Cochran	SA-5
Map 1 – Bleckley County Areas Requiring Special Attention	SA-9
Map 2 – City of Cochran Areas Requiring Special Attention	SA-10
Identification of Issues and Opportunities	IO-1
Economic Development	IO-1
Natural and Cultural Resources	IO-1
Housing	IO-2
Land Use	IO-2
Community Facilities and Services	IO-2
Intergovernmental Coordination	IO-3
Implementation Program	IP-1
Long Term Policies	IP-2
Bleckley County Report of Accomplishments	IP-8
City of Cochran Report of Accomplishments	IP-12
Bleckley County Short Term Work Program	IP-15
City of Cochran Short Term Work Program	IP-17

INTRODUCTION

Purpose

The *Bleckley County-Cochran Comprehensive Plan Partial Update* is a partial update of the current adopted joint comprehensive plan for the community, the *Bleckley County-Cochran Comprehensive Plan* prepared in 1994. This initial plan can be accessed through the Georgia Department of Community Affairs (DCA) Office of Planning and Quality Growth's website, www.georgiaplanning.com, under "Community Plans," then "Current Comprehensive Plans." This partial update is prepared under DCA's "Requirements for a Partial Update to the Local Comprehensive Plan" adopted in March, 2007.

As stated in the requirements, the purpose of a partial update is to provide a document for use as a policy guide in the interim period between Comprehensive Plan Updates. This was deemed necessary because of shifts in the Statewide Comprehensive Plan Recertification Schedule by DCA to first accommodate Census data, and then a more general change of focus in the Standards and Procedures for Local Comprehensive Planning adopted in 2005. Although Bleckley County and Cochran's comprehensive plan was adopted in 1994, the next required full plan update recertification deadline is not scheduled until October 31, 2011.

The Partial Update includes reevaluation of issues and opportunities facing Bleckley County and Cochran; a Quality Growth Community Assessment; the Identification of Areas Requiring Special Attention; and the development of consistent long term policies and an updated implementation program to guide desired growth and development. The Partial Update is designed to help the community address critical issues and opportunities and provide a framework of transition during the interim period from the old comprehensive plan to the new plan update scheduled in the relatively near future. It will provide both a guide to everyday decision-making for local officials and community officials, and a well-grounded starting point for development of the new comprehensive plan.

Background

Bleckley County is a progressive county in Middle Georgia located south of Macon along U.S. Highway 23 and with access to I-16 at its northeast corner. The current population is about 12,500 for the County and 4,800 in the City of Cochran. This is up from the 2000 Census levels of 11,666 for the county and 4,455 for Cochran. The community can trace its origins to its yellow pine forests and turpentine production, although it is one of Georgia’s youngest counties (145th in creation), and Cochran grew primarily because of its location along the Macon and Brunswick (now Southern) Railroad. The community is home to Middle Georgia College, recognized as the oldest two-year college in the United States, and is close to Warner Robins and the Robins Air Force Base. It is also home to one of the Region’s largest employers, Lithonia Lighting.

This diversity of educational and employment opportunities, intertwined with an agricultural and forestry base, and the county’s favorable location serve it well and provide future opportunities for sustained growth. The community continues to prepare and adjust to expected growth. It has upgraded its water/sewer service areas, is in the process of developing a new industrial park, and has built new schools and recreational facilities. Middle Georgia College is currently building new student residential capacity, and is preparing to transition to new four-year degree offerings. Lithonia Lighting, which contracted employment in the late 1990s and early 2000s, is now expanding. Based on recent trends, new population projections were made by the Heart of Georgia Altamaha Regional Development Center, and are shown below.

Projected Population Bleckley County 2007-2030

2007	2010	2015	2020	2025	2030
12,306	12,869	13,582	14,313	15,083	15,865

Source: U.S. Census Bureau, census.gov, 2008 (2007 estimate); and Heart of Georgia Altamaha RDC Staff Projections, 2008 (2010-2030).

These projections reflect current U.S. Census Bureau estimates and exhibit slow, steady growth, but at a rate less than that of the state. They are somewhat reduced from the 1994 comprehensive plan which unrealistically showed growth rates greater than that expected for Georgia.

Plan Development

The *Bleckley County-Cochran Comprehensive Plan Partial Update*, as stated, was developed in accordance with the guidelines established by DCA for preparation of Partial Updates. The Partial Update was prepared through the assistance of the Heart of Georgia Altamaha Regional Development Center and with the involved and thorough input of the Bleckley County Joint Comprehensive Plan Government Committee appointed by the local governments. Committee members included the Sole County Commissioner, the Mayor and Administrator of the City of Cochran, and the Better Hometown Manager. Other local officials provided additional input. The local Government Committee, with the assistance of the RDC staff, examined the existing plan for appropriateness, while developing and expanding content to allow for current community accomplishments, desires, and plans. The result is a document which truly does represent an appropriate update to the existing comprehensive plan, a framework for local decision-making in the transition period, and a foundation for the full comprehensive plan update scheduled in the next few years. The public hearing required after the draft Partial Update is prepared, and prior to its submittal to the RDC and DCA for formal review, was held on a joint basis August 7, 2008 at the Cochran City Hall.

Format

As indicated earlier, this Partial Update was designed to meet the DCA mandated “Requirements for a Partial Update to the Local Comprehensive Plan.” The following sections of the Partial Update track the required components under the DCA standards. These include a Quality Community Objectives (QCO) Assessment; an Analysis of Areas Requiring Special Attention; an Identification of Issues and Opportunities; and an updated Implementation Program. The Implementation Program includes the specification of Long Term Policies by comprehensive plan element, a Report of Accomplishments on the previous Short Term Work Program for each government, and finally, a new Short Term Work Program consistent with implementation activities under this Partial Update for each local government.

The components of this Partial Update meet state requirements while addressing local priorities. This Partial Update is an appropriate updating of the local comprehensive plan, and puts a more modern face on community efforts to make itself an improved community for future growth and development. It is an interim guide to decision making until the comprehensive plan is more fully updated, but is also a strong local foundation for that effort which will likely only need relatively minor tweaking and the addition of more detail. The principal community

direction and focus espoused here will likely not change. The Partial Update is also consistent with the vision of the community as one of the “Best Kept Secrets” of Middle Georgia, as well as its Mission Statement, as noted on the community’s website. That Mission Statement addresses basic goals for Bleckley County to: 1) Provide Sound Financial Planning and Budgeting; 2) Encourage Civic Engagement; 3) Promote Economic Prosperity; 4) Support Environmental Stewardship; 5) Enrich Social Well-Being; and 6) Improve Homeland Security.

QUALITY COMMUNITY OBJECTIVES ASSESSMENT

Bleckley County and the City of Cochran have evaluated their current policies, activities, and development patterns for consistency with DCA's Quality Community Objectives. These smart growth principles consist of fifteen Quality Community Objectives divided into four areas of community development: Development Patterns; Resource Conservation; Social and Economic Development; and Governmental Relations. The County and City completed the Quality Community Objectives Local Assessment, a tool DCA created to aid communities in identifying issues and opportunities for adapting local activities, development patterns and implementation practices to those Quality Community Objectives (QCOs) applicable to their community. Each of the fifteen QCOs are listed and defined and then addressed for Bleckley County and Cochran, followed by a copy of the Local Assessment with the governments' responses summarized.

Development Patterns

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

The City of Cochran's zoning ordinance separates different uses and does not allow neo-traditional development "by right." Bleckley County lacks basic land use regulations, but has road acceptance and manufactured housing ordinances. Cochran does not participate in the "Tree City" program, and there are no local street tree ordinances, nor organized public tree planting campaigns in the community. The City and County did jointly purchase planters for downtown in which the Better Hometown Program planted flowers so as to help beautify the CBD. The local FFA chapter at the county high school does plant pine trees as part of their forestry program. Both Bleckley County and the City of Cochran keep their public areas clean and safe, primarily through regular use of prison inmate details. All existing sidewalks are located in Cochran, primarily in the downtown area and within older residential neighborhoods and connecting to the Middle Georgia College campus. Sidewalks are not required for new development. Existing sidewalks are generally well-maintained and frequently used by pedestrians, especially in the downtown business and Bleckley County Courthouse areas. Two of the county's five schools are located in Cochran adjacent to neighborhoods allowing some

children to walk or ride their bikes to school. The entire City of Cochran can truly be considered a small town “traditional neighborhood.”

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

The Cochran-Bleckley Chamber of Commerce and Cochran-Bleckley Better Hometown Program maintain an inventory of vacant sites and buildings available for infill development or redevelopment. There are no known brownfield areas in the community; however, the old shirt factory site in Cochran is in the process of being cleared and should be ready for redevelopment by the end of 2009. There are some opportunities for greyfield development in Cochran, including the former Fred’s and Dollar General buildings. Neither Bleckley County nor the City of Cochran have any areas planned for nodal development, although future infill development along the Cochran Bypass and near the new Bleckley County Jail will likely include concentrated areas near major intersections as well as that spread along the bypass. There is also potential for nodal development at the I-16/GA 112 interchange. While the County has no lot size restrictions, Cochran’s smallest new residential development must be a minimum of 6,000 SF, although existing development, including that 5,000 SF or less in size, is allowed. Overall, there are only limited, scattered infill opportunities within the City of Cochran, while there are redevelopment opportunities such as the previously mentioned old shirt factory site and the adjacent residential area. The Better Hometown Program is also working to encourage redevelopment of Wayne’s Gas Station/Garage. In addition to the Cochran Bypass/ Bleckley County Jail area in the unincorporated county near the city, there are further infill opportunities for additional residential development in the Limestone Road Residential Area and on scattered vacant lots along Crest Drive, both of which areas are adjacent to the Cochran city limits. Infrastructure is currently available in the Limestone Road area and will be available to the other specified infill areas. New subdivisions in the county and possible I-16/GA 112 interchange development must provide their own infrastructure.

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

Bleckley County and the City of Cochran have distinctive characteristics which help define their sense of place. These include the National Register-listed Bleckley County Courthouse and Cochran Auditorium, the castle-like historic jail, downtown Cochran, historic residential areas, and Middle Georgia College, all of which are located in Cochran. There are also natural resources, such as the Ocmulgee River, Ocmulgee Wildlife Management Area, and Ocmulgee Public Fishing Area. The City of Cochran participates in the Better Hometown downtown revitalization program, and established Cochran-Bleckley Better Hometown, Inc. to oversee the project. Downtown Cochran remains a key community focal point for shopping, dining, government, meeting, cultural, and landmark uses, which the Better Hometown program is working to maintain, improve, and promote. Although there is no local historic preservation ordinance or commission in place, Cochran Better Hometown is interested in pursuing a National Register of Historic Places historic district which would encompass all of the eligible structures downtown as well as adjacent historic residential areas. Designation of this district will enable property owners to be eligible for historic preservation rehabilitation tax incentives which could help protect and preserve significant historic resources. While Cochran does not have any design or aesthetics ordinances, anyone pursuing rehabilitation tax incentives must follow basic historic preservation guidelines known as the *Secretary of the Interior's Standards for Rehabilitation*. The City plans to address signage requirements within its updated zoning ordinance. Bleckley County does not have basic land use regulations, aside from road acceptance and manufactured housing ordinances, and there is no local plan to protect designated farmland.

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

This is not truly applicable to Bleckley County as large scale alternatives to the automobile in such a rural county are not realistic. There is a county-wide Section 5311 public transit system, and the county is also served by DHR's Coordinated Transit. Cochran has a good network of well-maintained sidewalks in its downtown, historic neighborhoods and connecting to Middle Georgia College, but there is no sidewalk development ordinance in place. The Heart of Georgia Altamaha RDC's GIS staff inventoried Cochran's sidewalks as part of a regional sidewalk survey conducted for GDOT in 2005. The Heart of Georgia Altamaha Regional Bicycle/Pedestrian Plan (June, 2005) includes two proposed connector routes to U.S. 80, U.S. 23, and State Bike Route 40 in Bleckley County. Shared or joint parking for commercial and retail development is allowed.

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

The historic 19th and 20th century architecture of Bleckley County and Cochran reflects the small town, agrarian heritage of the community and the broader Middle Georgia and Heart of Georgia Altamaha regions. Agribusiness, including cotton and peanut processing, continues to be important to the local economy and that of the region. Bleckley County participates in the Georgia Department of Economic Development’s Magnolia Midlands regional tourism partnership to promote heritage, nature-based, and agri-tourism. Cochran’s Better Hometown Program is using its downtown revitalization efforts to help create and promote local and regional tourism opportunities. An open air cotton and peanut museum is currently being developed adjacent to both the historic Bleckley County Courthouse and Cochran Auditorium. The community supports visits from Bicycle Ride Across Georgia (BRAG) participants and Cushman RV enthusiasts. The Chamber of Commerce also sponsors the annual Biking Bleckley Metric 100 event. In addition, Bleckley County/Cochran contributes to and draws from the region particularly in terms of education and local culture as the home of Middle Georgia College. The County and City also share a regional identity as part of the 17 county Heart of Georgia Altamaha RDC Region headquartered in nearby Eastman.

Resource Conservation

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

There are currently no designated historic districts in Bleckley County or Cochran; however, the Cochran Better Hometown Program is working toward preparing a National Register of Historic Places nomination for much of Cochran, including eligible areas of downtown and historic residential neighborhoods. Presently, only three properties county-wide are listed in the National Register, all of which are located in Cochran. They are: the Bleckley County Courthouse, the Cochran Municipal Building and School (locally known as the Chamber of Commerce and Cochran Auditorium), and Hillcrest (a private home). While there is a Cochran-Bleckley Better Hometown Association, there is currently no local historic preservation commission or historical society. Complementary new development is desired in Cochran, but no

ordinances or design guidelines are in place to provide assistance. There is local interest in and support for heritage preservation; however, this is especially difficult in unincorporated Bleckley County due to lack of zoning and comprehensive land use regulation. There is some growth pressure in rural Bleckley County due to spill over growth from Warner Robins/Houston County and development of new subdivisions.

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

Bleckley County and Cochran have had a long-standing working relationship with the Georgia Department of Natural Resources in support of the Ocmulgee Wildlife Management Area and more recently the Ocmulgee Public Fishing Area, which is located within the WMA. The community does not have a greenspace plan or preservation program as this has not been a local issue because of the large amount of farmland and timberland which dominates existing land use. There are no mechanisms to achieve future set asides, especially given low tax bases and the lack of zoning and comprehensive land use regulation in unincorporated Bleckley County.

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

Bleckley County and the City of Cochran recognize the importance of the county's natural resources and the need for their protection. However, there is minimal existing protection through solid waste, environmental planning criteria, and soil erosion and sedimentation ordinances, as well as health department regulations. The Part V environmental planning ordinance covering the protected Ocmulgee River Corridor, wetlands, and significant groundwater recharge areas was adopted by both governments in 1999. Local codes enforcement works to enforce these ordinances. While there is a general local desire to protect natural and cultural resources and quality of life, there is a lack of supportive land use regulation.

Social and Economic Development

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

Bleckley County and the City of Cochran have population projections for the next 20 years which help guide community decision-making in terms of infrastructure construction and extension. Cochran prepares a Capital Improvements Program through GMA. The City is currently updating its zoning ordinance, while its present ordinance does help guide and direct growth. Bleckley County has road acceptance and manufactured housing ordinances, but does not have other growth management regulations in place. The community has the leadership through the Cochran-Bleckley Chamber of Commerce, Industrial Development Authority, and local governments to pursue desired business and industrial growth. Infrastructure improvements have been made or are in progress to attract desired growth, including construction of new schools, recreation facilities, and a new industrial park. Water and sewer have been made available to the industrial park, and the City continues to expand its water/sewer service areas. In addition, there is county-wide access to DSL/fiber optics.

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

The community's local economic development agencies work to recruit business and industry which is compatible with businesses already in the community. The major employers are Lithonia Lighting, Middle Georgia College, and the local school system. Although there is a somewhat diverse jobs base, if one of these major employers were to close or leave, the local economy would be significantly impacted.

Employment Options Objective. *A range of job types should be provided in each community to meet the diverse needs of the local workforce.*

Bleckley County just received “Entrepreneur Friendly Community” designation in early August, 2008. The Industrial Development Authority is in the initial stages of program implementation. There are jobs in the community for unskilled labor, but a limited number for skilled laborers as there is only one major manufacturer, Lithonia Lighting. Lithonia Lighting is planning to expand its operations in Cochran, resulting in the addition of 100+ jobs. In addition, there are professional and managerial jobs, especially those in the education field.

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

Housing of various types is available in Bleckley County/Cochran at relatively affordable cost, thus allowing people who work in the community to live there. Available land at lower prices, quality schools, good recreation facilities/programs, and the lower cost of living in Bleckley County are helping to attract residential development from nearby Houston County/Warner Robins. The City of Cochran has experienced much growth in the last five years, with 30 residential building permits issued in 2007 alone for houses averaging \$160,000. Cochran’s zoning ordinance allows loft apartments downtown, and the Better Hometown Program is working with developers toward possible rehabilitation of a historic commercial building for this purpose. Middle Georgia College is currently expanding its residential student housing. The City of Cochran recently amended and has begun enforcing its Unsafe Buildings Ordinance to address housing and other structures in need of rehabilitation or removal. Bleckley County also has a manufactured housing ordinance to address mobile home issues such as relocation of older mobile homes in the unincorporated area.

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

The Heart of Georgia Altamaha WIA Program provides workforce training opportunities for the entire 17-county Region, including Bleckley County residents. The County is also working toward earning its Certified Work Ready Community status. Bleckley County was recently designated an “Entrepreneur Friendly” community. Post-secondary education is available in Cochran at both Middle Georgia College and Heart of Georgia Technical College’s satellite site. While there are jobs in the community for college graduates, they are limited in number.

Governmental Relations

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

Bleckley County and the City of Cochran participate in the Heart of Georgia Altamaha RDC and its efforts to find regional solutions for common issues. The governments also jointly support the Cochran-Bleckley County Chamber of Commerce and the Industrial Development Authority, as well as the Magnolia Midlands Tourism Region through the Georgia Department of Economic Development. The City of Cochran has a joint natural gas authority with the cities of Perry and Warner Robins. Bleckley County has an especially strong working relationship with neighboring Dodge County, including joint E-911 services, while Taylor Regional in Hawkinsville operates the Cochran Hospital. Public transit, emergency response and recreation are among the services within the county which are shared between the two governments.

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

Bleckley County and the City of Cochran work closely together in a number of areas, including economic development, education, service provision, and comprehensive planning. Both governments are presently satisfied with their Service Delivery Strategy, but there is interest in additional service consolidation in the future. As previously noted, Bleckley County has a particularly close relationship with nearby Dodge County, but both the County and City work well with neighboring local jurisdictions. They also participate as active members of the Heart of Georgia Altamaha RDC, whose Board of Directors represents all 17 Region counties and their cities at regular monthly meetings.

**BLECKLEY COUNTY-COCHRAN
COMPREHENSIVE PLAN PARTIAL UPDATE**

**QUALITY COMMUNITY OBJECTIVES
LOCAL ASSESSMENT SURVEY**

*Quality Community Objectives
Local Assessment*

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

**Quality Community Objectives
Local Assessment**

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.			
2. Our community is actively working to promote brownfield redevelopment.			
3. Our community is actively working to promote greyfield redevelopment.			
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).			
5. Our community allows small lot development (5,000 square feet or less) for some uses.			
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.			
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.			
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.			
4. We have ordinances to regulate the size and type of signage in our community.			

**Quality Community Objectives
Local Assessment**

5. We offer a development guidebook that illustrates the type of new development we want in our community.			
6. If applicable, our community has a plan to protect designated farmland.			
Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.			
2. We require that new development connects with existing development through a street network, not a single entry/exit.			
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.			
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.			
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.			
6. We have a plan for bicycle routes through our community.			
7. We allow commercial and retail development to share parking areas wherever possible.			
Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.			

***Quality Community Objectives
Local Assessment***

2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.			
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).			
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.			
5. Our community promotes tourism opportunities based on the unique characteristics of our region.			
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.			
<i>Resource Conservation</i>			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.			
2. We have an active historic preservation commission.			
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.			

**Quality Community Objectives
Local Assessment**

Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.			
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.			
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.			
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.			
Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.			
2. We use this resource inventory to steer development away from environmentally sensitive areas.			
3. We have identified our defining natural resources and taken steps to protect them.			
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.			
5. Our community has a tree preservation ordinance which is actively enforced.			
6. Our community has a tree-replanting ordinance for new development.			

*Quality Community Objectives
Local Assessment*

7. We are using stormwater best management practices for all new development.			
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).			
<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.			
2. Our local governments, the local school board, and other decision-making entities use the same population projections.			
3. Our elected officials understand the land-development process in our community.			
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.			
5. We have a Capital Improvements Program that supports current and future growth.			
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.			
7. We have clearly understandable guidelines for new development.			

**Quality Community Objectives
Local Assessment**

8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.			
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.			
10. We have a public-awareness element in our comprehensive planning process.			
Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.			
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.			
3. We recruit firms that provide or create sustainable products.			
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.			
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.			
2. Our community has jobs for skilled labor.			
3. Our community has jobs for unskilled labor.			

*Quality Community Objectives
Local Assessment*

4. Our community has professional and managerial jobs.			
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.			
2. People who work in our community can also afford to live in the community.			
3. Our community has enough housing for each income level (low, moderate and above-average).			
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.			
5. We have options available for loft living, downtown living, or “neo-traditional” development.			
6. We have vacant and developable land available for multifamily housing.			
7. We allow multifamily housing to be developed in our community.			
8. We support community development corporations that build housing for lower-income households.			
9. We have housing programs that focus on households with special needs.			
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.			

***Quality Community Objectives
Local Assessment***

Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.			
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.			
3. Our community has higher education opportunities, or is close to a community that does.			
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.			
<i>Governmental Relations</i>			
Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.			
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.			
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.			

*Quality Community Objectives
Local Assessment*

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

Areas Requiring Special Attention

Development can cause a substantial impact in the economy and the community that it directly affects. It is imperative that projected developments or significant areas are noted in order to provide guidance of future development. The Georgia Department of Community Affairs (DCA), has termed these areas of significant change, areas requiring special attention. These areas are categorized by evaluating the existing land use patterns and trends within the jurisdiction of the local government to identify any areas requiring special attention. The areas are categorized into one of seven areas, with the exception of resources that may contribute to more than one area.

The areas requiring special attention are defined by DCA as:

- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;
- Areas where rapid development or change of land use is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);
- Large abandoned structures or sites, including those that may be environmentally contaminated;
- Areas with significant infill development opportunities (scattered vacant sites);
- Areas of significant disinvestments, level of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

The evaluation of the existing land use patterns and trends within Bleckley County and Cochran resulted in the following identification and analysis of areas requiring special attention in accordance with state guidelines. These areas were identified by the Bleckley County Joint Comprehensive Plan Government Committee. The committee consisted of the Sole County Commissioner, the Mayor and Administrator of the City of Cochran, and the Better Hometown Manager. Committee members attended several meetings to decide what resources in the

community were of significant importance and to determine to what area the resources contributed. The areas requiring special attention are shown on Map 1 for Bleckley County and Map 2 for the City of Cochran.

It is possible for an entry to be categorized into two areas; this is represented on the map and in the document by the word “hatched” following the listed source. If the area is hatched, it will appear on the map in two colors. The area will be the designated color for the first element it is under. To signify the hatching, it will then be lined with the designated color of the second element.

Natural and cultural resources are recognized by the color green; rapid development/change likely is recognized by the color yellow; development outpace infrastructure is recognized by the color blue; areas needing redevelopment is recognized by the color orange; large abandoned structures/sites is recognized by the color brown; infill opportunities is recognized by the color gray; and concentration of housing/income need is recognized by the color red.

There are several elements where resources were not listed. This is contributed to Bleckley County and Cochran working cooperatively to develop the community at a pace that is conducive to the growth of the community, and to properly managing and planning for existing and expected growth and development.

Bleckley County

Natural/Cultural Resources

Natural resources are any scenic areas, prime agricultural or forest lands, major parks, recreation and conservation areas that are of significance to the community. Cultural resources are identified as rural, residential, commercial, industrial, institutional or transportation resources, and community landmarks of historic, cultural or archeological significance. The community works to conserve and protect designated natural and cultural resources.

Jordan Creek: Jordan Creek is a tributary of the Ocmulgee River in the Altamaha River basin; it extends along the southwest area of Bleckley County.

Georgia Highway 257 Area/West Chicken Road: This area was originally known for its scenic cypress trees and wetlands, and colorful heritage. The cypress trees and other timber were cleared for potential residential development; however the project was never completed. There

are currently no specific development plans; the land is located in the southern part of the county.

Ocmulgee Wildlife Management Area: The Ocmulgee WMA extends along the eastern side of the Ocmulgee River and is situated on 20,650 acres of land in the northwest part of the county. The area is known to be one of the three locations in Georgia that is home to the black bear; it is estimated that 300 black bears inhabit the area.

Ocmulgee WMA Gum Swamp Creek Tract: The Ocmulgee WMA Gum Swamp Creek Tract is an addition to the Ocmulgee WMA. It is located on the southeast side of Bleckley County. The Gum Swamp Creek Tract is used for hunting; the tract is also designated as one of the few bird dog training areas in Georgia.

Ocmulgee Public Fishing Area: This area is located within the boundaries of the Ocmulgee WMA and offers a 106 acre lake in the southwest part of the county. The Ocmulgee PFA was completed in June 2006. Its development has generated revenue for the local economy.

Ocmulgee River Corridor: The Ocmulgee River Corridor extends along the southwest border of the county. Due to its close proximity to the Ocmulgee WMA, black bears have been known to migrate to the area.

Rapid Development/Change Likely

Designated locations where development or disturbance of land is expected. The development can be categorized as residential, commercial, industrial, public/institutional, agriculture/forestry, mixed use, transportation/communication/utilities, and/or park/recreation/conservation.

I-16/Georgia Highway 112 Interchange Area: The I-16/Georgia Highway 112 Interchange area is located in the north part of the county; location of this projected development site makes it ideal for commercial or residential development. The area is in close proximity to Interstate 16, an intrastate interstate that stretches 166 miles from Macon to Savannah, Georgia. A development in this location would produce a continuous flow of developments along the I-16/Georgia Highway 112 Interchange area. There is a possibility that the site could be developed for a “NASCAR Theme Park,” and other compatible nodal development.

Limestone Road Residential Area (hatched): This area is south of Cochran. The close proximity of this location to the incorporated area makes it an ideal site for residential development. The site is projected for subdivision development.

Ash Street/Bypass Future Development (Residential/Commerical): This area is north of Cochran and sits adjacent to a high traffic area, making it possible for commercial development. The commercial development will likely spur residential development in the area as well.

Georgia Highway 87 North Residential Area: This location is projected as a residential development area that will be sold by units of five to 10 acre parcels. The area is located in the northwest part of the county and is in close proximity to the Ocmulgee Wildlife Management Area.

Georgia Highway 112 Residential Area: Due to existing and planned subdivision developments in the area, it is projected that residential development will continue along Georgia Highway 112. This area is located in the north part of the county.

Mac Thompson Road Residential Area Expansion: The Woods Golf Course and Subdivision attract development to the Mac Thompson Road area. Additional residential development is projected to spillover onto the remaining undeveloped areas. The area is located southeast of Cochran.

Future Recreation Area Expansion: Due to annual events held in Bleckley County, Southeastern Cushman Meet, Biking Bleckley, etc., there is a need to expand the current recreation area. The projected expansion site is adjacent to the current recreation center, which is located just southwest of Cochran. By expanding the recreation facility this will provide opportunity for additional activities/events and will allow current events to continue to grow. In addition to expanding the recreation area, a portion of the site has been considered for a possible Recreational Vehicle area.

Infill Opportunities

These areas have existing infrastructure in place and help to reduce the disturbance of undeveloped land. Development of sites close to infill opportunities are strongly encouraged throughout the community, existing infrastructure may be available depending on proximity.

Potential Infill Bypass/New Jail Area: Residential or commercial infill opportunities are available in this area. This is a high traffic location which makes it marketable for any type of development. Due to the site being located just north of the city, infrastructure will be available to all sites developed.

Limestone Road Residential Area (hatched): Limestone Road is a residential development area south of Cochran with infill opportunities for additional residential development. Existing infrastructure is available to residential sites developed in this area.

Potential Infill along Crest Drive: This area is surrounded by development; however, there are a few scattered lots vacant for infill development. Due to location, infrastructure will be available to all sites developed along Crest Drive. The potential infill along Crest Drive is located northeast of the city.

Concentration of Housing/Income Need

These locations are defined as significant areas of blight where low income or unemployment causes a higher level of poverty than the community as a whole. This results in a lack of investment and property maintenance.

Georgia Highway 26 West Redevelopment Neighborhood: There are scattered areas of poverty and blight in Bleckley County; however, the majority has been confined to a residential neighborhood along Georgia Highway 26 West in the southwest part of the county. At this location there are three houses that are in need of rehabilitation or removal. While these three homes signify the majority of the blight along Georgia Highway 26 West, there are other areas of blight along this strip that need to be addressed as well in order to give this neighborhood the rural character associated with Bleckley County.

North Cochran Gateway: This area is one of the main entrances into Cochran via Macon/Bibb County, along U.S. Highway 129/U.S. Highway 23 and Georgia Highway 87. This is an area where redevelopment is necessary in order to improve the appearance and aesthetics of the county. The gateway needs to be upgraded so that it exemplifies the rural character atmosphere associated with Cochran and Bleckley County. The North Cochran Gateway is located just northwest of the city.

City of Cochran

Natural/Cultural Resources

Natural resources are any scenic areas, prime agricultural or forest lands, major parks, recreation and conservation areas that are of significance to the community. Cultural resources are identified as rural, residential, commercial, industrial, institutional or transportation resources, and community landmarks of historic, cultural or archeological significance. The community works to conserve and protect designated natural and cultural resources.

Downtown Cochran: Cochran was incorporated on March 18, 1869 and named for the late Judge Arthur E. Cochran. Downtown Cochran is rich in cultural history. The downtown area is generally considered First and Third streets from Dyke Street to Ash Street. The community participates in the state Better Hometown Program through Cochran-Bleckley Better Hometown, Inc. This program is dedicated to revitalizing and developing the downtown area. The organization is interested in pursuing a National Register of Historic Places historic district that would encompass eligible downtown commercial buildings as well as adjacent residential properties. The Downtown Cochran commercial area would not qualify for the National Register on its own due to significant changes made to the exterior of many of the historic structures and other non-historic intrusions. The nearby Bleckley County Courthouse, Hillcrest House, and Cochran Auditorium, which houses the Cochran-Bleckley Chamber of Commerce, are currently listed on the National Register.

Middle Georgia College: The College was established in 1884, making it the oldest two year college in the United States. The college now offers a limited amount of four year degrees and is in the process of expanding those offerings. Middle Georgia College is a unit of the University System of Georgia. The college is situated on 170 acres of land in southeast Cochran, with an enrollment of about 2,600.

Jordan Creek: Jordan Creek is a tributary of the Ocmulgee River; the creek has three branches that run into Cochran. The creek runs by the City's sewer treatment plant and is used for the discharge of treated waste water. Citizens of the City of Cochran refer to Jordan Creek as "The Big Ditch." Whenever there is a significant amount of rain, a portion of the creek floods causing a fountain of water shooting up reaching an estimated 10 feet, and the gathering of citizens to observe.

Rapid Development/Change Likely

Designated locations where development or disturbance of land is expected. The development can be categorized as residential, commercial, industrial, public/institutional, agriculture/forestry, mixed use, transportation/communication/utilities, and/or park/recreation/conservation.

Cook Road Residential Area: With the recent development of Wood Oak Subdivision; it is projected that additional residential development will proceed on Cook Road. This area is also located near Middle Georgia College and the new Bleckley County High School in the southeast vicinity of the city, which will likely spur residential development.

Ash Street/Bypass Future Development (Residential /Commercial): This is currently an agriculture area located in the northern area of the city that is projected to develop for residential or commercial use. If this area were to be used for commercial development, a pump station would need to be installed to support the development.

Areas Needing Redevelopment

These areas are generally in need of treatment/rehabilitation to help restore structures/area back to a former state or to a better condition by means of repairs, remodeling, or demolishing the structure and building a new one. Redevelopment of these structures improves the aesthetics and appearance of the area, increasing the chances of growth.

Old Shirt Factory: This industrial site was once a large employer for the people in the city of Cochran and Bleckley County. The old shirt factory is located just south of Downtown Cochran. The facility is in the process of being removed; the majority of the site will be removed by December 2008. The remaining site will be removed by December 2009, with the exception of a warehouse that was added to the shirt factory at a later date. The added warehouse is still in good condition and will remain on the property. No development plans for the site are known at this time.

Wayne's Gas Station: This site is currently used as a mechanical garage; however, there are concerns about the stability of the building. The building is in need of renovations; therefore, the Cochran-Bleckley Better Hometown Inc. has become involved with the rehabilitation of the site. Wayne's Gas Station sits adjacent to Downtown Cochran.

Residential Areas Adjacent to Old Shirt Factory (hatched): This is a residential area that needs rehabilitation in order to guide growth; the residential area is located south of Downtown Cochran. With the condition of the adjacent old shirt factory, there is hope for the area. The old shirt factory is currently being demolished, which addresses some of the problem in this area. If this site were rehabilitated, it would enhance the appearance of the area and could potentially bring in development for the entire area, including the old shirt factory.

Large Abandoned Structures/Sites

These are areas with large structures/sites that have been deserted; due to the abandonment it is common for beautification treatment to be needed to improve appearance and aesthetics of the structures/sites. This includes sites that may be environmentally contaminated.

Amoco Station: This facility has been abandoned for a number of years. Before becoming the Amoco Station, the facility was known as the “Beline Service Station.” With the site’s close proximity to Downtown Cochran, redevelopment of this property needs to be carefully examined so that it is compatible with existing development. The Amoco Station is located in northwest Cochran.

Concentration of Housing/Income Need

These locations are defined as significant areas of blight where low income or unemployment causes a higher level of poverty than the community as a whole. This results in a lack of investment and property maintenance.

Wynne Circle Neighborhood, located in southwest Cochran.

“The Hill” Neighborhood, located in north Cochran.

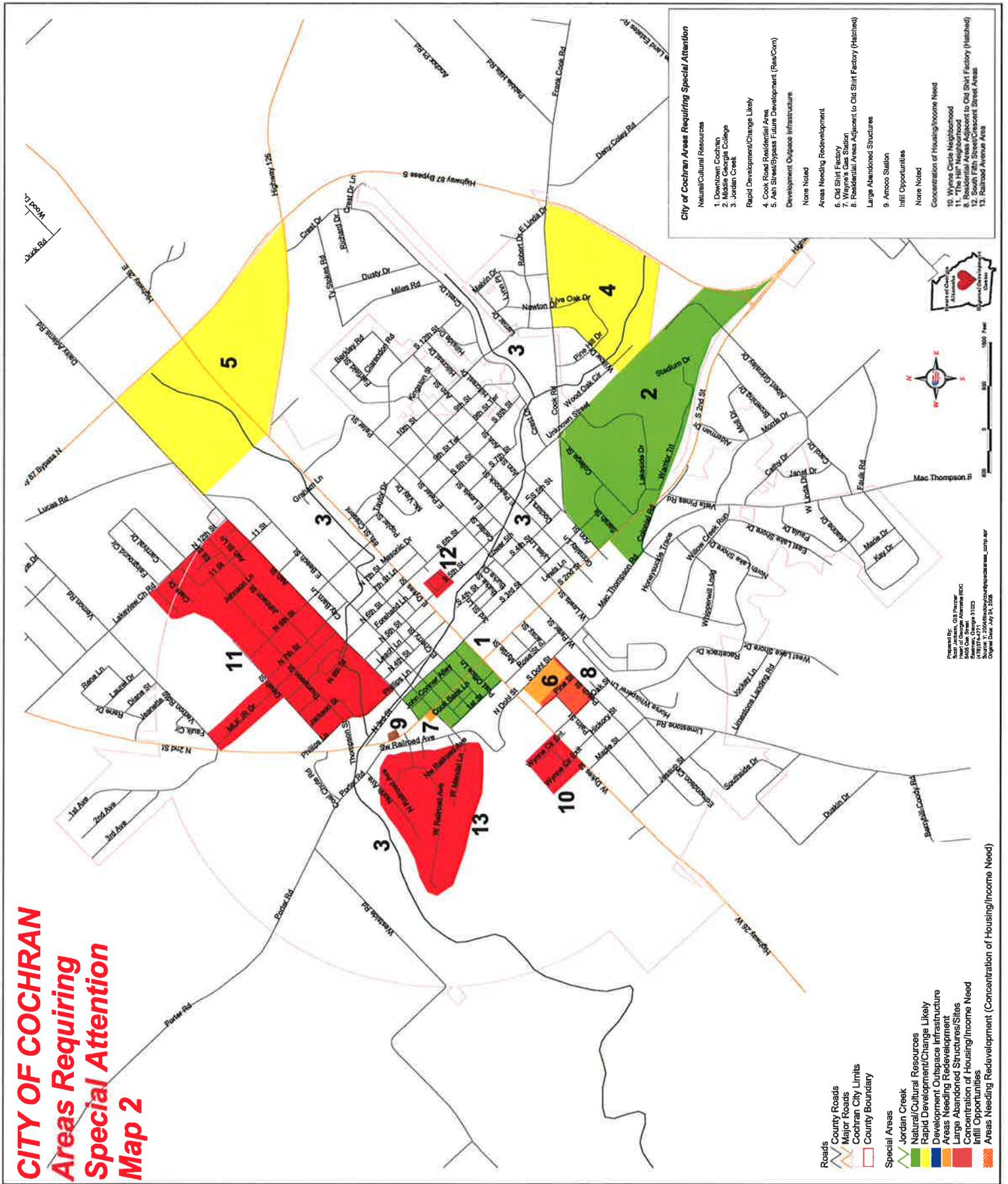
Residential Areas adjacent to Old Shirt Factory (hatched), located south of Downtown Cochran.

South Fifth Street/Crescent Street Areas, located in east Cochran.

Railroad Avenue Area, located in west Cochran.

Areas of poverty and blight in Cochran are generally confined to five areas; these areas make up a significant portion of the city. The areas consist of mobile homes and/or houses that are old and in need of rehabilitation. These areas usually result from low incomes and the consequences of lack of investment and upkeep. The areas may be considered for potential Community Development Block Grants (CDBG). By utilizing CDBG grants and others efforts of housing rehabilitation to enhance the appearance and aesthetics of the areas, these locations can add to the small town, rural character and appearance of Cochran. Cochran has an Unsafe Building Ordinance that was passed in 1994, but never fully utilized until recently. The ordinance was recently amended; it allows the City to demolish dilapidated houses that are considered unsafe. If the owner is not willing to cooperate with the City and the City has to pay for the structure to be removed, the owner or landlord of the property will be billed for the removal. This amended ordinance has resulted in invigorated efforts of removing dilapidated housing. Improvements are being accomplished at virtually no cost to Cochran, and are helping efforts to revitalize the community. As of July 2008, two structures have been removed.

CITY OF COCHRAN
Areas Requiring
Special Attention
Map 2



Identification of Issues and Opportunities

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/DDA reactivated
- 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/GA 112 interchange development
- Growth management
- County-wide access to DSL/fiber optic
- Airport improvements
- Protection/promotion of agricultural/forestry uses
- U.S. 23/Cochran Bypass

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

Housing

- Improvement of housing quality
- Need for additional affordable housing
- Utilization of state/federal programs, including historic preservation rehabilitation tax incentives
- Need for 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
- Need for planning/growth management/nuisance/environmental regulation
- Building/codes enforcement
- Need for 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
- Park/recreational facilities improvements/funding
- Long-range Recreation Master Plan development
- Long term waste disposal site selection
- Health care system improvements, including physician recruitment
- Public safety enhancements
- Fire service improvements/need for more stations in county
- Provision of adequate government facilities, including city administrative facility

- Excess wastewater treatment capacity availability
- 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 Comprehensive Plan Partial Update, as has been stated in the Introduction, is an interim update to the community's adopted 1994 joint comprehensive plan. Both documents were prepared under the Georgia Department of Community Affairs' Local Planning Requirements established under the Georgia Planning Act of 1989. Again, this current Partial Update is but a refining update to the existing full plan, as required for the moment. Although a full plan update is not scheduled until 2011, this partial plan update will serve as an interim guide and will establish a foundation for a new full plan which will be prepared at that time. 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 finalized the issues and opportunities it wishes to address; and has delineated areas of special attention that necessitate a more concerted focus by the community in the years ahead, 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 improvements.

The implementation program is the overall strategy for addressing the identified Community Issues and Opportunities. This implementation program consists of newly expressed Long Term Policies to guide community decision-making, as well as a Short Term Work Program for each local government which identifies specific implementation activities to be undertaken in the next five years of plan implementation to address these policies. A Report of Accomplishments is also included for each local government that identifies the achievements and status of work items contained in the previous Short Term Work Program of the existing previous comprehensive plan. Implementation Strategies, which are normally prepared during a full plan update to identify even more specific steps and actions to address policies prior to developing the Short Term Work Program, are not included in this Partial Update. Instead, they will be delineated during the full plan update since its preparation is only be a few years away. The Long Term Policies developed during this Partial Update will help to establish the framework for the formation of new Implementation Strategies at that time.

Bleckley County-Cochran Comprehensive Plan Partial Update

Long Term Policies

Economic Development

The community will cooperate and coordinate with existing local, regional, and state agencies to improve all of Bleckley County

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

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

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

The community will work to develop the necessary infrastructure and improvements at the new industrial park to facilitate and accommodate desired commercial and industrial growth

The community will work with the Chamber of Commerce and the Industrial Development Authority to develop a detailed economic development strategy

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

The community will seek to enhance and grow tourism as an important component of the local economy through festivals, recreation and leisure facilities/activities, agri-tourism, nature-based tourism, and promotion of golfing/outdoor opportunities

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.

The community will work to enhance economic development marketing efforts through the Industrial Development Authority, Chamber of Commerce, Cochran Better Hometown program, and other regional/state agencies

The community will continue to revitalize/maintain downtown Cochran as a vibrant, functioning commercial, governmental, and social center through the Better Hometown Program and the Downtown Development Authority

The community will seek development compatible with its existing rural character and quality of life

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 direct, manage, and guide its future growth and development through coordinated planning, growth management/nuisance/environmental regulation, and code enforcement

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

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

The community will promote the availability of county-wide access to DSL/fiber optic communications

The community will work to guide and direct appropriate development along US 23/Cochran Bypass

Natural and Cultural Resources

The community will seek and promote development which is respectful, compatible, and maintains and supports the existing rural character, open spaces, and landscapes of Bleckley County

The community will seek to conserve and protect the Ocmulgee River, the county's significant groundwater recharge areas, wetlands, other important natural resources, and the open spaces and landscapes of the county

The community will seek to conserve and protect its wildlife management and public fishing areas, and will work to pursue additional public and private outdoor recreation or nature venues

The community will capitalize on its economic opportunities associated with its open spaces and natural and cultural resources, and will seek to promote, develop, and cultivate additional compatible uses of these resources

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

The community will proactively manage and guide its growth and development, and protect and conserve its important natural and cultural resources through community investment and appropriate regulation

The community will work to improve its appearance and aesthetics through code enforcement and other means

The community will seek development compatible with its existing rural character and quality of life

Housing

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

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 encourage the use of state and federal programs to improve availability of quality housing, and to encourage homeownership

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 the adoption and use of coordinated construction codes, mobile home regulations, subdivision regulations, and growth management

The community will encourage and support the development of appropriate loft apartments in downtown Cochran

Land Use

The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing character

The community will cooperate to implement and enforce coordinated, comprehensive quality development standards and consistent code enforcement

The community will encourage growth which preserves and protects its rural character and quality of life

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

The community will seek to enhance existing recreation and leisure facilities and develop new facilities/uses which will continue to complement/promote tourism and the community

The community will continue pursuing revitalization of downtown Cochran as an important, functioning economic, social, and governmental center

The community will maximize utilization of the public and private investment in infrastructure and facilities of its industrial park, commercial areas, and other developed areas to guide/direct future growth

The community will continue to maintain and improve ongoing landscaping/beautification efforts in Cochran

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

The community will guide and direct growth in the unincorporated areas through the development of growth management/nuisance/environmental regulation, mobile home regulations, subdivision regulations and code enforcement

The community will work to promote existing uses so as to encourage the preservation of the county's prime farm land and open space

The community will seek and promote development which is compatible with, and supportive of, the rural character of Bleckley County

The community will seek to encourage, plan and manage growth through maximum utilization of the community future land use plan when reviewing planned development

The community will work together to explore the feasibility of annexation by Cochran where appropriate

Community Facilities and Services

The community will maintain, upgrade, and expand its existing infrastructure and services to enhance the quality of life, and to attract 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 pursue, develop, and promote transportation improvements of all types (highway, airport, transit, rail, bicycle, and pedestrian) that are compatible with and supportive of the community's desired economic development, future growth, and quality of life

The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and programs

The community will enhance and promote existing parks and establish new parks/recreational facilities 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 maintain and enhance the county's solid waste and recycling facilities and initiatives, in conjunction with other efforts to improve community appearance and aesthetics

The community will seek to enhance and grow tourism as an important component of the local economy through festivals, recreation and leisure facilities/activities, agri-tourism, nature-based tourism, and promotion of golfing/outdoor opportunities

The community will work together to maintain and upgrade its health care facilities and services conducive to economic development and a high quality of life

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

The community will provide and maintain adequate government facilities, including a courthouse annex and city administrative facilities

The community will continue to improve public safety services and facilities to support an expanding population, and improve quality of service

The community will work to improve fire service county-wide, including possible facilities additions in the unincorporated areas

Intergovernmental Coordination

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

The community will utilize regional collaboration and efforts with surrounding cities and counties as a strategy in its economic development and development of infrastructure and services

The community will coordinate efforts in the delivery of services where appropriate

The community will investigate the possibility of shared and consolidated services where appropriate and feasible

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

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2004	Continue to work closely as needed with Cochran regarding infrastructure improvements	N		N			N		Y	The County and City are presently working jointly along with the Chamber and Industrial Development Authority to develop a new countywide industrial park. Property for the park has been acquired, and the City has extended needed infrastructure to the site. Coordinated efforts will continue on an ongoing basis. However, this item is being dropped due to its wording as a policy statement rather than a specific activity. Instead, it will be addressed in the future through the Implementation Policies and Strategies of the Comprehensive Plan.
ED	2004	Continue to participate in the Georgia Economic Developers Association	N		N			N		Y	The City's participation will continue on an ongoing basis. However, this item, as presently worded, is a policy statement as opposed to a specific activity and will not be restated in the New STWP. It will be addressed in the future through the Implementation Policies and Strategies of the Comprehensive Plan.
ED	2004	Continue to aggressively recruit industrial development that is compatible with the county's rural character	N		N			N		Y	Recruitment efforts will continue on an ongoing basis. However, this item is being dropped due to its wording as a policy statement rather than a specific activity. Instead, it will be addressed in the future through the Implementation Policies and Strategies of the Comprehensive Plan.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2004	Continue coordinated economic development efforts	N		Y	Ongoing				The County and City are presently working jointly along with the Chamber and Industrial Development Authority to develop a new countywide industrial park. Property for the park has been acquired, and the City has extended needed infrastructure to the site. Coordinated efforts will continue on an ongoing basis. However, this item will be reworded in the New STWP to reflect more specific activities, as opposed to its current wording as a policy statement.
NR	2004	Assist with the development of a new state fishing lake	Y	2005						The Ocmulgee Public Fishing Area was established in 2005.
NR	2004	Continue to assist in nominating historic properties to the National Register of Historic Places	N		Y	Ongoing				This item will be continued on an as needed basis.
CF	2004	Continue to add new recreation facilities (seek grant funding for 3 additional ball fields; purchase land for walking trail, soccer fields) and renovate existing facilities as needed	N		Y	Ongoing				Several new ballfields and a soccer field, along with a new floor for the gymnasium, have been added in recent years. This item will be continued on an as needed basis.
CF	2004	Continue to seek the paving of additional roads	N		Y	Ongoing				This item will continue on an as needed basis.
CF	2004	Continue to pursue landfill improvements as needed	N		N		N		Y	Dropped due to the fact that the landfill is now closed. Improvements to the transfer station will continue as needed.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2004	Continue to pursue renovations to the county courthouse as needed	N		Y	Beyond 2013				Renovations to the courthouse will continue on an as needed basis as adequate funding is available. However, the County considers the need for a courthouse annex to be the higher priority long term. It is likely that the completion of renovations and improvements to the courthouse will occur sometime beyond the 5- year time frame for the New STWP. This item will also be stated in a Long Term Work Program (LTWP).
CF	2008	Purchase land for the purposes of constructing a new courthouse annex	N		N			Y	2011	Postponed until 2011 due to the present inability to purchase property adjacent to the courthouse for use as an annex. The County also believes that completing the funding for the new jail has taken the higher funding priority at this time.
CF	2007	Research the possibility of building a new DFACS building	N		N			Y	2010	Postponed until 2010 due to the current lack of adequate and available funding. The County is desirous of combining the local DFACS office with other state and federal agency offices into a single building.
CF	2004	Continue to monitor law enforcement and protection needs and make improvements as necessary by constructing a new jail	Y	2008						A new jail was constructed in 2008.
CF	2004	Continue contracting with private vendor for EMS service	N		Y	Ongoing				Contracting for the provision of EMS service will be continued on an annual basis.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2004	Continue to prepare a detailed capital improvement program	N		N		N		Y	This item is being dropped due to its nature as a policy statement. Instead, more specific activities from the capital improvement program will be identified in the New STWP.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2004	Continue to participate in the Georgia Economic Developers Association	N		N			N		Y	The City's participation will continue on an ongoing basis. However, this item, as presently worded, is a policy statement as opposed to a specific activity and will not be restated in the New STWP. It will be addressed in the future through the Implementation Policies and Strategies of the Comprehensive Plan.
ED	2004	Continue coordinated economic development efforts	N		Y	Ongoing					The County and City are presently working jointly along with the Chamber and Industrial Development Authority to develop a new countywide industrial park. Property for the park has been acquired, and the City has extended needed infrastructure to the site. Coordinated efforts will continue on an ongoing basis. However, this item will be reworded in the New STWP to reflect more specific activities, as opposed to its current wording as a policy statement.
NR	2004	Continue to identify historic sites	N		Y	Ongoing					The City is currently working jointly with its Downtown Development Authority and Better Hometown Program to utilize a local façade grant program to help assist with improvements to rebuild the downtown area to its original look. This item will be continued on an ongoing basis, but will be restated in the New STWP to reflect more specific activities as opposed to a general policy statement.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2004	Continue to assist in nominating historic properties to the National Register of Historic Places	N		Y	Ongoing				The City is currently pursuing efforts to obtain a downtown historic district, and this will be stated in the New STWP. This item will be continued on an as needed basis.
CF	2004	Continue to pave and resurface city streets as needed	N		Y	Ongoing				In 2007 the City spent some \$150,000 on improvements to several streets and intersections. This item will continue on an as needed basis.
CF	2004	Pursue airport improvements	N		Y	Ongoing				A new 4,400 ft. runway was constructed in 2008, and a new 10,000 gallon fuel tank was acquired. Current plans call for the purchase of a new beacon, and plans also call for applying for additional T-Hangars. This item will be continued on an ongoing basis.
CF	2004	Continue to upgrade recreation facilities as needed	N		Y	Ongoing				Several new ballfields and a soccer field, along with a new floor for the gymnasium, have been added in recent years. This item will be continued on an as needed basis.
CF	2004	Pursue the conversion of the former Mullis-Howard house for use as a new City Hall	N		N		N		Y	This item has been dropped due to a lack of sufficient interest and the City Council's decision to sell the building.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2008	Continue to monitor police protection needs and make improvements as necessary	N		Y	Ongoing				The City acquires new protective gear regularly and two new vehicles per year. This item will be continued on an as needed basis.	
CF	2004	Continue contracting with private vendor for EMS service	N		N			N		Y	Contracting for the provision of EMS service is handled through the County. Therefore, it is being dropped from the City's STWP.
CF	2004	Continue to prepare a detailed capital improvement program	N		N			N		Y	The preparation of a capital improvement program will continue on an annual basis. However, this item is being dropped due to its nature as a policy statement. Instead, more specific activities from the capital improvement program will be identified in the New STWP.
HO	2007	Amend zoning ordinance regarding manufactured housing	N		Y	2009					The City is currently in the process of seeking to amend its zoning ordinance in order to eliminate the placement of additional mobile homes in the City. It is anticipated that amendments to the ordinance will be completed by 2009.

**BLECKLEY COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
ED	Pursue funding as needed to further develop the new Industrial Park, including expansion and additional infrastructure, as appropriate	X (pave road)	X	X	X	X	X	X	IDA, DOT (TE)	\$600,000 (paving of Jack Hart Road), \$1 million (total, infrastructure)	X	X	X	
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X	X	X	Chamber, IDA	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X	X	X	Chamber, IDA	\$5,000 (total)	X			
ED	Utilize the Chamber and Industrial Development Authority to develop a detailed economic development strategy				X		X	X	Chamber, IDA, Georgia Tech EDI	\$25,000 (study)	X			
ED	Seek state designation as a Certified Work Ready Community	X	X				X		BOE, Chamber, IDA, HGTC, Office of Workforce Readiness	\$70,000 (total)	X	X		
ED	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	X	X		IDA, GDEcD	\$25,000 (total)	X	X		
ED, CFS	Pursue the widening of the US 23/ GA 87 Cochran By-Pass to four lanes		X	X			X	X	DOT	\$4.5 million (total)	X	X	X	

**BLECKLEY COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
ED, CFS	Pursue the widening of US 23 to Eastman to four lanes			X	X	X	X		IDA, DOT	\$10 million (total)	X	X	X	
NCR	Continue to assist in nominating historic properties to the National Register of Historic Places	X	X	X	X	X	X	X	Hist. Soc., HPD, RDC	NA				
CFS	Continue to renovate existing recreation facilities/develop new facilities as needed	X	X	X	X	X	X	X	Recreation Comm., SPLOST	\$150,000/yr.	X			
CFS	Pursue the development of a long range Recreation Master Plan				X		X	X	Recreation Comm.	\$20,000	X			
CFS	Continue to seek paving of additional roads as needed	X	X	X	X	X	X		DOT	\$1 million (total)	X	X		
CFS	Seek funding to continue renovations and expansion to the county courthouse as needed	X	X	X	X	X	X			\$300,000 (total)	X			
CFS	Purchase land for the development of a county annex			X	X	X	X			\$80,000 (land), \$50,000 (total, bldg.)	X			
CFS	Pursue funding to construct a new multi-agency building		X				X			\$1.5 million	X			
CFS	Continue to contract with a private vendor for EMS service	X	X	X	X	X	X		Private Vendor	\$475,000/yr. (2009-2011), \$575,000/yr. (2012-13)	X			
CFS	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					X	X		FEMA, GEMA	\$350,000	X	X	X	

**CITY OF COCHRAN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
ED	Pursue funding as needed to further develop the new Industrial Park, including expansion and additional infrastructure, as appropriate	X (pave road)	X	X	X	X	X	X	IDA, DOT (TE)	\$600,000 (paving of Jack Hart Road), \$1 million (total, infrastructure)	X	X	X	
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X	X	X	Chamber, IDA	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X	X	X	Chamber, IDA	\$5,000 (total)	X			
ED	Utilize the Chamber and Industrial Development Authority to develop a detailed economic development strategy				X		X	X	Chamber, IDA, Georgia Tech EDI	\$25,000 (study)	X			
ED, CFS	Pursue the extension of natural gas service to the I-16/GA 112 interchange	X	X					X	DCA (OneGeorgia)	\$250,000 (total)	X	X	X	
ED, CFS	Pursue the widening of the US 23/ GA 87 Cochran By-Pass to four lanes		X	X			X	X	DOT	\$4.5 million	X	X	X	
NCR	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	X	X		X	DDA, Cochran Better Hometown Prog., DCA	\$12,500 (total)	X	X		X

**CITY OF COCHRAN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
NCR	Pursue efforts to obtain a historic district and nominate eligible properties to the National Register of Historic Places	X	X	X				X	Cochran Better Hometown Prog., Hist. Soc.	\$5,000 (total)	X			
CFS	Continue to renovate existing recreation facilities/develop new facilities as needed	X	X	X	X	X	X	X	Recreation Comm., SPLOST	\$150,000/yr.	X			
CFS	Pursue the development of a long range Recreation Master Plan				X		X	X	Recreation Comm.	\$20,000	X			
CFS	Continue to seek funding to pave and/or resurface additional streets as needed	X	X	X	X	X		X	DOT (LARP)	\$150,000 (total)	X	X		
CFS	Seek funding as appropriate to continue airport upgrades, including the purchase of a new beacon and constructing additional T-Hangars	X	X	X	X	X		X	DOT, FAA	\$2 million (total)	X	X	X	
CFS	Pursue funding as needed to continue to upgrade the police department, including purchasing new vehicles and equipment as necessary	X	X	X	X	X		X		\$250,000 (total)	X			
CFS	Seek funding to extend water/sewer infrastructure to the Sand Hill area					X		X	DCA (CDBG), USDA Rural Dev't., GEFA	\$1.5 million	X	X	X	
HO	Pursue removal/rehabilitation of substandard housing through strict code enforcement	X	X	X	X	X		X		NA				

**CITY OF COCHRAN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
LU	Seek to update the city's zoning ordinance	X	X					X	RDC	\$1,000 (enforcement)	X			
LU	Pursue the development of subdivision regulations and neighborhood covenants	X	X					X		\$1,000 (enforcement)	X			

Mike Polsky
Bleckley County Commissioner



112 N. Second Street
Cochran, GA 31014
Phone 478-934-3200
Fax 478-934-0822
Email: mpolsky@bleckley.org

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 "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 their partial update, 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 Local Planning Requirements through the Bleckley County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to prepare a required partial update to its existing adopted comprehensive plan;

WHEREAS, this coordinated and comprehensive planning process has resulted in *The Joint Bleckley County Comprehensive Plan Partial Update (2008)*, including a separate "Five-Year Short-Term Work Program" for Bleckley County in this plan update;

WHEREAS, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on August 7, 2008 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

WHEREAS, Bleckley County has participated in the development, reviewed, and approved *The Joint Bleckley County Comprehensive Plan Partial Update (2008)*, including the Bleckley County Short-Term Work Program, as a required partial update to its existing adopted local comprehensive plan under the Georgia Planning Act of 1989, the *Bleckley County-Cochran Comprehensive Plan (1994)*.

Mike Polsky
Bleckley County Commissioner



112 N. Second Street
Cochran, GA 31014
Phone 478-934-3200
Fax 478-934-0822
Email: mpolsky@bleckley.org

Page 2

NOW, THEREFORE BE IT RESOLVED that the Bleckley County Sole Commissioner certifies that public participation and other requirements of the Local Planning Requirements for this required Partial Comprehensive Plan Update have been met, and that *The Joint Bleckley County Comprehensive Plan Partial Update (2008)* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of this Partial Update by the Bleckley County Sole Commissioner as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 11 day of August, 2008.

BY:  _____

ATTEST:  _____

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 "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 their partial update, 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 Local Planning Requirements through the Bleckley County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to prepare a required partial update to its existing adopted comprehensive plan;

WHEREAS, this coordinated and comprehensive planning process has resulted in *The Joint Bleckley County Comprehensive Plan Partial Update* (2008), including a separate "Five-Year Short-Term Work Program" for the City of Cochran in this plan update;

WHEREAS, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on August 7, 2008 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

WHEREAS, the City of Cochran has participated in the development, reviewed, and approved *The Joint Bleckley County Comprehensive Plan Partial Update* (2008), including the City of Cochran Short-Term Work Program, as a required partial update to its existing adopted local comprehensive plan under the Georgia Planning Act of 1989, the *Bleckley County-Cochran Comprehensive Plan* (1994).

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 Local Planning Requirements for this required Partial Comprehensive Plan Update have been met, and that *The Joint Bleckley County Comprehensive Plan Partial Update* (2008) is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of this Partial Update by the City of Cochran as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 12th day of August, 2008.

Edward E. Towns
Edward E. Towns
Mayor, City of Cochran

ATTEST: Matt Turknett
Matt Turknett, City Clerk

City of Cochran

(CITY SEAL)

Willie Basby
Willie Basby

David Sawyer
David Sawyer

Charles Cranford
Charles Cranford

Gary Ates
Gary Ates

Leo Mullis
Leo Mullis

Eric Bisher
Eric Bisher

Mike Polsky
Bleckley County Commissioner



112 N. Second Street
Cochran, GA 31014
Phone 478-934-3200
Fax 478-934-0822
Email: mpolsky@bleckley.org

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 "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 their partial update, 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 Local Planning Requirements through the Bleckley County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to prepare a required partial update to its existing adopted comprehensive plan;

WHEREAS, this coordinated and comprehensive planning process has resulted in *The Joint Bleckley County Comprehensive Plan Partial Update (2008)*, including a separate "Five-Year Short-Term Work Program" for Bleckley County in this plan update;

WHEREAS, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for official review; and

WHEREAS, *The Joint Bleckley County Comprehensive Plan Partial Update (2008)* has now been certified by this review as adequately addressing the Local Planning Requirements 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 Joint Bleckley County Comprehensive Plan Partial Update (2008)*, as part of 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 Sole Commissioner hereby approves and adopts *The Joint Bleckley County Comprehensive Plan Partial Update (2008)*, as part of Bleckley County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 1991.

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

SO RESOLVED, this 23rd day of October, 2008.



Mike Polsky
Bleckley County Commissioner

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 "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 their partial update, 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 Local Planning Requirements through the Bleckley County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to prepare a required partial update to its existing adopted comprehensive plan;

WHEREAS, this coordinated and comprehensive planning process has resulted in *The Joint Bleckley County Comprehensive Plan Partial Update (2008)*, including a separate "Five-Year Short-Term Work Program" for the City of Cochran in this plan update;

WHEREAS, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for official review; and

WHEREAS, *The Joint Bleckley County Comprehensive Plan Partial Update (2008)*, has now been certified by this review as adequately addressing the Local Planning Requirements 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 Joint Bleckley County Comprehensive Plan Partial Update (2008)*, as part of 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 Joint Bleckley County Comprehensive Plan Partial Update (2008)*, as part of Bleckley County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 1991.

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 Development Center, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 17th day of October 2008.

Edward E. Towns

Edward E. Towns
Mayor, City of Cochran

ATTEST:

Matt Turknett

Matt Turknett, City Clerk
City of Cochran

(CITY SEAL)

Willie Basby

Willie Basby

Charles C. Cranford

Charles Cranford

David Sawyer

David Sawyer

Gary Atgs

Gary Atgs

Leo Mullis

Leo Mullis

Eric Bisher

Eric Bisher