

July 3, 2024

Georgia Department of Community Affairs
Office of Planning and Environmental Management
60 Executive Park South, NE
Atlanta, GA 30329

RE: 2024 Three Rivers Regional Plan Update

Three Rivers Regional Commission has completed the full five-year update to its Regional Plan and is submitting it with this letter for review by the Georgia Department of Community Affairs.

I certify that plan was completed in accordance with the Standards and Procedures for Regional Planning, which included the required public hearings, involvement of regional elected officials and other stakeholders as part of the recommended participation techniques.

I certify that the plan was developed with the consideration of relevant local, state, and regional planning documents including but not limited to the Three Rivers Comprehensive Economic Development Strategy (CEDS), Three Rivers Regional Bicycle and Pedestrian Plan, Three Rivers Regionally Important Resources Plan (RIR), Metropolitan North Georgia Water Planning District Water Resource Management Plan, Middle Chattahoochee Regional Water Plan, Middle Ocmulgee Regional Water Plan, Upper Flint Regional Water Plan, Georgia's Strategic Comprehensive Outdoor Recreation Plan, and the regional plans of all contiguous regional commissions.

For questions regarding this submittal, please contact Paul Jarrell, Interim Planning Director at 470-631-1063 or pjarrell@threeriversrc.com.

Sincerely,



Mark Butler
Executive Director

Enclosures

Three Rivers Regional Plan

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Executive Summary



Executive Summary

Introduction to the Regional Plan

This regional plan is intended to provide a region-wide vision for the future while capitalizing on unique assets and common goals. This plan is updated every five years and is in similar structure to local comprehensive plans. The structure of the regional plan will include the following elements:

- Regional Goals
 - Regional Vision
 - Goals and Policies
 - Regional Development Maps
- Needs and Opportunities
- Implementation Program
 - Performance Standards
 - Regional Work Program

The Region

The Three Rivers Regional Commission (TRRC) is located in west central Georgia and is made up of 10 counties and 42 municipalities. Prior to the 5-year update, the Georgia General Assembly repealed the act of incorporation for the City of Sunny Side. The region went from 43 cities to 42. The 10 counties include Butts, Carroll, Coweta, Heard, Lamar, Meriwether, Pike, Spalding, Troup, and Upson. Unlike other regions in Georgia, the Three Rivers Region does not have one large population center but contains multiple mid-size cities which include Carrollton, Newnan, LaGrange, Griffin, and Thomaston, which contributes to the regions identity.

The region gets its name from the three major rivers which flow through; the Chattahoochee, Flint, and Ocmulgee. These rivers provide much of the region's culture, natural beauty and overall identity.

Stakeholder and Public Engagement Process

The update of the Regional Plan began with the first Public Hearing and Kick-off at the Three Rivers Regional Commission Planning and Projects Committee Meeting. At this meeting, the Planning Department discussed the update process, schedule, and opportunities for public/stakeholder participation and engagement.

Post Regional Plan Kick-Off meeting, a regional survey was developed and shared with all local governments, staff, and stakeholders. The regional survey included various questions regarding future growth, needs, and a SWOT section.

During the planning process, four listening sessions were held at different locations within the region. Each listening session included a SWOT discussion to help assess regional needs and priorities.

At the end of the planning process, a second public hearing was held where attendees were given an overview of the plan update and an opportunity to offer comments on the draft as part of both the TRRC Planning and Projects Committee meeting and the full Regional Council meeting. Details of planning activities and meetings are listed below. Further details regarding public and stakeholder involvement are found in the appendix.



THREE RIVERS REGIONAL PLAN PUBLIC SURVEY

Complete the survey!

<https://arcg.is/19DO140>

SHARE YOUR IDEAS!

Three Rivers Regional Commission is updating the 5-year regional plan. We invite you to join us and share your vision for the 10-county area.

Regional Plan related information and documents are located on the TRRC Website: <https://www.threeriversrc.com/planning-regional.php>

If you have questions about the events please contact: Paul Jarrell
 pjarrell@threeriversrc.com | 770-254-4506

Event	Location	Date and Time
First Public Hearing	TRRC Planning and Projects Committee and Regional Council - Turin Town Hall	December 14, 2023
Listening Session #1	Thomaston-Upson Senior Center	April 9, 2024 (10am – 12pm)
Listening Session #2	Griffin Regional Welcome Center	April 9, 2024 (2pm – 4pm)
Listening Session #3	Carroll County Chamber of Commerce	May 23, 2024 (9am – 11am)
Listening Session #4	Hogansville Public Library	May 23, 2024 (12pm – 2pm)
Second Public Hearing	TRRC Planning and Projects Committee and Regional Council – West Georgia Technical College - Newnan	June 27, 2024 (11am and 2pm)

THREE RIVERS REGIONAL STEERING COMMITTEE AND COUNCIL MEMBERS

Butts County

Ken Rivers, Commissioner, Butts County
Carlos Duffey, Mayor, City of Jackson
Terry Nolan, Non-Public Member, Butts County

Carroll County

Michelle Morgan, Chair, Carroll County
Shirley Marchman, Council Member, City of Villa Rica
Kevin Hemphill, Non-Public Member, Carroll County

Coweta County

John Reidelbach, Chair, Coweta County
Dustin Koritko, Council Member, City of Newnan
Leigh Ann Green, Non-Public Member, Coweta County

Heard County

Lee Boone, Chair, Heard County**
Denney Rogers, Mayor, Town of Ephesus
Kathy Knowles, Non-Public Member, Heard County

Lamar County

Jason Lovett, Commissioner, Lamar County
Cecil McDaniel, Council Member, City of Barnesville
Irvin Trice, Non-Public Member, Lamar County

Lt. Governor's Appointee

John Rainwater, Lt. Governor's Appointee

Meriwether County

Gene King, Chair, Meriwether County
Josephine Mahone-Stargell, Mayor, City of Greenville
Faye Perdue, Non-Public Member, Meriwether County***

Pike County

Briar Johnson, Chair, Pike County
Joe Walter, Mayor, City of Zebulon
Ric Calhoun, Non-Public Member, Pike County

Spalding County

Gwen Flowers-Taylor, Commissioner, Spalding County
Douglas Hollberg, Council Member, City of Griffin
David Johnson, Non-Public Member, Spalding County

Troup County

Dr. Jimmy McCamey, Jr., Commissioner, Troup County
Nathan Gaskin, Council Member, City of LaGrange
Curtis Brown, Jr., Non-Public Member, Troup County*

Upson County

Norman Allen, Chair, Upson County
J. D. Stallings, Mayor, City of Thomaston
Adrienne Shales, Non-Public Member, Upson County

* Denotes TRRC Council Chair

** Denotes TRRC Council Vice-Chair

*** Denotes TRRC Secretary

Three Rivers Regional Commission

Member Government Listing

*Denotes County Seat

Butts County

Jackson*
Flovilla
Jenkinsburg

Carroll County

Carrollton*
Bowdon
Mount Zion
Roopville
Temple
Villa Rica
Whitesburg

Coweta County

Newnan*
Grantville
Haralson
Moreland
Senoia
Sharpsburg
Turin

Heard County

Franklin*
Centralhatchee
Ephesus

Lamar County

Barnesville*
Aldora
Milner

Meriwether County

Greenville*
Gay
Lone Oak
Luthersville
Manchester
Warm Springs
Woodbury

Pike County

Zebulon*
Concord
Meansville
Molena
Williamson

Spalding County

Griffin*
Orchard Hill

Troup County

LaGrange*
Hogansville
West Point

Upton County

Thomaston*
Yatesville

Regional Vision

The Three Rivers Region offers a high quality of life for those who come to live, work, and visit. The goals, policies, and action items in this plan will seek to maintain this quality of life by assessing the relevant needs, maximizing the opportunities that exist, promoting sustainable economic growth and efficient land use while striving to support an effective level and management of services, encouraging the participation in regional collaborative efforts and strengthening regional partnerships.

Regional Goals

Economic Development

A balanced regional economy that encourages quality growth, innovation, and a skilled workforce that equitably benefits all segments of the population

Natural and Cultural Resources

To conserve and protect the environmental, natural and cultural resources that make the region unique and to promote their sustainable use for future generations

Transportation

Encourage a multi-modal approach to the regional transportation network that includes increased access, connectivity, and mobility for all users

Community Facilities and Services

Ensure the provision and maintenance of community facilities and services throughout the region, including water, sewer, and broadband to support efficient growth and desired development patterns

Housing

Increase quality housing options for residents of all socio-economic levels of levels to achieve a balanced citizenry and workforce

Land Use

Support and encourage efficient growth and development patterns that will promote sustainable economic development, best use of existing infrastructure, protection of natural and cultural resources and quality housing development

Regional and Intergovernmental Coordination

Promote collaboration and coordination of local planning efforts with neighboring jurisdictions and with state and regional programs and authorities

Priority Needs and Key Strategies

The following list contains priority needs, opportunities, as well as key strategies to address the regional need or opportunity. This was developed utilizing information gathered from the SWOT at each regional listening session and represents the top issues faces the region's communities. Each strategy includes specific action items to be completed by the Regional Commission in partnership with constituent governments and other partners and correspond to specific action items found in the Regional Work Program.

Economic Development
Priority Need: A regional approach to economic development
Strategy: Advocate for and support the expansion of telecommunications technology infrastructure and broadband capability and access within the Region
Strategy: Develop, promote, and support efforts and strategies to improve regional identity, regional collaboration, and regional marketing and tourism
Priority Need: Blight and disinvestment within communities
Strategy: Support local governments with the completion of redevelopment plans
Priority Need: Improve education and workforce skills in our Region
Strategy: Utilize existing programs and support efforts to enhance workforce development and job skills improvements and to further educational attainment within the Region

Transportation
Priority Need: Improved and enhanced transportation infrastructure, safety and mobility throughout the region
Strategy: Support local government efforts to improve the transportation system through project planning and funding assistance

Housing and Land Use
Priority Need: Increased housing supply and quality housing options at all levels
Strategy: Educate communities of the need for improved housing and the development of sustainable housing initiatives
Priority Need: Preservation of rural and agricultural land
Strategy: Protect rural land through active farming and land protection measures

Community Facilities
Priority Need: Improve community facilities such as water and sewer infrastructure that are vital for quality growth, health and quality of life
Strategy: Identify funding to support infrastructure expansion

Natural and Cultural Resources
Priority Need: Protect historic structures, cultural assets, and natural resources for the preservation of our regional identity and the environment
Strategy: Seek to protect historic resources of the region and promote adaptive reuse
Strategy: Seek to protect natural resources in the region

Regional and Intergovernmental Coordination
Priority Need: Increased coordination among governments in our region in all areas of planning
Strategy: Serve as an identifier and monitor of regional issues and opportunities while developing sustainable solutions and/or strategies for goal attainment

Consideration of Local, Regional, and Statewide Plans

The development of the Regional Plan included the assessment of other planning efforts and documents that relate to various issues across the region. Information from these plans are relevant to the entire region and give a snapshot to specific local conditions worth considering in the development of the Regional Plan.

- WorkSource Three Rivers Local Area Plan
- County-wide Transit Development Plans
- Draft Regional Transit Development Plan
- Local housing assessments and studies
- Local redevelopment plans
- Three Rivers Comprehensive Economic Development Strategy (CEDS)
- Three Rivers Regionally Important Resources Plan (RIR)
- Three Rivers Bicycle and Pedestrian Plan
- Regional Water Plans for the Middle North Georgia Water Planning District, the Middle Chattahoochee, the Middle Ocmulgee, and the Upper Flint
- Regional Plans from the Atlanta Regional Commission, the Middle Georgia Regional Commission, the River Valley Regional Commission, the Northwest Regional Commission, and the Northeast Regional Commission
- Statewide Comprehensive Outdoor Recreation Plan (SCORP)
- Local Comprehensive Plans
- Comprehensive Transportation Plans from Carroll, Coweta, Troup and Spalding Counties
- Other local redevelopment plans, LCI studies, and master plans

Regional Goals



Regional Goals

Regional Vision

The Three Rivers Region offers a high quality of life for those who come to live, work, and visit. The goals, policies, and action items in this plan will seek to maintain this quality of life by assessing the relevant needs, maximizing the opportunities that exist, promoting sustainable economic growth and efficient land use while striving to support an effective level and management of services, encouraging the participation in regional collaborative efforts and strengthening regional partnerships.

Regional Goals and Policies

The following list of goals and policies was compiled by reviewing the previous Regional Plan, the needs and opportunities, and from discussions with regional stakeholders. The listed goals correspond with the state planning goals and objectives. Each goal is supported by policies which are intended to help achieve the overall goal. These policies will be implemented, in partnership, with the regional commission and constituent governments and other regional players.

ECONOMIC DEVELOPMENT

Goal: A balanced regional economy that encourages quality growth, innovation, and a skilled workforce that equitably benefits all segments of the population.

Policies:

1. Assist local governments in the implementation of projects identified in the Comprehensive Economic Development Strategy for the Three Rivers Region
2. Assist local governments with blight reduction and redevelopment planning
3. Support downtown development planning
4. Identify business clusters and regional partnerships
5. Support accessibility to existing sites designed for commercial and industrial uses and encourage the utilization of downtown areas and existing industrial park
6. Assist local governments in the development of an effective database of available sites and conditions;
7. Promote the development of a regional chamber of commerce
8. Improve the awareness and accessibility of financing mechanisms designed to support small business development and retention
9. Create new and build upon existing revolving loan programs
10. Encourage the use of Community Development Block Grants and Economic Improvement Programs
11. Assist local governments in their grant writing efforts through a regional database of grants
12. Assist local governments in the expansion of public facilities & services needed to sustain industrial growth

13. Perform needs assessment for public facilities & service demands for economic development
14. Assist the West Georgia Broadband Authority and/or its individual governments in seeking funding for the expansion of broadband services
15. Promote local government development of utility and infrastructure planning
16. Promote the use of infrastructure planning in development of local future land use plans
17. Establish partnerships with local governments and the business community
18. Conduct Developments of Regional Impact (DRIs) in support of increased communication, understanding inter-jurisdictional needs, and quality economic development growth throughout the region while taking into account historic and natural resources, sustainable community facilities, housing and land use
19. Encourage economic base studies and strategic plans
20. Support local workforce development initiatives
21. Promote historic preservation and cultural tourism as a tool for economic development
22. Assist local government with the development and application to the Georgia Rural Zone program

TRANSPORTATION

Goal: Encourage a multi-modal approach to the regional transportation network that includes increased access, connectivity, and mobility for all users.

Policies:

1. Seek ways to improve East/West connectivity
2. Enhance transit options for future economic expansion and mobility for all users
3. Promote increased beautification of gateways & highway corridors within the region
4. Prioritize unpaved roads throughout the region which need improvement to provide additional connectivity
5. Expand workforce transportation options
6. Promote and market regional airports
7. Seek transportation funding to support infrastructure improvements
8. Promote increased bike and pedestrian infrastructure
9. Support multi-modal transportation and increased connectivity and promote the adoption and implementation of Complete Streets Policies
10. Promote and support additional schools' participation in the Safe Routes to School program
11. Promote existing corridor initiatives such as The Ray in Troup County and the I-75 Coalition, and the HWY 27 Association and create new initiatives where needed such as along I-20
12. Implement and update the Three Rivers Bicycle and Pedestrian Plan
13. Promote the inclusion of demands for public transportation in local development strategies and comprehensive plans
14. Develop regional strategies for inclusion in statewide commuter/passenger rail programs
15. Improve regional communication/ planning for road infrastructure
16. Improve communications with State Department of Transportation
17. Increase awareness of State Transportation Improvement Plans
18. Consider the completion of a regional transportation plan with the local governments to be used in development of local future land use strategies

HOUSING

Goal: Increase quality-housing options for residents of all socio-economic levels of levels to achieve a balanced citizenry and workforce.

Policies:

1. Promote the development of housing assessments and market studies
2. Encourage the development of regulations and policies for special needs housing/group homes;
3. Improve availability and expanded residential options for the aging and elderly
4. Survey and research conditions necessary for sustainable and economically accessible housing & neighborhoods
5. Assist local governments to seek funding in their efforts to rehabilitate substandard housing
6. Determine the feasibility for a regional housing advisory council
7. Improve local government means for addressing declining and substandard housing
8. Promote the use of Community Development Block Grants, Revitalization Area Strategies (RAS), Redevelopment, and HOME Programs
9. Promote local government participation in the Georgia Initiative for Community Housing (GICH) Program
10. Promote the Georgia Rural Workforce Housing initiative

LAND USE

Goal: Support and encourage efficient growth and development patterns that will promote sustainable economic development, best use of existing infrastructure, protection of natural and cultural resources and quality housing development.

Policies:

1. Encourage and assist local governments to become proactive in land use planning
2. Promote stronger "nodal" patterns of development and the reduction/proliferation of strip development
3. Offer regional workshops and decision maker educational forums on growth and development tools such as innovative zoning and transfer of development rights
4. Develop future land use strategies consistent with infrastructure plans
5. Protect agricultural and rural areas from intrusion of high density development
6. Direct more development closer to urban centers and encourage the use of growth boundaries
7. Develop an inventory and promote the region's prime agricultural lands
8. Provide model policies and regulations promoting infill development, denser development, and conservation subdivisions
9. Improve coordination and consistency among local government land use plans and regulations and develop a coordinated review process such as the utilization of a regional advisory council
10. Identify, map and promote the areas with potential for industrial development

COMMUNITY FACILITIES

Goal: Ensure the provision and improvement of community facilities and services throughout the region, including water, sewer, and broadband to support efficient growth and desired development patterns.

Policies:

1. Educate local governments on funding resources available for local infrastructure improvement/enhancement projects such as water and sewer capacity
2. Promote development of utility and infrastructure planning by local governments in line with the local comprehensive plan and future land use plans
3. Assist governments in the update of their Service Delivery Strategies, as requested, in coordination with the update of their comprehensive plan updates
4. Maintain a map and database of critical facilities for the region
5. Improve telecommunications, especially broadband, and infrastructure for advanced industrial and economic growth
6. Assist member governments with GIS services for various mapping projects
7. Assist local governments in seeking funding for the development of recreational parks
8. Assist local governments in the development and/or implementation of hazard mitigation plans
9. Encourage solid waste planning
10. Expand existing recycling programs and encourage the development of new recycling programs
11. Promote the development of multi-use trails

NATURAL AND CULTURAL RESOURCES

Goal: To conserve and protect the environmental, natural and cultural resources that make the region unique and to promote their sustainable use for future generations.

Policies:

1. Promote the utilization of 319(h) grants and other resources for the maintenance of septic and other wastewater systems
2. Support regional water planning efforts to address water needs and issues across jurisdictional boundaries
3. Assist local governments to preserve and protect the region's scenic areas
4. When appropriate, update the Three Rivers RIR Plan and encourage governments to regularly review and consult the plan for activities that impact natural and cultural resources
5. Promote the preservation and protection of regional wetland areas
6. Study the potential need for a regional advisory council on natural resource management
7. Improve river corridor protection and access in the region
8. Develop a clearinghouse of updated resources and tools for river corridor protection;
9. Encourage the establishment of local "Adopt a Stream" networks to assist in maintaining quality of river corridors
10. Promote the development of regional water/blue trails
11. Assist local governments to improve general protection of historic resources from adverse development
12. Develop up-to-date region-wide inventory of historic resources, including effective mapping information;
13. Assess existing historic resource protection measures
14. Participate in the environmental and Section 106 reviews from Georgia Department of Transportation,

Federal Communications Commission, and other federal agencies, which may have adverse effects on historic resources

15. Increase promotion of regional heritage tourism
16. Review proposed telecommunications tower projects for possible adverse effects on historic resources
17. Increase community participation in ongoing heritage education programs and events through improved awareness and connections to civic functions
18. Improve the protection and revitalization of historic downtown areas
19. Promote the establishment of downtown development authorities and participation in the Main Street Program
20. Promote downtown strategic plans for revitalization and redevelopment
21. Support the local historic preservation commissions and encourage the adoption of historic preservation ordinances, local districts, and the identification of local landmark structures
22. Assist local governments interested in becoming a Certified Local Government (CLG)
23. Collaborate with the Chattahoochee Riverkeeper, Flint Riverkeeper, and other environmental groups for watershed related projects and conduct local school education
24. Encourage the listing of structures and districts on the National Register of Historic Places
25. Promote and protect scenic roadways such as the Chattahoochee-Flint Heritage Highway, Meriwether-Pike Scenic Byway

REGIONAL AND INTERGOVERNMENTAL COORDINATION

Goal: Promote collaboration and coordination of local planning efforts with neighboring jurisdictions and with state and regional programs and authorities.

Policies:

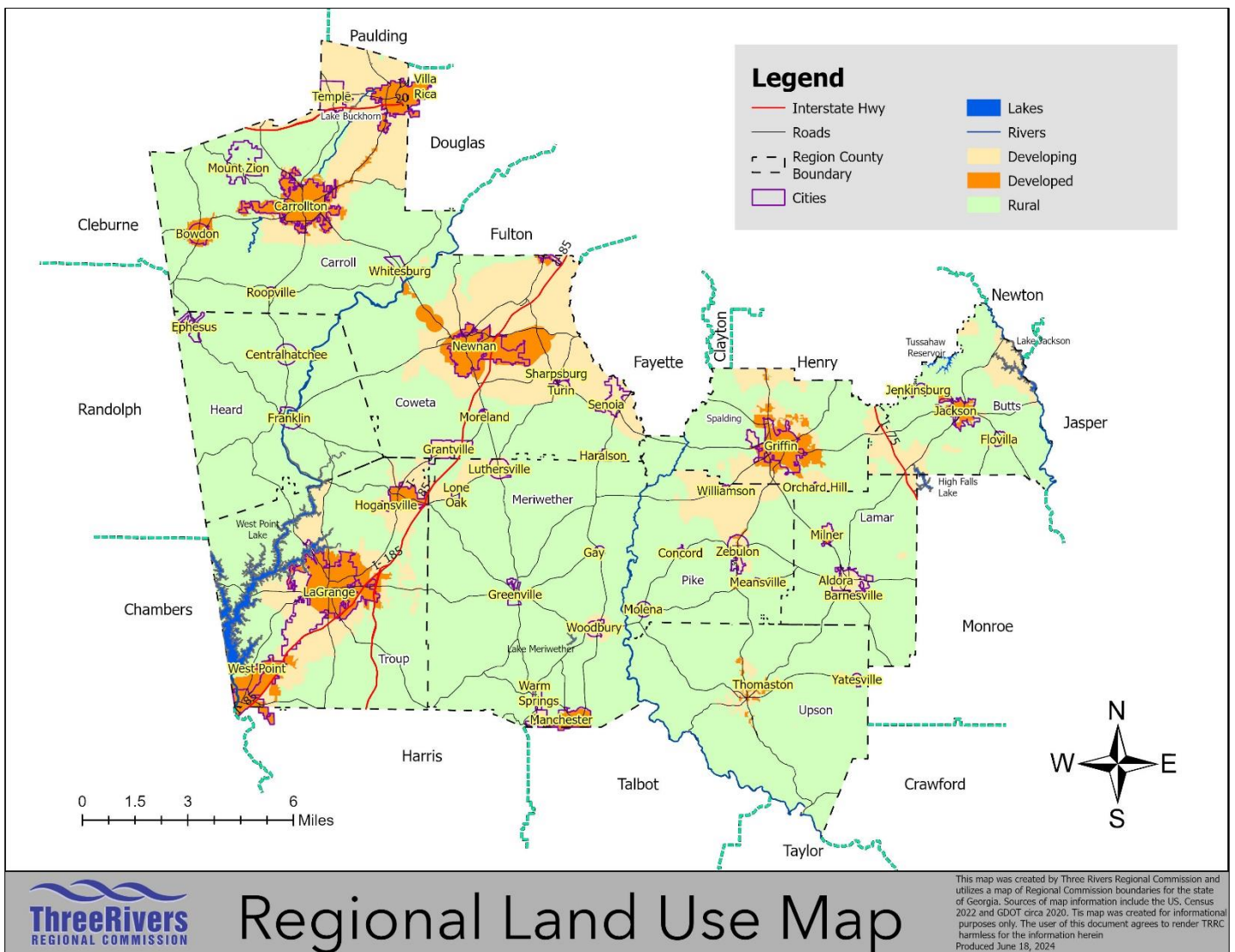
1. Organize a regional intergovernmental focus group to discuss shared needs and opportunities for increased coordination of planning efforts
2. Identify multi-jurisdictional planning and initiatives
3. Inform local governments of available training and funding opportunities
4. Continue to assure that local governments maintain their appropriate Qualified Local Government (QLG) status through monthly evaluations and communication
5. Review local government CIE and Comprehensive Plans
6. Serve as a regional convener for region-wide issues and initiatives
7. Participate in and encourage the use of strategic planning groups such as Troup Strategy Center

Regional Development

Predicted and desired future regional development and land use patterns are shown on the following Regional Land Use Map and Conservation and Development Map.

REGIONAL LAND USE

Land use and development patterns, or lack of development, help to define a community's overall character. Patterns of existing land use will affect the location, type, and extent of future growth within the Three Rivers Region. Regional land uses were determined by assessing individual future land use maps for each county and based upon current trends depicted in existing local plans. The purpose of this map is to illustrate desired and anticipated future land use patterns for the 20 year planning period.



DEVELOPED

Developed areas exhibit land use patterns such as medium to high-density residential, commercial, and industrial development, that are built out with little room for additional growth. Community services such as water, sewer, and broadband internet are provided. These areas are also located primarily along Interstate and major highway corridors and inside of city limits. Developed areas within the Three Rivers Region are largely concentrated within the cities of Carrollton, Lagrange, Griffin, Thomaston and Newnan, which contain very little vacant land to accommodate new growth. Even smaller cities are included in the developed category because of the existing built environment.



Figure 1: Downtown Jackson

DEVELOPING

Developing areas within the region are typically areas that are adjacent and between developed areas, along major highway and interstate corridors, and to an extent, community facilities and services such as water and sewer. Developing areas immediately adjacent to municipalities have a high likelihood of future annexation as development takes place and services are expanded. These areas are most likely to see new development, if not already occurring and some may develop at a rapid pace compared to other developing areas within the region. Along with cities within the region, highway and interstate corridors are also areas that are seeing much development. Specific examples include the Highway 34 corridor between Newnan and Peachtree City, the Highway 29 corridor between Lagrange and West Point and the Highway 61 corridor between Carrollton and Villa Rica. All the interstates within the region are also seeing increased development especially I-75 at Butts and Spalding Counties and I-85 in Coweta County.



Figure 2: New housing in Newnan

RURAL

The majority of the land area within the Region falls into the rural category due to land dedicated to agricultural, forestry, conservation, and low density residential uses. This is aided by the absence of water and or sewer services. During the Regional Plan update, it was noted by stakeholders the importance of maintaining rural land and it plays a key role in the local identity and rural economy. Large scale development in these areas is not expected to occur within the next 20 years but areas closest to municipalities where infrastructure and other services are more easily expanded, will likely see development.

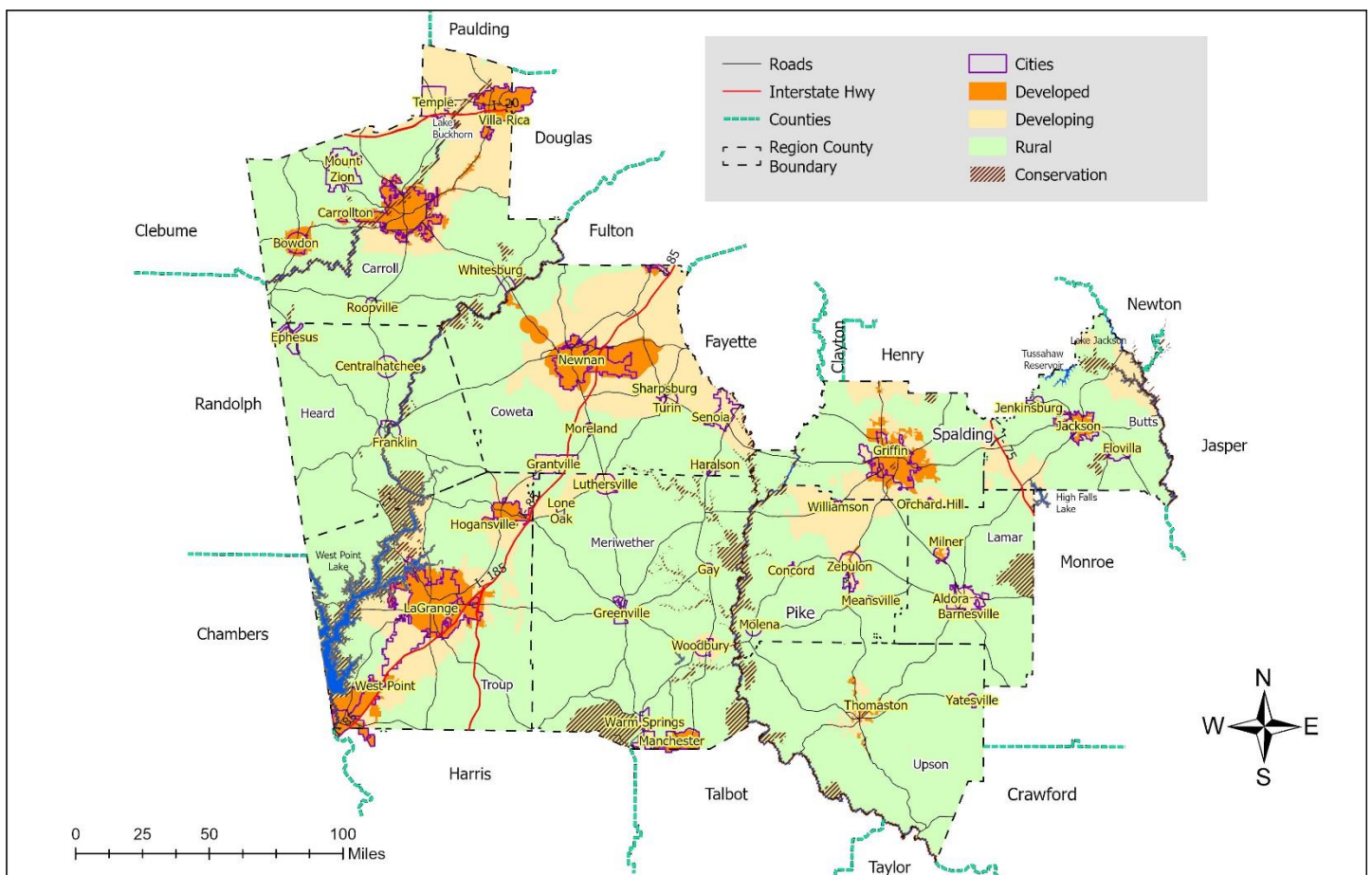


Figure 3: Rural area of Lamar County

CONSERVATION AND DEVELOPMENT

Conservation areas include the green infrastructure network on the Three Rivers Regionally Important Resources Map as well as other areas dedicated to conservation in various forms. These resources call for special attention and protection as they are important environmental assets and provide unique opportunities for recreation and eco-tourism activities on both a local and regional level.

Specifically, the Three Rivers Region contains several conservation resources, most notably the three major rivers that make up the name of the region: the Chattahoochee, Flint, and Ocmulgee Rivers. Other resources include state parks, local/regional parks, wildlife management areas, significant recreational parks and a federally-owned and operated fish hatchery. The conservation layer also includes rural heritage areas worthy of preservation such as the nearly 1,000 acre and National Register listed Johnstonville-Goggins Historic District in Lamar County.



This map was created by Three Rivers Regional Commission and utilizes a map of Regional Commission boundaries for the state of Georgia. Sources of map information include the US Census 2022 and GDOT circa 2020. This map was created for informational purposes only. The user of this document agrees to render TRRC harmless for the information herein. Produced June 18, 2024.



Conservation and Development

Areas Requiring Special Attention

Within the Three Rivers Region are areas that require special consideration due to the rate of growth, development conflicts, impact on assets and resources, and the opportunity of reinvestment. This is captured by mapping threatened regionally important resources, areas of rapid development, and areas of redevelopment.

THREATENED REGIONALLY IMPORTANT RESOURCES

A Regionally Important Resource includes natural and historic resources that are of sufficient size or importance to warrant special consideration by a local jurisdiction. More specifically, consideration is warranted for the effects that future growth and development may have on the resource. Three Rivers Regional Commission Regionally Important Resources areas consists of three primary categories: Water, Conservation and Cultural/Heritage Resources. Water resources include rivers, wetlands and groundwater recharge areas. Conservation resources include the management of the human use of natural resources, such as parks, to provide the maximum benefit to residents and visitors. Cultural and/or Heritage resources encompass archaeological, traditional, and built environment resources, including but are not necessarily limited to buildings, structures, objects, districts, and sites.

In 2019, three water resources were identified as threatened within the region. The Chattahoochee and Flint Rivers are continually threatened by forces largely outside of the Three Rivers Region. Both rivers have increased chances of impact from growth and development from metro Atlanta and the Chattahoochee Riverkeeper states storm and wastewater pollution, high rates of water consumption, climate change, and increased impervious surfaces continue to have an impact on the river. Quarry proposals have increased along the Chattahoochee as well. West Point Lake in Troup County is impacted by water quality issues in the metro Atlanta area as it is the first impoundment after the rivers flows through the City of Atlanta. Similarly, the Flint River faces many of the same challenges as the Chattahoochee. Both rivers form the Apalachicola, Chattahoochee, Flint (ACF) water basin which continue to face challenges due to water usage and quality as it affects three states both environmentally and politically. The third threatened Regionally Important Resource is the Little Tallapoosa River in Carroll County. This water supply watershed is quite small and is used for drinking water by the Cities of Carrollton, Temple and Villa Rica. It was listed in 2019 due to the river traversing urbanized and developing portions of these cities and these areas will only continue to see growth taking place. The Villa Rica area of Carroll County is one of the fastest growing in the region. Challenges exist for the watershed in the rural areas as well as the proliferation of on-site septic systems and intensive agricultural uses.

Additionally, High Falls Lake is considered a threatened regionally important resource, and added as part of the 2024 update of the Regional Plan. As mentioned in previous sections of the plan, development has increased along interstate corridors in the region. This includes the area surrounding exits 201 and 203 on Interstate 75 at the Butts County and Lamar County line. Previous development proposals are now being built out and potentially pose a threat to the Towaliga River, the primary tributary to High Fall Lake, and other waterways.

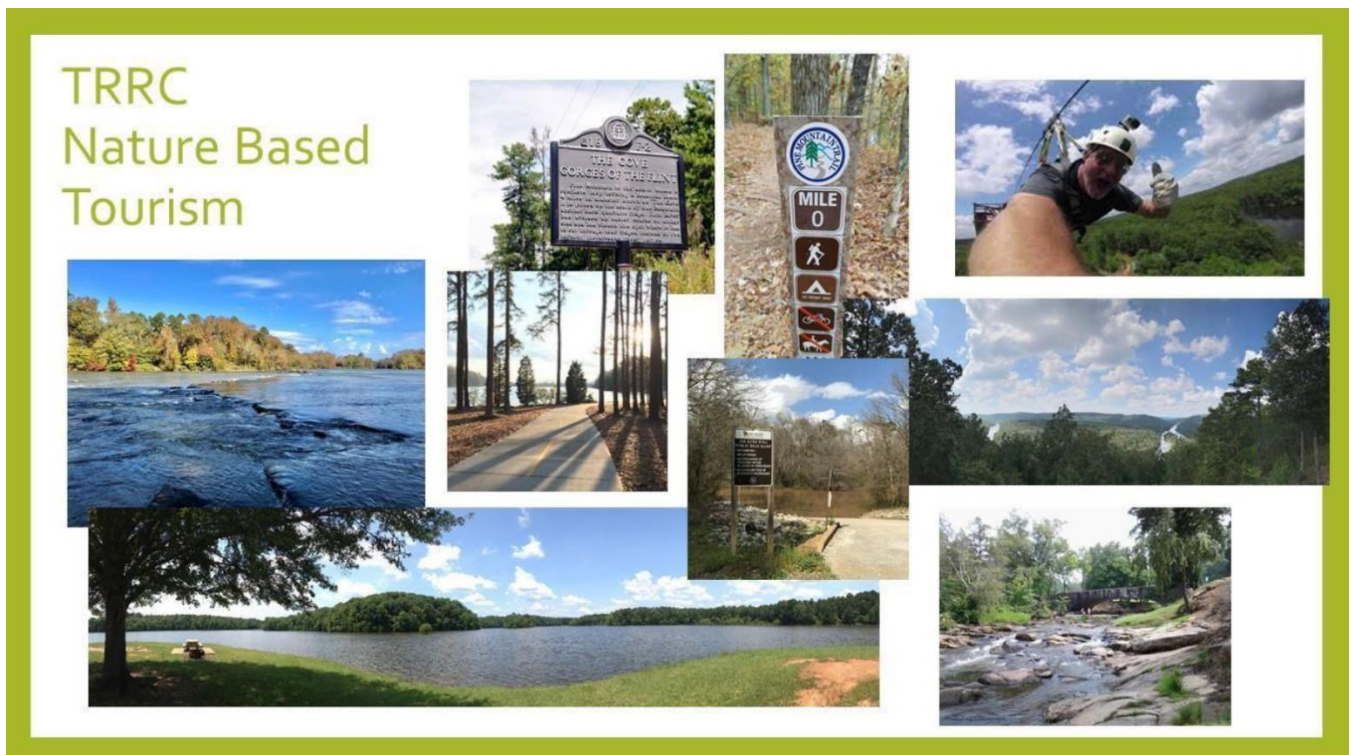
Desired Development Patterns and Implementation Measures

- Utilize the Development of Regional Impact (DRI) as a tool for collaborative planning and best practice implementation
- Limit new development in water supply and groundwater recharge areas

- Encourage passive recreation and parks, conservation, rural and low density development, trail systems
- Provide proper protections and encourage best management practices of natural and cultural resources
- Encourage citizen involvement with environmental protection and education to include increasing Georgia Adopt-a-Stream groups
- Establish overlay districts to local zoning which protect water resources
- Improve local, regional, and state level coordination in the protection and management of identified resources
- Evaluate new tools for conserving land and promoting current methods already in place such as protective buffers, easements, agricultural and forestry best management practices
- Partner with the local Resource, Conservation and Development (RC&D) councils to identify best management practices and other programs
- Encourage the use of the Natural Resources Conservation Service (NRCS) for best management practices
- Establish increased buffer zones near conservation and water resources
- Increase access and use of natural resources, especially the three major rivers in the region
- Promote river trails and blueways for increased eco-tourism
- Protect, enhance, and promote the natural and recreational qualities of the Region's scenic river corridors
- Protect, preserve, and enhance the historic qualities of the scenic corridor that include historic resources and local histories
- Increase collaboration and partnerships with environmental organizations such as the Georgia Conservancy, Trust for Public Land, and both the Chattahoochee and Flint Riverkeepers
- Collaborate with the Regional Water Planning Districts
- Partner with the Georgia Agricultural Land Trust and other farmland preservation groups

Desired Land Uses

- Low density development, sustainable agriculture, passive recreation and conservation uses



AREAS OF RAPID DEVELOPMENT

Areas of Rapid Development are areas where land use changes, population growth, new construction, or other types of development are occurring at a fast pace relative and often without adequate infrastructure and community facilities and services. Within the Three Rivers Region, these areas largely correspond with much of the developing areas shown on the Regional Land Use Map.

Specific locations of rapid development include the Interstate 75 interchange area at the Butts County and Spalding County line, northeast Carroll County, and the Interstate 85 and Highway 16 corridors in Coweta County. Rapid development is largely industrial growth but also residential, both of which are the case in Coweta County.



Figure 4: Rapid growth along I-75 in Butts County

Desired Land Uses

Institutional, commercial and retail, industrial, service and office, high-density residential, suburban residential, entertainment and community gathering, greenspace, gateways

Desired Development Patterns and Implementation Measures

- Increased accessibility and safety for all users including vehicles, pedestrians, and cyclists
- Encourage development to locate closer to the center of the community and to connect to older developments and residential neighborhoods via the street network and trails
- Mixed use centers that increase the inclusion of commercial, residential, and institutional which create more livable spaces
- Redevelopment and reuse of older strip commercial sites
- Residential development that offers a mix of quality housing including various types, density, and costs
- Encourage the use of landscape buffering at commercial centers and between uses
- Site and building designs should be sensitive to the site's natural features and environmental characteristics
- Minimize site clearance, grading, and disturbance to the construction footprint as a way of preserving natural features such as trees
- Encourage higher density and mixed-use development to minimize impact of development and that offers increased connectivity and decreased car dependence
- Encourage alternative storm-water infrastructure such as raingardens and swales
- Promote beautification measures along roadway corridors

AREAS OF REDEVELOPMENT

Areas of Redevelopment include: places which need significant improvement, sites that are vacant and/or have infill potential, places where significant conditions of blight and/or disinvestment have been observed, and/or areas where levels of poverty and/or unemployment are higher than the surrounding area. Most cities within the region contain areas in need of redevelopment, especially along commercial corridors, some downtowns, and in former mill villages where the anchor mill has closed and left blight. Specific areas which are being addressed locally include Bankhead Highway in Carrollton, LaFayette Parkway, Hamilton Road, and Whitesville Road corridors in LaGrange, and the North Hill Street corridor in Griffin. Mill villages within the region, especially LaGrange, Griffin, and Thomaston are locations in need of redevelopment. In LaGrange, efforts in the Hillside neighborhood mill village give a great example of what is possible with a smaller neighborhood/mill village centers. Current and formerly designated, Federal Opportunity Zones are found in the Cities of Carrollton, West Point, LaGrange, Griffin, Newnan, and Thomaston and indicate official areas of disinvestment.



Figure 5: Redevelopment opportunity in downtown Griffin

Desired Land Uses

Single and multi-family residential, mixed-use, neighborhood commercial centers, institutional, parks

Desired Development Patterns and Implementation Measures

- Utilize redevelopment planning, tools, and powers as defined in the Georgia Redevelopment Act;
- Encourage infill development on vacant sites throughout the community and that compliments the design and character of the neighborhood
- Redevelopment and adaptive re-use of historic structures, industrial and commercial sites
- Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points
- Improvement and expansion of sidewalks to encourage walkability and accessibility
- Implement road diets along corridors and consider the adoption of a Complete Streets policy to better connect areas of disinvestment to areas that are more thriving
- Establish guidelines for new development and redevelopment that encourage structures to be located closer to the street and minimize large surface parking
- Provide incentives and public improvements to encourage appropriate redevelopment and infill development
- Promote a mix of housing sizes, types, and income levels within neighborhoods
- Partner with various state and federal entities for the sustainable and sound provision of infrastructure, housing, and employment in areas of disinvestment
- Apply for applicable grants and other funding sources such as Community Development Block Grants (CDBG), USDA Rural Development grants and loans

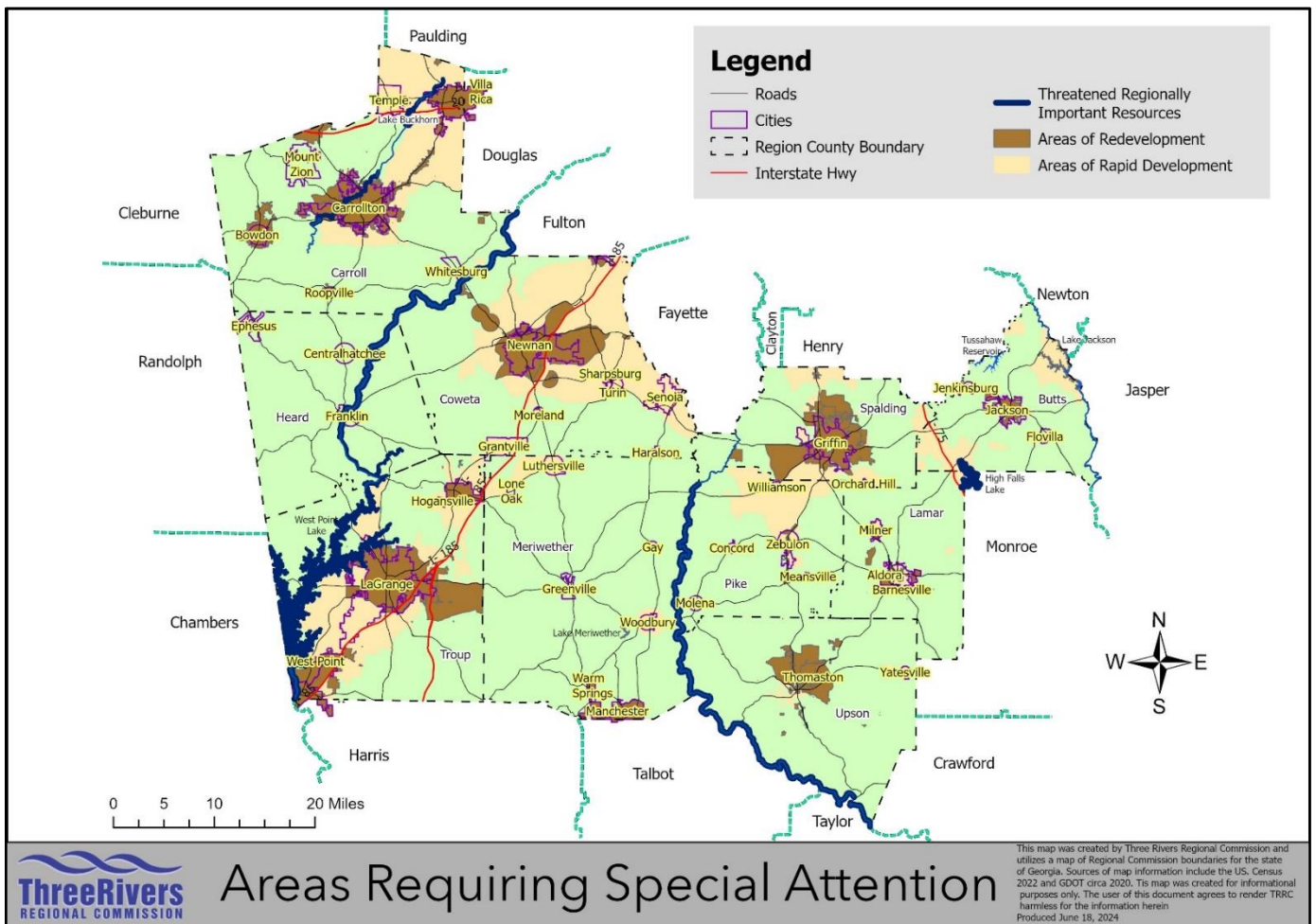
- Participate in programs and initiatives such as the Georgia Institute for Community Housing (GICH), and EDA for the sustainable and sound provision of infrastructure, housing, and employment in areas of disinvestment
- Consider the adoption of overlay zoning and historic preservation ordinances
- Promote the adoption of National Register and/or local historic districts
- Establish neighborhood identities
- Consider the redevelopment of former and inactive rail lines to multi-use paths
- Utilize housing pattern books for appropriate models of infill housing



Figure 7: Redevelopment opportunity in downtown Griffin



Figure 6: Redevelopment opportunity in northeast Thomaston



Regional Needs and Opportunities



Regional Needs and Opportunities

The list of Needs and Opportunities was compiled from the SWOT discussions held at the four Regional Plan Listening Sessions, the region-wide survey, and finalized with regional stakeholders. The list represents the various needs within the 10-county region. Priority Needs and Opportunities are included as part of the Regional Work Program.

Economic Development

Priority Need: A regional approach to economic development

Priority Need: Blight and disinvestment within communities

Priority Need: Improve education and workforce skills in our region
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Other Needs:

- There are areas of the region which need additional industry and economic investment
- Expansion of broadband throughout the region
- Increased training and education for skilled workforce
- Expand technology based jobs
- Promote industry that produces products not just warehousing
- Higher paying jobs to increase quality of life
- Expansion entrepreneur program offerings
- Educate all local governments on available funding resources
- Promote tourism as a tool for economic development
- Lack of disposable income with workforce
- Capitalize on closeness to airport and ATL, Columbus, and Macon
- Broadband accessibility is needed in much of the region
- Retain our youth after 18; most leave the area, population loss
- Diversify the economy and the tax base
- Address drug usage as a hindrance to job attainment
- Address the existence of blight and vacant economic spaces

Other Opportunities:

- Expanded economic development opportunity through the expansion of regional airports
- Continue planning for economic growth and business recruitment
- Excellent educational opportunities with local universities, technical colleges, and public and private schools, college and career academies
- Film industry offers employment, education and tourism, tax credits
- Diverse business communities

- The location between major urban centers such as Atlanta, Columbus, and Macon
- Workforce development programs through WorkSource Three Rivers
- Excellent innovation opportunities
- Manufacturing sector as a strong employment market
- Low unemployment within the region
- The revitalization and vibrancy of downtowns within the region
- Strong medical industry for community growth, health, and employment
- The existence of public/private partnerships to promote growth
- Branding and marketing of the region to capitalize on unique economic assets
- Implementing the Regional Artificial Intelligence in Manufacturing Plan and leverage other AI opportunities

Transportation

Priority Need: Improved and enhanced transportation infrastructure, safety and mobility throughout the region

Other Needs:

- The region lacks East/West connectivity
- There is a lack of transportation funding to support infrastructure improvements
- Increase transit options for future economic expansion and mobility
- Gateways & corridors within the region need increased beautification
- There is a high percentage and of unpaved roads throughout the region which need improvement to provide additional connectivity
- Increased workforce transportation options
- Increasing traffic within the region may affect quality of life and infrastructure
- Capitalize on regional airports
- There is a lack of direct access to and proximity to the region's three interstates for some communities which hinder economic expansion and mobility

Other Opportunities:

- Proximity to Atlanta and the airport
- Interstates in the region offer access to business markets and ease of travel
- There is adequate north/south connectivity
- Rail access offers opportunities for economic and industrial expansion
- Regional transit systems offer mobility options
- Expansion of regional airports offer increased access to local, regional, state and global business markets

Housing & Land Use

Priority Need: Increased housing supply and quality housing options at all levels

Priority Need: Preservation of rural and agricultural land

Other Needs:

- Address housing blight
- Housing that is affordable for those in the regional workforce
- Obtain quality housing
- Need to address disparity between owner and renter based housing stock
- Growth planning due to encroachment from Atlanta
- Region wide market/affordable housing plan needed
- Address aging homes and maintenance
- Ensure all communities within the region plan for future growth
- There is a lack of region wide homeless shelters due to ordinance restraints

Other Opportunities

- Regional housing offers both urban and rural settings
- Potential for growth in rural counties while maintaining small town character
- Land availability for future housing development
- Rural character and small town feel

Community Facilities

Priority Need: Improve community facilities such as water and sewer infrastructure that are vital for quality growth, health and quality of life

Other Needs:

- Aging community facilities, especially water and sewer infrastructure
- A regional development authority for recreation
- Take advantage of educational opportunities
- Promotion of available resources and infrastructure within the region
- Lack of funding for community facilities and ability to match grants

Other Opportunities:

- Increasing funding opportunities
- Amphitheaters and community gathering spaces

Natural & Cultural Resources

Priority Need: Protect historic structures, cultural assets, and natural resources for the preservation of our regional identity and the environment

Other Needs:

- Expand local heritage and eco-tourism
- Consider TRRC asset story map
- Promote wine and beer industry
- Address pollution and trash especially along roadways

Other Opportunities:

- Downtowns with small town feel and aesthetics
- Adaptive reuse of historic structures
- Existing and developing trail systems including the Carrollton Greenbelt, LaGrange Thread, Newnan/Coweta LINC
- Lakes and rivers
- Parks in the region

Regional and Intergovernmental Coordination

Priority Need: Increased coordination among governments in our region in all areas of planning

Other Needs:

- Expand infrastructure, services, and communications, especially broadband in areas of limited access
- Increased cross-jurisdictional planning

Other Opportunities:

- Convening of regional stakeholders and elected officials
- Increased cooperation between municipal and county governments
- Regional topic forums

Regional Implementation Program



Regional Implementation Program

The Regional Implementation Program is the overall strategy for achieving the Regional Vision and for addressing the Regional priority Needs and Opportunities. This includes any specific activities to implement the plan during the next five years. The Implementation Program must include the following two components: Performance Standards and a Regional Work Program.

Performance Standards

Performance Standards establish two achievement thresholds, a Minimum Standard and an Excellence Standard. The performance standards may include recommendations for fitting local character areas into the larger regional planning context, implementation measures to achieve the desired development patterns for the region, recommended new or revised local development regulations, incentives, public investments, infrastructure improvements, or other measures deemed appropriate.

Minimum Performance Standards

Minimum Performance Standards are essential activities for local governments to undertake for consistency with the regional plan. They provide a basic level of local government performance that contributes to the implementation of the regional plan. The intent is to ensure a consistent and predictable basic level of governance across the region. All local governments in the region are expected to maintain the Minimum Standards found within the regional plan.

- Clerk certification by the University of Georgia's (UGA) Carl Vinson Institute of Government
- Elected official certification by the UGA Carl Vinson Institute of Government
- Adoption of a local government comprehensive plan as required by state law
- Adoption of the service delivery strategy as required by state law
- Adoption of hazard mitigation plan as required by federal law
- Those local governments with historic preservation commissions send the members of the commission to the required trainings as established by the Georgia DCA Historic Preservation Division
- The local government has adopted the appropriate Department of Natural Resources (DNR) Part V Environmental Planning Criteria
- Each local government should be in compliance with E-verify (DOAA)
- The local government has adopted administrative procedures to enforce the state minimum standard building codes and international building codes
- The local government has adopted subdivision regulations
- The local government has posted adopted ordinances and codes to the Municode website
- The local government maintains an updated website
- Newly elected municipal and planning commission members attend training

Excellence Performance Standards

Excellence Standards should be selected as desirable activities for local governments to undertake for consistency with the regional plan. The intent is to list recommended best practices for local governments to select for implementation. These practices are not typically required of a city or county but their implementation show that the community is taking extra steps to achieve maximum success toward a shared vision.

HOUSING

1. Have a written housing plan
2. Have a written housing inventory
3. Conduct periodic Housing Assessments to determine existing conditions and current and future needs
4. Provide quality residential options
5. Provide for housing alternatives at multiple income levels
6. Participate in the Georgia Initiative for Community Housing (GICH)

ECONOMIC DEVELOPMENT

1. Maintain a current inventory of available sites and buildings suitable for development
2. Become a Georgia Certified Literate Community
3. Become a Georgia Department of Labor Georgia Best Community
4. Participate in the Georgia Department of Economic Development Entrepreneur-Friendly Community Initiative
5. Coordinate with neighboring communities in promoting economic development initiatives
6. Participate in regional tourism efforts
7. Become a Main Street Community
8. Attend Development Authority training
9. Establish an Enterprise Zone (offers incentives such as tax or fee exemptions)
10. Establish an Opportunity Zone (Georgia Tax Credit program)
11. Participate in the Georgia Academy for Economic Development
12. Contain GRAD certified industrial sites.

TRANSPORTATION

1. Create bike and pedestrian trails path network
2. Create public/private partnerships to build greenway trails
3. Include impact fee for roads in the Capital Improvements Plan
4. Participate in a public transit program
5. Adopt a Complete Streets Policy
6. The local government has completed a Comprehensive Transportation Plan or participated in the completion of a Joint Comprehensive Transportation Plan in the last five years

COMMUNITY FACILITIES AND SERVICES

1. Develop and implement a water quality monitoring program
2. Adoption of a solid waste management plan
3. Develop and implement a storm water management plan and ordinances
4. Develop and maintain a Capital Improvements Plan

5. Establish a Senior Citizen Center
6. Establish a Boys and Girls Club
7. Develop and implement a master recreation plan

NATURAL AND CULTURAL RESOURCES

1. Adopt a litter prevention ordinance
2. Have a recycling program
3. Adopt a historic preservation ordinance and appoint a historic preservation commission
4. Promote the listing National Register-listed properties and districts
5. Designate local historic districts and sites
6. Become a certified local government under the National Park Service and Georgia Historic Preservation Division
7. Adopt a tree ordinance and participate in the Tree City USA Program
8. Provide incentives for conservation subdivision design
9. Implement a Georgia Adopt-A-Stream program
10. Implement a Rivers Alive program, if applicable.
11. Become a WaterFirst community

LAND USE

1. Become a PlanFirst community
2. Attend planning and zoning training
3. Adopt and maintain a zoning ordinance
4. Adopt and maintain subdivision regulations
5. Include greenspace requirements in subdivision regulations
6. Adopt and maintain an impact fee ordinance
7. Adopt an infill development ordinance and/or guidelines
8. Adopt special overlay districts to promote design and development standards

REGIONAL AND INTERGOVERNMENTAL COORDINATION

1. Develop a joint comprehensive plan with other local governments in our county
2. Review the comprehensive plan community work program quarterly
3. Implement more than half of the current comprehensive plan community work program.
4. Have a mutual aid agreement with another local government
5. Share at least one public service (water, sewer, police, etc.) with another local government
6. Meet with surrounding local governments at least quarterly

Evaluation and Monitoring

As part of the evaluation and monitoring process for local government performance, regional commission staff will schedule periodic reviews with each jurisdiction. This can be included as part of the monthly reminder emails sent by TRRC planning staff regarding upcoming deadlines and reporting requirements. If planned by the regional commission or requested by the local government, minimum and excellence standards will be addressed as part of plan implementation meetings. TRRC staff will identify ways in which local governments can implement strategies and goals. A status report will be included in the annual Implementation Plan update.

Regional Work Program

The Regional Work Program identifies specific activities and action items the Three Rivers Regional Commission will undertake over the next five years in its effort to successfully implement the Regional Plan and address the Regional Commission priority Needs and Opportunities. The Regional Work Program will be updated annually.

Report of Accomplishments

A status report for previous activities and action items are listed below. Ongoing or revised activities are included in the new Regional Work Program to be completed between the years 2024 and 2028.

Priority	Strategy	Action	Partners	Timeframe and Cost	Status
There is a priority need for the expansion of broadband to serve rural communities.	Advocate for and support the expansion of telecommunications technology infrastructure and broadband capability and access within the Region.	Assist local governments with incorporation of a broadband component in their comprehensive plan updates	Local Governments, DCA, USDA	\$2,000 per year	Ongoing
		Utilize TRRC Broadband Task Force for collaboration and convening of issues and needs.	RC Council, Local Governments	\$5,000 per year	Ongoing
		Assist local governments with identifying funding and other partnerships for the expansion of broadband.	RC, Local Governments, DCA	RC staff time	Ongoing
There is a high priority need for improving transportation infrastructure, safety and mobility throughout the region.	Support local government efforts to improve the built environment and sustainable development through project planning and funding assistance.	Host as requested a TSPLOST workshop in the TRRC region to educate the local governments and citizens on the importance of TSPLOST.	RC, GDOT	\$3,000	Complete
		Hold two Complete Streets workshops per year	RC, GDOT	\$1,000	Ongoing
		Complete Transit Plans for Troup and Carroll Counties.	RC, GDOT, Local Governments	\$30,000	Complete

Priority	Strategy	Action	Partners	Timeframe and Cost	Status
This is a high priority need to improve education and workforce skills in our Region.	Utilize existing programs and support efforts to enhance workforce development and job skills improvements and to further educational attainment within the Region.	Participate with Georgia Tech on Artificial Intelligence in Manufacturing planning in the region.	RC, Georgia Tech, stakeholders	Staff Time	Ongoing
		Collaborate with Work Source Three Rivers on the promotion of workforce development initiatives and cross departmental strategies.	RC, EDA, DCA, private partners	RC staff time	Ongoing
There is a need to protect historic structures and cultural and natural resources for the preservation of our regional identity and the environment.	Seek to protect historic resources of the region and promote adaptive reuse when possible.	Attend preservation related trainings including the Georgia State Historic Preservation Conference and HPC trainings.	RC, EDA, DCA, private partners	\$500 per event	Ongoing
		Provide technical assistance and support to the regional historic preservation commissions.	RC, HPD, Local Governments	\$3,500 per year	Ongoing, as requested
		Assist the City of Griffin with the completion of the North Hill Street Redevelopment Plan Update.	RC, Local Government	\$25,000	Postponed until 2024
		Assist the City of Thomaston with the completion of a new Northwest (corrected to Northeast) Thomaston Urban Redevelopment Plan	RC, Local Government	\$30,000	Complete
There is a need for a regional approach to economic development and a need to identify regional marketing strategies that target our assets.	Develop, promote, and support efforts and strategies to improve regional identity, regional collaboration, and regional marketing and tourism. Ensure that local comprehensive plan updates	Complete an annual update of the CEDS in 2019, 2020, 2021, 2022, and 2023.	EDA	\$10,000 per year	Ongoing
		Full update of CEDS (Every Five Years)	EDA	\$45,000	Once every five years

Priority	Strategy	Action	Partners	Timeframe and Cost	Status
	include these strategies.	Complete the Comprehensive Plans for the Carroll County cities of Mount Zion, Roopville, Temple, Villa Rica, and Whitesburg in 2023.	DCA, RC, Local Governments	DCA Contract	Mount Zion, Roopville, Temple, Villa Rica are complete. Whitesburg and Bowdon are underway (due in October of 2024)
		Complete the Joint Comprehensive Plan for Meriwether County and the Cities of Gay, Greenville, Lone Oak, Luthersville, Manchester, Warm Springs, and Woodbury in 2023.	DCA, RC, Local Governments	DCA Contract	Complete
		Complete the Lamar County Comprehensive Plan and the Joint Cities of Barnesville and Aldora Comprehensive Plan in 2023-2024.	DCA, RC, Local Governments	DCA Contract	Complete
		Create a regional tourism story-map	RC, GDEcD	RC staff time	Postponed.
		Update Regional Plan.	DCA, RC, Local Governments	\$35,000	Underway
There is a high priority need for quality workforce, special needs, and senior housing in our region.	Educate communities of the need for improved housing and the development of sustainable housing initiatives.	Include the need for quality workforce, special needs and senior housing in the local comprehensive plan updates in 2019, 2020, 2021, 2022, and 2023.	RC, Local Governments	RC Staff Time	Ongoing

Priority	Strategy	Action	Partners	Timeframe and Cost	Status
There is a need for better coordination among governments in our region in all areas of planning.	Serve as an identifier and monitor of regional issues and opportunities while developing sustainable solutions and/or strategies for goal attainment.	Hold a bi-annual TRRC Regional Issues Forum in 2022-2023.	RC, Local Governments	\$2,000 per event	Ongoing. Addressed through comp planning
There is a need to improve community facilities such as water and sewer infrastructure.	Identify funding to support infrastructure expansion.	Hold a bi-annual TRRC Regional Infrastructure Grant & Loan Workshop 2022.	RC, EDA, GEFA, ARC	\$2,000 per event	Ongoing, as needed or requested
		Attended Georgia Water Funders 2022 Workshop: Accessing Funds for Water Projects	RC, EDA, GEFA, EPD, USDA, DCA	RC Staff time	Complete

TRRC Regional Work Program 2024-2028

The activities listed below are to be implemented by the Regional Commission during the upcoming five-year period. The TRRC will work with local governments and other partners to see that each action item is addressed.

Action		Partners	Cost	Timeframe
Economic Development				
Priority Need: A regional approach to economic development				
Strategy: Advocate for and support the expansion of telecommunications technology infrastructure and broadband capability and access within the Region.				
1	Assist local governments with incorporation of a broadband component in their comprehensive plan updates	Local Governments, DCA	\$2,000 per year	All years
2	Utilize TRRC Broadband Task Force for collaboration and convening of issues and needs	RC Council, Local Governments	\$5,000 per year	All years
3	Assist local governments with identifying funding and other partnerships for the expansion of broadband	RC, Local Governments, DCA	RC staff time	All years
Strategy: Develop, promote, and support efforts and strategies to improve regional identity, regional collaboration, and regional marketing and tourism.				
4	Complete an annual update of the CEDS	EDA	\$10,000 per year	All years
5	Full update of CEDS (Every Five Years)	EDA	\$45,000	Once every five years
6	Create a regional tourism story-map	RC, GDEcD	RC staff time	Postponed. Unsure if will remain a need or priority.
Priority Need: Address blight and disinvestment within communities				
Strategy: Support local governments with the completion of redevelopment plans				
7	Assist the City of Griffin with the completion of the North Hill Street and Southwest Griffin Redevelopment Plan Update	RC, Local Government	\$20,000 each	Postponed until summer 2024
8	Assist the City of Manchester with redevelopment efforts including redevelopment plan	RC, Local Government	\$20,000	All years
Priority Need: Improve education and workforce skills in our Region.				
Strategy: Utilize existing programs and support efforts to enhance workforce development and job skills improvements and to further educational attainment within the Region.				
9	Participate with Georgia Tech on Artificial Intelligence in Manufacturing planning in the region	RC, Georgia Tech, stakeholders	RC staff time	All years
10	Collaborate with Work Source Three Rivers on the promotion of workforce development initiatives and cross departmental strategies	RC, EDA, DCA, private partners	RC staff time	All years
Transportation				
Priority Need: Improved and enhanced transportation infrastructure, safety and mobility throughout the region.				
Strategy: Support local government efforts to improve the built environment and sustainable development through project planning and funding assistance.				

Action		Partners	Cost	Timeframe
11	Hold two Complete Streets workshops per year	RC, GDOT	\$8,000	All years
12	Research Crash site data	RC, GDOT, Local Governments	\$5,000	All years
13	Collaborate with the Safe Routes to School Resource Center to promote safety audits, needed improvements, and new school partners	RC, GDOT, Ga Safe Routes to School Resource Center and Regional Coordinator	\$8,000	All years
14	Complete Transit Development Plans for two counties within the region	RC, GDOT, Local Governments	\$100,000	All years
15	Implement the Regional Transit Development Plan	RC, GDOT, Local Governments	TBD	All years
16	Participate in the REVAMP program for transportation facility mapping	RC, GDOT, Middle GA RC		All years
Natural and Cultural Resources				
Priority Need: Protect historic structures, cultural assets, and natural resources for the preservation of our regional identity and the environment				
Strategy: Seek to protect historic resources of the region and promote adaptive reuse				
17	Attend preservation related trainings including the Georgia State Historic Preservation Conference and HPC trainings	RC, DCA	\$500 per event	All years
18	Provide technical assistance and support to the regional historic preservation commissions	RC, HPD, Local Governments	\$3,500 per year	Ongoing, as requested
Strategy: Seek to protect natural resources in the region				
19	Assist local governments with the expansion of parks and trails	RC, Local Governments, LWCF, DNR	TBD	Ongoing, as requested
20	Assist local governments with the designation and expansion of local historic districts	RC, DCA, Local Governments	TBD	Ongoing, as requested
21	Assist local governments promote historic preservation tools such as tax incentives	RC, DCA, Local Governments	TBD	Ongoing, as requested
Housing and Land Use				
Priority Need: Increased housing supply and quality housing options at all levels				
Strategy: Educate communities of the need for improved housing and the development of sustainable housing initiatives				
22	Include the need for all housing types including quality workforce, special needs and senior housing in the local comprehensive plan updates	RC, Local Governments	RC Staff Time	All years

Action		Partners	Cost	Timeframe
23	Assist local governments with applications to the Georgia Rural Workforce Housing program	RC, DCA, Local Governments	TBD	Ongoing, as requested
Priority Need: Preservation of rural and agricultural land				
Strategy: Protect rural land through active farming and land protection measures				
24	Partner with the state and other organizations to protect agricultural through various tools	RC, Local Governments, GA AG Land Trust, State	TBD	All years
25	Promote agriculture as an active part of the economy through various programs such as 4-H	RC, Local Governments, UGA Extension	RC Staff Time	All years
26	Hold future land use forums to discuss planning and development tools such as Transfer of Development Rights	RC, Local Governments, Partners	TBD	All years
Regional and Intergovernmental Coordination				
Priority Need: Increased coordination among governments in our region in all areas of planning				
Strategy: Serve as an identifier and monitor of regional issues and opportunities while developing sustainable solutions and/or strategies for goal attainment				
27	Hold a bi-annual TRRC regional issues forum	RC, Local Governments	\$2,000 per event	Ongoing. Topics chosen as need arises. Also addressed regularly through comprehensive planning
28	Complete the comprehensive plans for various governments	DCA, RC, Local Governments	\$10,000 each	Ongoing, as requested
29	Complete the Annual Regional Implementation Plan Update	DCA, RC	\$5,000	All years
30	Update Regional Plan	DCA, RC, Local Governments	\$35,000	Underway
31	Update the Regionally Important Resources Plan	DCA, RC, Local Governments	\$10,000	2025-2026
32	Update local zoning maps	RC, Local Governments	RC staff time	Ongoing, as requested
Community Facilities				
Priority Need: Improve community facilities such as water and sewer infrastructure that are vital for quality growth, health and quality of life				
Strategy: Identify funding to support infrastructure expansion				
33	Hold a regular workshops with various funding organizations	RC, EDA, GEFA, ARC	\$2,000 per event	Ongoing, as needed or requested
34	Assist local governments with grant funding applications	RC, GEFA, SCRC, DCA, GA-DNR, ARC	TBD	Ongoing, as needed or requested

Appendix

Appendix A. SWOT Analysis

As part of the public engagement process for the regional plan, the Three Rivers Regional Commission planning staff conducted 4 public listening sessions. Participants discussed what has changed over the five years since the last SWOT analysis, with the pandemic, technology, and the rapid pace of growth and development changing work patterns and the physical landscape. The consolidated SWOT information is listed below, and has informed the TRRC Regional Plan's needs, opportunities, goals, and strategies within this regional plan. A SWOT was also included as part of the regional plan survey.

STRENGTHS

- Proximity to Atlanta and other cities within reach of region, but separate identity
- Natural resources, parks, trails, and recreation
- Strong industrial base and availability of jobs
- Educational institutions
- Heritage and nature-based tourism
- Proximity to health care, with many hospitals and health centers in the region
- Vibrant downtowns
- Leadership committed to developing a sense of place and quality of life
- Minimal crime
- Business community

WEAKNESSES

- Road network a concern in terms of capacity, connectivity, safety, and maintenance
- State roads through downtowns are challenging for local planning
- Food deserts in certain communities
- Workforce challenges in public and private sector
- Housing availability and affordability
- Public transit options are not always convenient service could be expanded
- Higher poverty rates and lower wages in certain areas
- Some areas still have limited access to healthcare
- Jurisdictional coordination, including challenges with annexations and growth
- Antiquated zoning codes
- Housing that does not align with population growth and changes
- Infrastructure maintenance and expansion is inadequate for current conditions and growth
- Lack of mental health services to help serve and reduce the homeless population
- Lack of government staff to seek and administer grants
- Deterioration of structures due to lack of maintenance or investment
- Lack of sidewalks and overall connectivity

OPPORTUNITIES

- Continued broadband expansion
- Downtown revitalization and redevelopment
- Available land for growth
- Protection of rural and developed land
- Regional trails
- Adoption of more local Complete Streets policies
- Promote entrepreneurship and support existing businesses
- Heritage, eco-tourism, and agri-tourism
- Potential inland port
- Improved data for geospatial mapping, analysis, and planning
- Increase citizen involvement
- T-SPLOST
- Film industry
- Regional airport development
- Mental health support
- Beautification and revitalization projects to address blight in neighborhoods and along corridors
- Roadway beautification
- Leadership pipeline for younger generations
- Create a regional identity based on the assets of the Three Rivers Region
- Creation and expansion of business and industrial parks
- Planning assistance and tax incentive programs (e.g. Rural Zone)
- Use development and redevelopment authorities to access funding and meet local goals
- Adherence to comprehensive plans and future land use maps for local decisions
- Target the Gen-Z and millennial generations to collaborate on creating appealing communities in which to locate/live
- Educate the community about affordable housing and housing choices
- Infill development to maximize infrastructure and minimize sprawl
- Expansion of transportation system and future inland port
- Housing programs such as GICH
- Expanded broadband

THREATS

- Social media can create misinformation and escalate situations
- Infrastructure projects can take a long time to implement
- Atlanta growth moving south, people want to be near small towns
- Large-scale industries can have major impacts
- Higher truck weight limits impact roads
- Pandemics
- Railroad crossings in many downtowns
- Brain drain, where young residents do not return post higher education

- Rise/influx of homelessness
- Cost of labor and materials for housing and infrastructure projects
- High interest rates for developers and buyers
- Large stores going vacant and leaving massive, empty anchor space
- Drug addiction
- Lack up ordinances to promote quality growth and development (sign ordinances, zoning)
- Reluctance to embrace change
- Cost and availability of housing
- Lack of trained and skilled workforce

Appendix B. Analysis of Consistency with Quality Community Objectives

The Georgia Department of Community Affairs Quality Community Objectives (QCOs) are based on state goals that are based on common issues found in local and regional plans across the state. These act as ideal targets and best practices for Regional Commissions as they implement the regional plan. Each QCO is listed below with a specific analysis of the Three Rivers Regional Commission approach to addressing each objective as it relates to policies, activities, and development patterns.

ECONOMIC PROSPERITY

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

The region has a diverse economy that historically was based on textile manufacturing and agriculture. This is largely still the case as manufacturing remains a vital part of the region's economic environment with examples including KIA in Troup County and Southwire in Carroll County. Agriculture also remains an important part of the economic health of the region with Carroll County being an example where it ranks at the top for cattle and poultry production in the state. On a smaller scale, retail and the vibrant downtowns within the region also contribute greatly to the economy. Broadband continues to expand through out the region allowing high speed internet access to some of the most rural areas. The region's economy is supporting by many chambers of commerce, industrial and downtown development authorities, and numerous Main Street program participants.

Considerations:

- DRI Reviews
- Industry hubs and suppliers
- Workforce development and training and partnerships with colleges and universities
- Infrastructure availability
- Rural Zone

RESOURCE MANAGEMENT

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

Outdoor recreation and greenspace preservation is a large part of the identity of the Three Rivers region. From state parks, local parks, trail systems, river trails, and lakes, the region is a destination for eco-tourism. Each of the three major rivers in the region have increased and enhanced access with blue/canoe trails. The region is also home to the oldest state park in the county, Indian Springs State Park in Butts County. The Chattahoochee Riverkeeper has an area office on West Point Lake and offers educational programs and tours of the lake for area residents and students to utilize.

Considerations:

- Conservation measures
- Historic preservation tools
- Part 5 Environmental Criteria and Ordinances
- Floodplain mapping
- Park/Greenspace expansion
 - Trust for Public Land
 - GOSP – Ga Outdoor Stewardship Program
- River corridor and watershed planning
 - Regional Water Plans
- EV Charging

EFFICIENT LAND USE

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

Many municipalities and counties within the region continue to update their zoning and unified development codes (UDO) to achieve quality growth and a balance between development and rural preservation. There are a few communities in the region that are only now seeking to administer zoning in their jurisdiction. Increased cooperation between governments has allowed growth scenarios to assist both communities to reach their desired growth goals. The use of state conservation programs is prevalent in the region. Some counties utilize agricultural committees and the importance of keeping active farms in the region is a high priority.

Considerations:

- Zoning and comprehensive planning
- Transfer of Development Rights

- Conservation techniques
 - Ga Ag Land Trust
 - State Conservation/Tax Programs (CUVA)
- Park/Greenspace expansion
 - Trust for Public Land
 - GOSP – Ga Outdoor Stewardship Program
- Infrastructure planning
- Infill development
- Tax Allocation Districts

LOCAL PREPAREDNESS

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

Communities in the Three Rivers Region must be prepared to face the challenges of growth from within and from adjacent metropolitan areas. All of the local governments in the Region update their Comprehensive Plan to set a vision for growth to help guide policy decisions. Other plans could include master plans, joint transportation plans, and Capital Improvement Elements, housing plans, and water system expansion planning.

Considerations:

- Zoning and comprehensive planning
- Signage
- Corridor planning
- Hazard Mitigation Planning
- GDOT Plans

SENSE OF PLACE

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

Communities in the Three Rivers region value the preservation of the sense of place and its unique qualities. This is evident in the number historic downtowns and town centers, rural scenic roadways, and rural agricultural landscape. Many communities have historic preservation ordinances, active historic preservation commissions, downtown development authorities, and are designated as part of the Georgia Main Street Program. The maintaining, revitalization, and preservation of these unique assets are remain a priority.

Considerations:

- Downtown master planning
- Historic preservation ordinances

- Redevelopment planning
- Streetscapes
- Zoning and comprehensive planning
- Signage
- Corridor planning such as Bankhead and Maple Streets in Carrollton
- Tools: Rural Zone, DDA
- Community Improvement Districts

REGIONAL COOPERATION

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

Regional coordination and cooperation in all areas of planning and economic development are increasing. Many of the region's governments are active participants with the Association of County Commissioner's of Georgia, Georgia Municipal Association, Regional Water Planning Districts, as well as other cross jurisdictional initiative. The Regional Commission will continue to bring entities together and to be a convener for shared regional issues.

Considerations:

- Zoning and comprehensive planning
- DRI Review process
- Multi-jurisdictional transportation master planning
- Corridor planning – GDOT
- River corridor and watershed planning
 - Regional Water Plans
- Heritage and Eco-tourism

HOUSING OPTIONS

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

Housing choice and availability remains a challenge in the region. Some communities continue to build new housing to accommodate growth in both new developments and as infill. New housing is being built but it still lags to serve the demand. The variety of housing options do continue to increase as new apartment complexes, single-family homes, and lofts are constructed. Workforce and senior housing is one of the most important sectors that need new housing. Challenges with change and the perception of affordable and multi-family housing options remain problematic at the local level.

Considerations:

- Zoning and comprehensive planning
- Housing assessments and plans
- State Workforce Housing Initiative
- Zoning and development codes
- Public/private partnerships
- Georgia Initiative for Community Housing (GICH)
- Community Development Block Grants/CHIP
- Homeowner education programs

TRANSPORTATION OPTIONS

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

Transportation, like other sectors, is multifaceted in the Three Rivers region. The region contains numerous state and federal highways, four interstates, and many small local roadways. East/west connectivity remains a major challenge in the region. State Route 16 remains one of the only true east/west corridors in the region and includes both local traffic and commercial trucks. The cost of re-paving is a major challenge for our less populated yet geographically large counties. All ten counties within the Three Rivers Regional Commission now participate in a regional public transportation service. Soon the completion of a region-wide transit development plan will be adopted. A number of communities are seriously taking a multi-modal approach to road improvements such as the City of Carrollton with the Bankhead Beautification project.

Considerations:

- GDOT Plans – Bike and pedestrian improvements, Vulnerable Road Users, Safety Action Plans
- Transit Planning
- Complete Streets
- Corridor Planning
 - SR 16, US 27
 - The Ray – Troup County
- Safe Routes to School
- Corridor planning such as Bankhead and Maple Streets in Carrollton
- GDOT Transportation Alternatives and GTIB

EDUCATIONAL OPPORTUNITIES

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

The Three Rivers Region is home to many sought-after K-12 school districts. Many opportunities for higher learning and vocational training are also located in the region. Among the colleges and universities in the region are: West Georgia Technical College with campuses in Carrollton, Newnan, LaGrange, Franklin and Greenville; Southern Crescent Technical College with campuses located in Butts, Lamar, Pike, Spalding and Upson Counties; Gordon College is located in Barnesville; Lagrange College is located in Lagrange, the University of West Georgia is located in Carrollton and Newnan; and the University of Georgia has a campus in Griffin. Other programs include the Quick Start Program which provides customized work force training free of charge to qualified Georgia businesses. WorkSource Three Rivers plays a key role in economic growth within the Region by providing training and supportive services to foster a qualified and competitive workforce.

Considerations:

- K-12 Education
- Pre-schools
- School readiness
- Adult literacy
- Colleges and Universities
- Workforce development and training – Work Source Three Rivers
- Chambers of Commerce

COMMUNITY HEALTH

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

Healthcare has become a major draw and focal point of the economy and of the region. The Region is served by a number of hospitals which offer advanced care including Tanner Medical System, Piedmont-Newnan, WellStar-West Georgia, WellStar-Spalding Regional Hospital, Upson Regional, Warm Springs Medical Center and the Cancer Treatment Centers of America. There are also a number of local clinics and specialized care facilities. The Region is also home to the Roosevelt Warm Springs Institute which became a landmark with its affiliation with Franklin D. Roosevelt. The Three Rivers Area Agency on Aging also plays a key role in ensuring care and services are available to the elderly population.

Considerations:

- Zoning and comprehensive planning
- Recreation, parks, trails
- Sidewalk extensions and maintenance
- Transit program planning
- Complete Streets policy
- Local farms and agriculture programs
 - Carroll County Agriculture Advisory Committee
- Elimination of food deserts

Appendix C. Data and Maps

POPULATION ANALYSIS

Total Population

The region saw an increase in population by 33.79% from 2000 to 2022. During the same time period, the population of the state of Georgia increased from 8,186,453 to 10,912,876, a 23.78% increase. The following table shows the population of the region by county for 2000, 2010, estimated population in 2022, and projected population for 2044.

Population

County	2000 Population	2010 Population	2022 Population	2044 Projected Population
Butts	19,621	23,747	25,522	30,435
Carroll	88,041	110,667	120,060	144,925
Coweta	90,166	127,915	147,449	205,169
Heard	11,024	11,837	11,489	12,809
Lamar	16,001	18,264	18,676	21,563
Meriwether	22,520	21,830	20,679	20,053
Pike	13,564	17,918	19,145	24,593
Spalding	58,521	64,066	67,415	82,576
Troup	58,902	67,053	69,527	72,748
Upson	27,747	27,060	27,638	29,675
Region	406,107	490,357	527,600	644,546
Georgia	8,816,453	9,687,653	10,722,325	13,117,918

Source: 2000/2010 Population Source: Decennial Census; 2022 Population Source: US Census American Community Survey; Projections Source: Georgia Governor's Office of Planning and Budget, 2023 Series

According to the U.S. Census Bureau, the 2022 population for the region was an estimated 527,600 people. Based on estimates from the Governor's Office of Planning and Budget, the population for the region in 2044 is projected to increase by about 22.17% to 644,546 people. This increase nearly the same rate as the state of Georgia's projection, a 22.34% gain in the same period. Given the location of the region between the fast growing urban areas of Atlanta, Macon, and Columbus, as well as the proximity to interstate highways, the region's increased populations are expected. Population decline is anticipated in only Meriwether County, though recent residential development project proposals in that area may also change the growth trajectory.

Population Change

County	2000-2010	2010-2022	2000-2022	2022-2044 Projections
Butts	21.03%	7.47%	30.07%	19.25%
Carroll	25.70%	8.49%	36.37%	20.71%
Coweta	41.87%	15.27%	63.53%	39.15%
Heard	7.37%	-2.94%	4.22%	11.49%
Lamar	14.14%	2.26%	16.72%	15.46%

Meriwether	-3.06%	-5.27%	-8.17%	-3.03%
Pike	32.10%	6.85%	41.15%	28.46%
Spalding	9.48%	5.23%	15.20%	22.49%
Troup	13.84%	3.69%	18.04%	4.63%
Upson	-2.48%	2.14%	-0.39%	7.37%
Region	20.75%	7.60%	29.92%	22.17%
Georgia	9.88%	10.68%	21.62%	22.34%

Source: 2022 American Community Survey 5-Year Estimates; Georgia Governor's Office of Planning and Budget 2023 Series

Age Distribution

The below tables show the current distribution of ages in each county, the region, and the state, with the largest age bracket in bold. The largest age bracket in the region is residents ages 25 to 34 years, similar to the state and 6 of the 10 counties in the region. The remaining counties in the region have the most residents in the age bracket of 45 to 54 years. Both of these age brackets represent residents that are toward the beginning and middle of working years, raising families, and caring for aging family members.

Current Age Distribution (2022)

Age	Butts	Carroll	Coweta	Heard	Lamar	Meriwether
Total Population	25,522	120,060	147,449	11,489	18,676	20,679
Under 5 years	4.3%	6.2%	5.6%	5.5%	4.7%	5.7%
5 to 9 years	6.2%	6.5%	6.6%	6.3%	6.4%	4.9%
10 to 14 years	6.6%	6.7%	6.9%	6.1%	6.1%	6.9%
15 to 19 years	5.2%	8.2%	7.0%	6.6%	8.7%	6.0%
20 to 24 years	7.6%	8.7%	5.9%	7.2%	8.5%	5.2%
25 to 34 years	15.1%	13.4%	12.4%	12.4%	12.9%	11.8%
35 to 44 years	12.8%	12.5%	13.4%	11.3%	10.2%	11.3%
45 to 54 years	13.7%	12.2%	14.5%	13.5%	12.2%	12.5%
55 to 59 years	6.1%	6.1%	7.2%	7.0%	6.4%	8.6%
60 to 64 years	6.5%	5.6%	6.2%	7.2%	6.5%	6.3%
65 to 74 years	9.7%	8.6%	8.9%	10.8%	10.9%	12.3%
75 to 84 years	5.1%	4.1%	4.2%	4.7%	5.9%	6.1%
85 years and over	1.2%	1.3%	1.2%	1.3%	0.7%	2.4%

Age	Pike	Spalding	Troup	Upson	TRRC	Georgia
Total Population	19,145	67,415	69,527	27,638	527,600	10,722,325
Under 5 years	5.1%	6.2%	6.3%	5.1%	5.8%	5.9%
5 to 9 years	6.1%	6.4%	6.0%	5.0%	6.3%	6.3%
10 to 14 years	7.6%	6.8%	7.8%	8.8%	7.0%	7.0%
15 to 19 years	7.4%	5.6%	6.6%	6.0%	6.9%	7.1%
20 to 24 years	5.6%	6.5%	6.7%	6.2%	6.9%	6.9%
25 to 34 years	11.8%	13.6%	13.7%	12.7%	13.1%	13.8%
35 to 44 years	13.0%	11.8%	12.3%	11.6%	12.4%	13.2%
45 to 54 years	14.3%	12.1%	12.4%	11.8%	13.0%	13.1%

55 to 59 years	8.2%	6.4%	6.5%	8.0%	6.8%	6.4%
60 to 64 years	5.2%	6.3%	6.3%	6.5%	6.1%	5.9%
65 to 74 years	9.2%	11.2%	9.2%	10.9%	9.6%	8.8%
75 to 84 years	4.7%	5.4%	3.9%	5.3%	4.6%	4.1%
85 years and over	1.8%	1.8%	2.3%	2.0%	1.5%	1.4%

Source: 2022 American Community Survey 5-Year Estimates

Population projections for the 10-county region from 2022 to 2044 show an increase in working-age residents, as well as people toward the later working years and retirement ages. The senior population ages 65 and over is projected to increase in substantial numbers and may require planning for community needs of older adults.

Projected Regional Age Distribution

Age	2022		2044		Change 2022-2044	
	#	%	#	%	#	%
Under 5 years	30,504	5.8%	35,212	5.5%	4,708	15.4%
5 to 9 years	33,077	6.3%	36,511	5.7%	3,434	10.4%
10 to 14 years	36,982	7.0%	37,631	5.8%	649	1.8%
15 to 19 years	36,499	6.9%	42,387	6.6%	5,888	16.1%
20 to 24 years	36,426	6.9%	44,709	6.9%	8,283	22.7%
25 to 34 years	68,859	13.1%	90,402	14.0%	21,543	31.3%
35 to 44 years	65,682	12.4%	89,563	13.9%	23,881	36.4%
45 to 54 years	68,703	13.0%	85,336	13.2%	16,633	24.2%
55 to 59 years	35,864	6.8%	39,296	6.1%	3,432	9.6%
60 to 64 years	32,341	6.1%	36,153	5.6%	3,812	11.8%
65 to 74 years	50,484	9.6%	60,265	9.3%	9,781	19.4%
75 to 84 years	24,063	4.6%	36,371	5.6%	12,308	51.1%
85 years and over	8,116	1.5%	10,710	1.7%	2,594	32.0%

Source: Georgia Governors Planning and Budget Office 2023 Projections

Race and Ethnicity

Currently, the region has a non-white population of approximately 32%, which is lower than the state rate of approximately 45.7%. Projections indicate a continued trend toward a larger distribution of racial characteristics, with the 2044 region and state having a 36.2% and 54.8% non-white population, respectively.

Current Race and Ethnicity Characteristics

Area	White	Black	American Indian and Alaskan Native	Asian	Native Hawaiian and Pacific Islander	Some Other Race	Hispanic
Butts	66.5%	27.8%	0.1%	0.1%	0.0%	0.9%	3.7%
Carroll	71.2%	20.2%	0.7%	0.9%	0.0%	2.8%	7.5%
Coweta	72.8%	18.0%	0.2%	1.9%	0.0%	1.8%	7.6%
Heard	85.8%	8.5%	0.0%	0.5%	0.0%	0.6%	3.2%
Lamar	67.1%	26.9%	0.0%	0.5%	0.0%	1.7%	2.9%

Meriwether	57.7%	38.4%	0.1%	0.8%	0.1%	1.0%	2.7%
Pike	87.4%	8.6%	0.0%	0.6%	0.0%	1.2%	1.9%
Spalding	59.1%	34.5%	0.5%	0.9%	0.0%	1.1%	5.1%
Troup	57.1%	36.2%	0.1%	2.4%	0.0%	2.0%	3.9%
Upton	67.5%	27.4%	0.3%	0.4%	0.8%	0.9%	2.4%
Region	68.0%	24.5%	0.3%	1.3%	0.0%	1.8%	5.6%
Georgia	54.3%	31.5%	0.4%	4.3%	0.1%	3.5%	10.1%

Note: federal policy defines Hispanic or Latino as an ethnicity. Persons of Hispanic or Latino ethnicity can identify as any race.

Source: 2022 American Community Survey 5-Year Estimates

Race and Ethnicity Population Characteristics Projections 2044

Area	Black	Hispanic	Other	White
Butts	28.2%	5.0%	3.3%	63.5%
Carroll	21.8%	9.5%	4.9%	63.8%
Coweta	17.7%	7.9%	4.8%	69.6%
Heard	9.3%	3.4%	3.3%	84.1%
Lamar	26.7%	4.1%	3.8%	65.4%
Meriwether	36.0%	4.0%	3.8%	56.2%
Pike	6.3%	2.2%	2.6%	88.9%
Spalding	40.3%	6.4%	3.4%	49.9%
Troup	37.4%	5.4%	5.2%	52.0%
Upton	27.6%	3.2%	3.5%	65.7%
Region	25.0%	6.9%	63.8%	63.8%
Georgia	33.4%	12.5%	7.8%	46.2%

Source: Governor's Office of Planning and Budget 2023 Projections

Per Capita Income

For the year 2022, the majority of the region, with the exception of Coweta and Pike Counties, is below the state per capita personal income. The average per capita median income for the region slightly lower than the state per capita median. The average median income for a working age person in the region is \$31,866, while the incomes for Georgia and the United States are \$35,753 and \$37,585, respectively. As later tables illustrate, the region's wages trend lower than the state and national weekly averages, which can impact resident income.

Per Capita Income 2022

County	Per Capita Personal Income	Percentage Relative to Georgia	Percentage Relative to the US
Butts	\$30,926	86.5%	82.3%
Carroll	\$30,985	86.7%	82.4%
Coweta	\$41,426	115.9%	110.2%
Heard	\$28,879	80.8%	76.8%
Lamar	\$32,320	90.4%	86.0%
Meriwether	\$27,544	77.0%	73.3%

Pike	\$40,241	112.6%	107.1%
Spalding	\$29,982	83.9%	79.8%
Troup	\$29,577	82.7%	78.7%
Upson	\$26,788	74.9%	71.3%
Region	\$31,866	89.1%	84.8%
Georgia	\$35,753	100.0%	95.1%
U.S.	\$37,585	105.1%	100.0%

Source: 2022 American Community Survey 5-Year Estimates

Poverty

The region has a higher poverty rate (15.9%) than the state rate of 13.5% of people living below the federal poverty line. Several counties in the region have a higher rate than other counties and the state, with Meriwether County and Upson County almost 10 percentage points higher.

Percentage of People Living in Poverty

County	2000	2010	2022
Butts	8.6%	12.4%	15.8%
Carroll	10.0%	17.3%	16.9%
Coweta	6.1%	10.2%	8.3%
Heard	10.5%	19.8%	16.7%
Lamar	8.1%	20.4%	11.2%
Meriwether	13.6%	16.8%	22.1%
Pike	6.9%	10.5%	8.1%
Spalding	12.4%	21.2%	18.8%
Troup	12.2%	19.8%	19.2%
Upson	11.2%	20.1%	22.4%
Region	9.9%	17.34%	15.9%
Georgia	9.9%	15.7%	13.5%

Source: US Census 2000 and 2010 US Census, 2022 American Community Survey 5-Year Estimates

ECONOMIC DEVELOPMENT

The region continues to attract and grow industries that have significant local, state, and international impact on the supply chain and economy. The region is a prime location for employers of all sizes with proximity to metro-Atlanta and other urban hubs, robust higher education and technical education resources, and cities and towns with many working age residents. Economic and workforce development stakeholders have proactively worked to strengthen the local labor force and quality of life amenities in the region to recruit and retain major employers.

Developments of Regional Impact

The number of reviews for Developments of Regional Impact (DRI) has increased over the last five years, indicating a continued trend of economic investment in the region. From 2020-2024, TRRC has conducted 68 DRI reviews, compared to 20 reviews during 2014-2019. The counties with the highest rate of DRIs continues to be Coweta County and Troup County, with Butts County having more DRIs near the intersections of SR 16, SR 36, and Interstate 75. The large-scale developments proposed in the region have recently been warehousing, mixed-use and residential development, and truck stops.

Current Industry Snapshot

Industry	Number of Firms	# Jobs	% Jobs	Weekly Wage
Goods Producing	1,790	44,985	23.8	1,387
Agriculture, Forestry, Fishing and Hunting	97	462	0.2	1,058
Mining, Quarrying, and Oil and Gas Extraction	10	*	*	*
Construction	1,112	10,089	5.3	1,602
Manufacturing	571	34,313	18.1	1,328
Service-Producing	8,554	115,065	60.8	935
Utilities	32	1,299	0.7	2,033
Wholesale Trade	476	5,406	2.9	1,441
Retail Trade	1,687	23,941	12.7	699
Transportation and Warehousing	341	8,374	4.4	1,092
Information	142	1,326	0.7	1,238
Finance and Insurance	548	3,207	1.7	1,428
Real Estate and Rental and Leasing	526	1,746	0.9	1,049
Professional, Scientific, and Technical Services	890	4,849	2.6	1,242
Management and Companies and Enterprises	27	1,162	0.6	2,184
Administrative and Support and Waste Management and Remediation Services	700	13,580	7.2	796
Educational Services	95	1,695	0.9	842
Health Care and Social Assistance	1,154	24,244	12.8	1,249
Arts, Entertainment, and Recreation	136	1,343	0.7	513
Accommodation and Food Services	1,051	18,725	9.9	409
Other Services (except Public Administration)	749	4,168	2.2	922
Government	525	28,419	15.0	991

Source: Georgia Department of Labor Local Area Profile, 4th Quarter of 2023

Labor Force

The region has a robust network of development authorities, educational and workforce development leaders, and chambers of commerce that collaborate to ensure the region’s labor force has skills that align with current and future employer needs. These efforts have included recent entrepreneurial and educational summits, workshops on Artificial Intelligence, and apprenticeship, internship, and upskilling programs. The region’s economic developers are committed to looking ahead to future occupational needs to start preparing students and adults today. Growth is projected in the healthcare career field, food preparation, and transportation fields over the next decade.

Occupational Employment Projections

	Estimated Employment 2020	Projected Employment 2030	Total Change	Percent Change 2020-2030
Healthcare Support	7,091	9,243	2,152	30%
Food Preparation and Serving Related	14,778	18,980	4,202	28%
Transportation and Material Moving	17,744	22,603	4,859	27%
Healthcare Practitioners and Technical	8,928	11,300	2,372	27%
Life, Physical, and Social Science	562	690	128	23%
Architecture and Engineering	2,294	2,731	437	19%
Business and Financial Operations	5,850	6,925	1,075	18%
Computer and Mathematical	1,950	2,308	358	18%
Management	10,179	11,933	1,754	17%
Building and Grounds Cleaning and Maintenance	5,474	6,384	910	17%
Arts, Design, Entertainment, Sports, and Media	1,754	2,041	287	16%
Personal Care and Service	4,986	5,768	782	16%
Production	24,528	28,268	3,740	15%
Sales and Related	18,158	20,841	2,683	15%
Installation, Maintenance, and Repair	7,786	8,867	1,081	14%
Legal	687	780	93	14%
Community and Social Service	2,216	2,491	275	12%
Educational Instruction and Library	13,508	15,119	1,611	12%
Construction and Extraction	6,115	6,842	727	12%
Protective Service	5,743	6,389	646	11%
Office and Administrative Support	18,640	19,889	1,249	7%
Farming, Fishing, and Forestry	1,340	1,375	35	3%

Source: Georgia Department of Labor, Workforce Statistics Division

Most Growing Industries 2020-2030

Description	2020 Jobs	2030 Jobs	2020-2030 Change	2020-2030 % Change
Ambulatory Health Care Services	9,680	12,510	2,830	29.3%
Transportation Equipment Manufacturing	8,770	11,450	2,680	30.5%
Educational Services	16,300	18,000	1,700	10.4%
Warehousing and Storage	3,220	4,600	1,380	42.9%
Hospitals	6,330	7,520	1,190	18.6%
Total Self Employed and Unpaid Family Workers, All Jobs	7,460	8,160	700	9.5%
Food and Beverage Stores	4,280	4,980	700	16.3%
Local Government, Excluding Education and Hospitals	7,150	7,800	650	9.1%
Religious, Grantmaking, Civic, Professional, and Similar Organizations	5,880	6,340	460	7.8%
Professional, Scientific, and Technical Services	3,140	3,580	440	14.9%
Fabricated Metal Product Manufacturing	2,540	2,950	410	15.9%
Specialty Trade Contractors	5,400	5,780	380	7.0%
Merchant Wholesalers, Durable Goods	2,510	2,880	370	14.3%
Primary Metal Manufacturing	2,940	3,300	360	12.4%
Amusement, Gambling, and Recreation Industries	1,000	1,340	340	34.2%
Merchant Wholesalers, Nondurable Goods	2,190	2,520	330	15.4%
Support Activities for Transportation	1,230	1,560	330	25.7%
Food Manufacturing	2,210	2,520	310	14.0%
Motor Vehicle and Parts Dealers	2,910	3,210	300	10.2%
Credit Intermediation and Related Activities	1,590	1,860	270	16.4%

Source: Georgia Department of Labor Market Explorer, Industry Outlooks for West Central Georgia

Economic Base and Trends

The top ten largest employers in the region includes a wide variety of employment from healthcare, retail, education, and manufacturing. Although the region is fortunate to have available jobs and a low unemployment rate on par with the state, the average weekly wage trends lower than the national average. These lower weekly wages can impact the amount of money that individuals and households have for daily needs, savings, and discretionary spending, and can impact the region’s level of people living in poverty or commuting far distances for higher wage jobs.

Ten Largest Employers 2023
Impact Outsourcing Solutions IX, LLC
Kia Motors Manufacturing Georgia, Inc.
Piedmont Newnan Hospital, Inc.
Security Forces, LLC
Southwire Company
Tanner Medical Center, Inc.
University of West Georgia
Walmart
Wellstar Health System, Inc.
Yamaha Motor Manufacturing

Note: Employers are listed alphabetically, not by number of employees.

Source: Georgia Department of Labor, Area Labor Profile, Updated Fourth Quarter 2023

Household Income and Employer Wages

Despite the growing economy, higher rates of employment, and an average increase over the last five years, the median household income of the TRRC region is lower than the state average. The region’s employers pay a range of wages, with no counties matching the average weekly wages of metro Atlanta. Thus, many residents commute to metro-Atlanta to seek higher wages. Households in the region have an income that is \$6,000 lower than the state, which impacts personal spending and savings. As seen in county commuting patterns, a higher percentage of residents commute out of the county to work than live and work in the same area. This inflow/outflow pattern indicates a need for higher paying jobs in the region to enable residents to work and live in the same county, as well as to retain younger generations that might move out of the area for more lucrative opportunities.

Unemployment Rate

Area	2022	2023	% Change
Butts	2.9%	2.9%	0.0%
Carroll	3.2%	3.3%	3.1%
Coweta	2.8%	2.9%	3.6%
Heard	3.1%	3.1%	0.0%
Lamar	3.4%	3.4%	0.0%
Meriwether	3.9%	3.9%	0.0%
Pike	2.8%	2.7%	-3.6%

Spalding	3.4%	3.6%	5.9%
Troup	3.1%	2.8%	-9.7%
Upson	3.3%	3.5%	6.1%
Region	3.1%	3.1%	0.0%
Georgia	3.1%	3.2%	3.2%

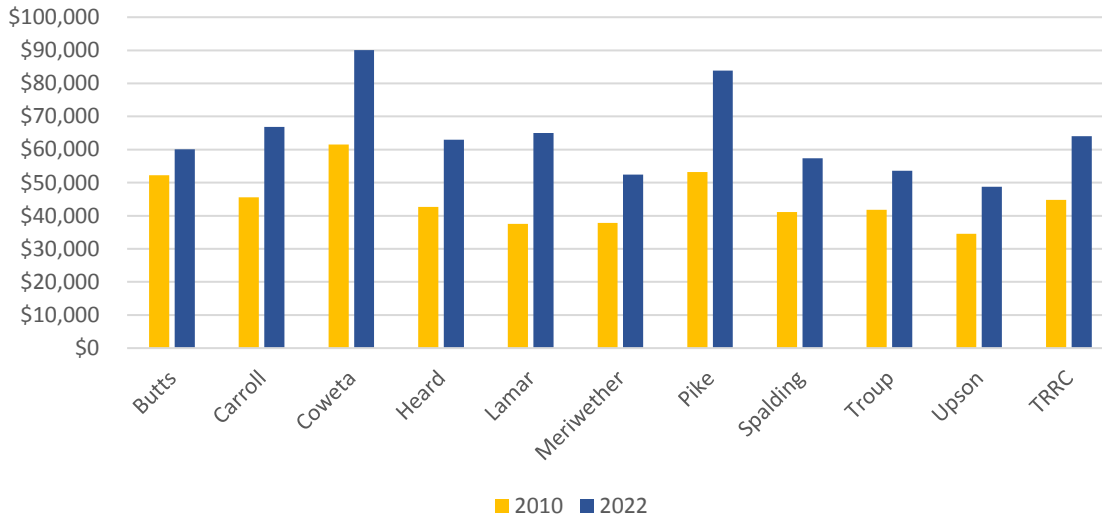
Source: Georgia Department of Labor Local Area Profile Updated May

Median Household Income

Area	2010	2022	# Change	% Change
Butts	\$52,257	\$60,076	\$7,819	15.0%
Carroll	\$45,559	\$66,895	\$21,336	46.8%
Coweta	\$61,550	\$90,031	\$28,481	46.3%
Heard	\$42,685	\$62,965	\$20,280	47.5%
Lamar	\$37,536	\$64,966	\$27,430	73.1%
Meriwether	\$37,845	\$52,392	\$14,547	38.4%
Pike	\$53,213	\$83,866	\$30,653	57.6%
Spalding	\$41,100	\$57,367	\$16,267	39.6%
Troup	\$41,770	\$53,599	\$11,829	28.3%
Upson	\$34,509	\$48,740	\$14,231	41.2%
Region	\$44,802	\$64,090	\$19,288	43.1%
Georgia	\$49,347	\$71,355	\$22,008	44.6%

Source: 2010 and 2022 American Community Survey, 5-Year Estimates

Median Household Income 2010 versus 2022

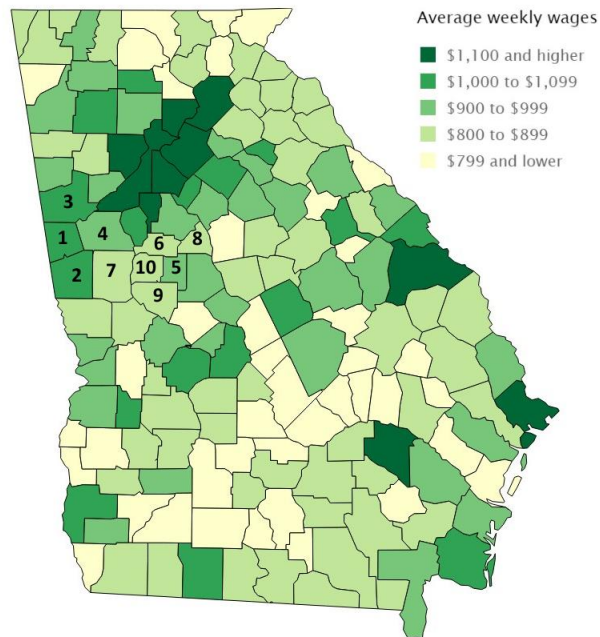


Average County Weekly Wage

Note: US Average = \$1,332

Wage Ranking	Average Weekly Wages
1. Heard	\$1,049
2. Troup	\$1,031
3. Carroll	\$1,005
4. Coweta	\$956
5. Lamar	\$943
6. Spalding	\$898
7. Meriwether	\$876
8. Butts	\$858
9. Upson	\$856
10. Pike	\$843

Source: Bureau of Labor Statistics, Average Weekly Wages by County in Georgia, Second Quarter 2023



Commuting Patterns

For every county in the region, a higher number of residents leave the county to work than live and work in the region. The below table shows the people coming into each county to work (inflow), people leaving the county to work (outflow), people living and working in the county, and the percentage of jobs staffed by workers from outside of each county. As seen in the far column of the below table, most jobs within each county are held by people from outside of the county, possibly commuting from lower cost of living areas outside of the region of that particular county (e.g. many Meriwether County residents work in Coweta and Spalding Counties due to lower wage jobs and lower cost of living in Meriwether County).

Commuting Patterns

County	Inflow	Outflow	Live/Work in County	% Leave County to Work	% Jobs with Out of County Workers
Butts	5,003	8,020	1,933	80.6%	72.1%
Carroll	22,294	33,623	18,469	64.5%	54.7%
Coweta	24,896	49,149	18,905	72.2%	56.8%
Heard	1,182	3,723	713	83.9%	62.4%
Lamar	2,549	6,406	1,346	82.6%	65.4%
Meriwether	2,936	7,322	1,355	84.4%	68.4%
Pike	1,855	7,162	1,022	87.5%	64.5%
Spalding	16,935	21,384	6,303	77.2%	72.9%
Troup	21,081	15,529	14,419	51.9%	59.4%
Upson	3,500	7,955	3,507	69.4%	50.0%

Source: On the Map, 2021 Data

Economic Resources

The Three Rivers region is privileged to have many opportunities for higher education located here. They are a critical part of the overall workforce development strategy. These resources provide training through a wide range of programs. The Technical College Adult Education programs offer basic skills literacy improvement training which strengthens individual's educational level. The WIOA funded GED/Work Readiness/Work Experience activity as well as other WIOA programs help build the area workforce by focusing on educational improvement, development of soft skills training, and by providing work based learning opportunities. Many of the colleges partner with local industries, such as Southwire, to provide training and experience to the workforce.

The Three Rivers region also has several initiatives such as Carroll Tomorrow, Leadership Coweta, Leadership Spalding-Griffin, Carroll County Leadership Academy, Youth Leadership Upson, Leadership Meriwether, Leadership Troup, Leadership Pike, and Leadership Butts.

The many organizations in the Three Rivers region offer opportunities for personal growth, education, and career/job employment success. Georgia Department of Labor (GDOL) Career Centers are focusing on new strategies that help place employees in the right job or help individuals assess training options to build skills for long-term job retention.

Other state and federal partners include the U.S. Economic Development Administration (EDA), Georgia Department of Economic Development, Appalachian Regional Commission (ARC), and Southeast Crescent Regional Commission (SCRC).

HOUSING

Housing Ownership

Although the majority of housing units in the region are owner-occupied, the number of renter-occupied units ranges from a high of 40.5% rented units in Troup County to a low of 16.4% in Pike County. The region’s average of 69.7% owner-occupied units is slightly higher than the state and national averages.

Housing Unit Occupation

Area	Total Housing Units	Occupied Housing Units	% Vacant Housing Units	Percent Owner-Occupied	Percent Renter-Occupied
Butts	9,509	8,483	3.8%	74.1%	25.9%
Carroll	46,510	42,996	1.2%	68.2%	31.8%
Coweta	57,067	54,177	1.1%	76.2%	23.8%
Heard	4,790	4,405	0.0%	71.4%	28.6%
Lamar	7,635	6,918	1.3%	76.1%	23.9%
Meriwether	9,522	8,106	2.5%	66.9%	33.1%
Pike	7,132	6,445	0.8%	83.6%	16.4%
Spalding	27,957	26,303	1.1%	64.7%	35.3%
Troup	28,939	25,587	2.5%	59.5%	40.5%
Upson	12,331	10,412	2.2%	64.6%	35.4%
Region	211,392	193,832	1.65%	69.7%	30.3%
Georgia	4,426,780	3,946,490	1.4%	65.0%	35.0%

Source: 2022 American Community Survey, 5-Year Estimates

Housing Types

The region has a variety of housing structures, although the majority (78%) have been built as 1 detached unit or single-family home. Heard County has the lowest percentage of single-family detached homes (61.7%), with also the highest percentage of mobile homes. This mix of housing units is an important part of creating housing choice in the region, and can be analyzed to see where “missing middle” housing may fit in to create more diversity of housing options that range from detached, low-density single-family to attached, higher density multi-family.

Number of Units in Structure

Area	1 (detached)	1 (attached)	2	3-4	5-9	10+	Mobile Home/Other
Butts	81.2%	0.5%	1.8%	2.0%	5.2%	1.3%	7.6%
Carroll	74.0%	1.7%	3.2%	3.0%	3.2%	4.6%	10.4%
Coweta	83.5%	2.6%	1.1%	1.5%	1.4%	6.9%	3.1%
Heard	61.7%	0.9%	2.0%	2.6%	1.9%	0.4%	30.5%
Lamar	76.5%	0.9%	4.1%	0.4%	2.6%	4.4%	11.2%
Meriwether	70.7%	0.2%	1.4%	0.4%	0.3%	4.7%	22.4%
Pike	86.9%	0.4%	2.3%	1.0%	0.8%	0.2%	8.3%
Spalding	80.2%	1.4%	2.7%	3.7%	4.0%	2.9%	5.1%
Troup	75.8%	1.4%	3.0%	1.8%	3.1%	10.3%	4.5%
Upson	71.7%	1.4%	5.3%	3.4%	3.8%	1.2%	13.2%
Region	78.0%	1.6%	2.5%	2.2%	2.7%	5.2%	7.8%
Georgia	68.0%	4.4%	2.0%	2.9%	4.1%	11.3%	7.4%

Source: 2022 American Community Survey, 5-Year Estimates

Housing Conditions

The highest percentage of housing units in the region were built between 1980 and 1999. Each county also has a percentage of homes built before World War II, with many neighborhoods and structures retaining an historic architecture and traditional neighborhood layout. However, older homes may have challenging conditions related to age, such as antiquated plumbing, heating and air conditioning. In the region, less than one percent of housing units lack complete plumbing or kitchen facilities, though Meriwether County has higher rates than the other counties. These deficient conditions can directly affect residents' quality of life and opportunities to prosper in the region.

Age of Housing Units and Condition

	2020 or later	2010 to 2019	2000 to 2009	1980 to 1999	1960 to 1979	1940 to 1959	1939 or earlier	% Lacking Complete Plumbing	% Lacking Complete Kitchen
Butts	0.6%	4.7%	29.1%	36.0%	20.8%	5.7%	3.1%	0.0%	0.1%
Carroll	1.3%	4.9%	24.8%	36.0%	21.7%	6.9%	4.4%	0.2%	1.1%
Coweta	0.7%	14.6%	28.0%	36.7%	12.3%	3.9%	3.8%	0.4%	0.6%
Heard	0.0%	2.8%	14.3%	42.7%	22.8%	11.0%	6.4%	0.7%	0.8%
Lamar	0.5%	3.8%	29.6%	26.3%	26.2%	4.8%	8.7%	0.5%	0.7%
Meriwether	0.6%	2.3%	15.0%	36.3%	23.4%	13.9%	8.4%	0.8%	2.8%
Pike	1.2%	9.9%	25.8%	35.3%	11.9%	3.9%	12.0%	0.4%	0.9%
Spalding	0.7%	9.1%	17.0%	27.4%	25.9%	15.9%	4.0%	0.3%	0.5%
Troup	0.3%	5.9%	20.1%	30.2%	21.5%	13.0%	8.9%	0.5%	0.5%
Upson	0.1%	2.9%	9.8%	32.9%	25.0%	17.2%	12.1%	0.5%	0.8%

Region	0.7%	8.2%	23.0%	33.9%	19.7%	8.8%	5.7%	0.4%	0.8%
Georgia	3.7%	7.7%	20.5%	35.7%	21.4%	10.2%	0.7%	0.3%	0.6%

Source: 2022 American Community Survey, 5-Year Estimates

Housing Costs and Cost-Burdened Households

The median home value has increase substantially in the region, state, and nation over the last five years, with the region’s housing units valued at 35.1% more in 2022 than 2019. In turn, mortgage, property tax, and rental payments can increase. At least a quarter to forty percent of the region’s residents are cost-burdened by housing costs that are 30% or more of net income. These increasing high costs of home ownership or renting are especially challenging for residents with fixed incomes and/or low-incomes, such as senior citizens or people living with disabilities.

Stakeholder input indicates a continued need for quality workforce and senior housing in the region, including smaller housing units that would have an associated lower cost burden for people seeking “starter” homes or retired people downsizing. Market-rate rental options have also been voiced as a major need for the workforce to be able to afford to work and live in the region.

Cost of Housing – Owner Occupied

Area	2022 Median Home Value	2019 Median Home Value	# Change 2019-2022	% Change 2019-2022	% Cost-Burdened Households 2022
Butts	\$200,000	\$132,600	\$67,400	50.8%	30.8%
Carroll	\$196,900	\$137,800	\$59,100	42.9%	32.1%
Coweta	\$291,900	\$211,600	\$80,300	37.9%	30.0%
Heard	\$134,900	\$109,000	\$25,900	23.8%	40.4%
Lamar	\$177,000	\$145,600	\$31,400	21.6%	40.4%
Meriwether	\$147,200	\$103,300	\$43,900	42.5%	38.6%
Pike	\$234,700	\$173,000	\$61,700	35.7%	25.8%
Spalding	\$178,800	\$122,800	\$56,000	45.6%	40.4%
Troup	\$166,700	\$136,700	\$30,000	21.9%	37.3%
Upson	\$136,500	\$93,300	\$43,200	46.3%	35.3%
Region	\$186,460	\$136,570	\$49,890	36.5%	35.1%
Georgia	\$245,900	\$176,000	\$69,900	39.7%	35.9%
US	\$281,900	\$217,500	\$64,400	29.6%	40.9%

Source: 2019 and 2022 American Community Survey, 5-Year Estimates

Cost of Housing – Renter Occupied

Area	2022 Median Monthly Rent	2019 Median Monthly Rent	# Change 2019-2022	% Change 2019-2022	% Renters Paying more than 30% Income 2022
Butts	\$961	\$850	\$111	13.1%	40.4%
Carroll	\$1,055	\$877	\$178	20.3%	51.8%
Coweta	\$1,326	\$1,096	\$230	21.0%	51.8%
Heard	\$815	\$630	\$185	29.4%	36.0%

Lamar	\$888	\$706	\$182	25.8%	42.8%
Meriwether	\$864	\$714	\$150	21.0%	50.0%
Pike	\$989	\$828	\$161	19.4%	41.1%
Spalding	\$1,024	\$872	\$152	17.4%	51.7%
Troup	\$956	\$823	\$133	16.2%	58.6%
Upson	\$778	\$639	\$139	21.8%	56.1%
Region	\$966	\$804	\$111	20.2%	48.03%
Georgia	\$1,221	\$1,006	\$215	21.4%	50.4%
US	\$1,268	\$1,062	\$206	19.4%	49.9%

Source: 2019 and 2022 American Community Survey, 5-Year Estimates

Special Needs Housing

The region has populations with certain characteristics that can be challenging for obtaining and maintaining housing, including people experiencing homelessness, people living with a disability, and people over the age of 65. Stakeholder listening sessions indicate that the region has a need for veteran housing and assistance, with the region having a higher percentage of veterans (7.6%) versus the national rate of 6.6%. Data analysis and discussions of the aging population also indicate that senior housing or housing retrofitting and maintenance assistance is also needed in communities to enable citizens to age in place.

Populations with Potential Special Housing Needs

Area	% With Disabilities	% With Veteran Status	% Over Age 65	Total Homeless Count
Butts	14.6%	6.9%	16.0%	10
Carroll	15.2%	6.4%	13.9%	97
Coweta	12.3%	8.7%	14.4%	39
Heard	23.9%	9.7%	16.9%	0
Lamar	16.2%	7.5%	17.5%	18
Meriwether	20.9%	6.5%	20.8%	4
Pike	11.6%	9.0%	15.7%	2
Spalding	14.2%	9.1%	18.4%	50
Troup	16.9%	7.0%	15.4%	108
Upson	15.2%	7.6%	18.2%	10
Region	16.1%	7.9%	16.7%	34

Sources: 2022 American Community Survey 5-Year Estimates; Georgia Department of Community Affairs Statewide Point in Time County Homeless Report for 2022

Jobs-Housing Balance

The majority of the region's counties have a higher number of housing units than jobs available, indicating an unequal jobs-housing balance. As the below table indicates, almost all counties have a jobs/housing ratio that does not equal one, with several counties far below the number of jobs per homes. Only Troup County has a higher number of jobs than housing units, due to being such a large employment center as a result of the KIA manufacturing plant. However, many residents still commute

out of the county to work at higher-wage jobs, such as in Coweta County and other parts of metro-Atlanta.

Many counties serve as bedroom communities, where residents live in one place and work in another area with more employment opportunities. These residents may choose to reside in certain places due to lower cost of living, proximity to family, and quality of life amenities, but often have a longer commute. Residents with long commutes may need to pay a substantial amount of transportation costs that can be a burden on household budgets, especially in combination with housing costs. On average, the region’s residents spend approximately 47% of household income on housing and transportation costs.

Housing & Transportation

Area	Number of Jobs	Number of Housing Units	Jobs/Housing Ratio	Housing & Transportation Index
Butts	6,936	9,509	0.73	42%
Carroll	40,763	46,510	0.88	42%
Coweta	4,3801	57,067	0.77	48%
Heard	1,895	4,790	0.40	40%
Lamar	3,895	7,635	0.51	42%
Meriwether	4,291	9,522	0.45	41%
Pike	2,,877	7,132	0.40	48%
Spalding	23,238	27,957	0.83	41%
Troup	35,500	28,939	1.23	60%
Upton	7,007	12,331	0.57	63%
Region	6,936	9,509	0.73	47%

Sources: On the Map 2021 data, 2022 American Community Survey 5-Year Estimates, Center for Neighborhood Technology Housing + Transportation Affordability Index

COMMUNITY FACILITIES AND SERVICES

Water Supply/Treatment and Sewerage Systems/Treatment

While many communities in the region have ample water and sewer systems, as mentioned in previous sections of the plan, a priority need is to address aging water and sewerage systems are in need of repair and/or upgrade. The City of Griffin supplies service to the greater Griffin area and some of Spalding County. The Butts County water supply system feeds portions of Butts and Lamar Counties. The Butts County Water & Sewer Authority supplies sewer but only to industrial areas. The City of LaGrange provides water service to portions of Troup County and to the nearby City of Greenville in adjacent Meriwether County. The City of Manchester operates as the water supply source for Talbot County, to the south of Meriwether County; and The Carroll County water supply system provides service to Carrollton and Cleburne, Alabama. As a large portion of the region remains rural, many areas rely on driven wells and septic tanks for residential water and wastewater service.

Public Safety and Fire Protection

Jurisdictions in the Three Rivers Region all have police or fire services for their citizens. This is supplied by themselves or through coordination with another jurisdiction via the local service delivery strategy or intergovernmental agreement. The Region is also home to six offices for the Georgia State Patrol; located in Griffin, LaGrange, Villa Rica, Newnan, Manchester and Thomaston.

Solid Waste

Solid waste facilities are located throughout the Three Rivers Region. All counties have convenience centers. Most cities provide trash services to residents. Many cities and counties also have recycling programs in place. Regional landfills are located in Carroll, Spalding, and Meriwether Counties.

Storm Water

The majority of counties and cities in the region use ditches to handle storm water, with many of the cities having minor curb and gutter systems.

Public Health

A total of nine hospitals and medical centers campuses serve the Three Rivers region, providing at least basic medical care. Upson Regional Medical Center and Spalding Regional Hospital provide emergency and general medical services to residents of the Three Rivers Region, as well as for surrounding counties. Sylvan Grove Hospital in Jackson also provides basic medical care. Piedmont Newnan hospital has two facilities both located in the City of Newnan, and are currently building a state of the art hospital to replace the two current facilities. Piedmont Newnan has full-care facilities which serve the needs of the citizens of not only Coweta County, but Heard County and surrounding areas. Tanner Medical Center has two hospitals within the region; a facility in Carrollton and a facility in Villa Rica. Both are full-care facilities serving Carroll and Haralson counties as well as others in the region. West Georgia Medical is located on U.S. 29 and Vernon Road in LaGrange. The hospital is designated a regional care facility and operates as a non-profit institution governed by a board of trustees. Based on the formula of four beds per- thousand population, the hospital has a sufficient inpatient capacity to meet projected population growth. Improvements in outpatient and home care services will continue to reduce the per-capita need for inpatient care. Each county within the region also has a public health department in addition to well qualified physicians.

Parks

The Three Rivers region is fortunate to have many parks to serve residents and visitors alike. These areas serve as both conservation and recreation purposes. Parks serve as key assets of a healthy community and a high quality of life. The types of parks and greenspaces in the region include three (3) state parks, wildlife management areas, and numerous local passive recreational parks.

The Three Rivers Region has identified several conservation resources as regionally important. These resources involve the following state parks: Chattahoochee Bend State Park, High Falls State Park (Portion), Indian Springs State Park.

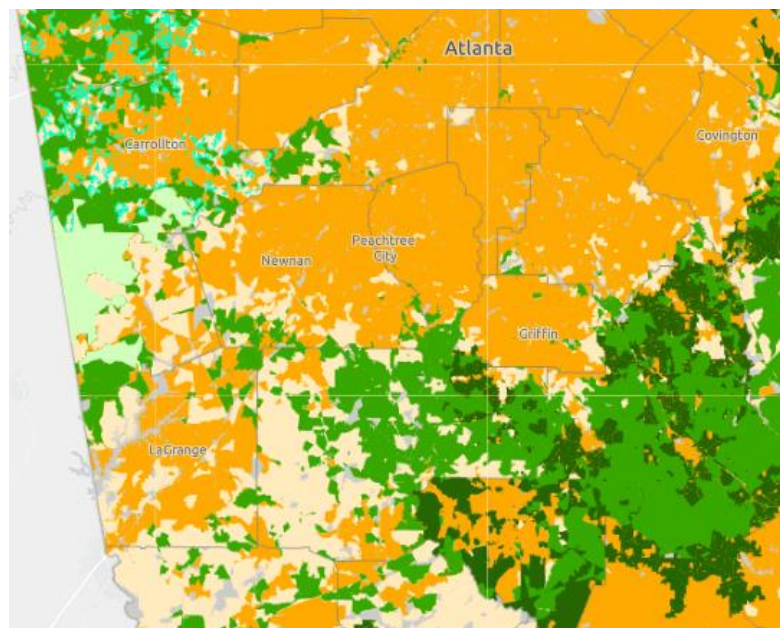
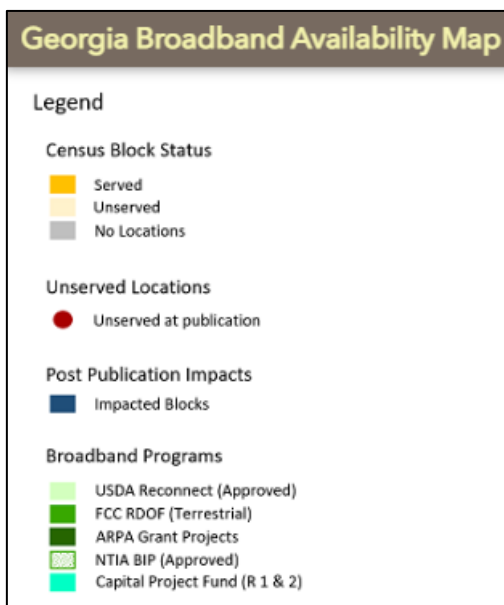
Libraries

Communities in the region continue to value their local libraries. New libraries and expansions of existing facilities are taking place all over the region. The Georgia Public Library Service (GPLS) is a unit of the University of Georgia. Its mission is to improve the quality of life for all Georgians by providing information and by encouraging reading, literacy and education through the continuing support and improvement of Georgia's public libraries.

Regional Libraries	
Library System	Regional Counties Served
Flint River Regional Library System	Butts, Lamar, Pike, Spalding
Pine Mountain Regional Library System	Meriwether, Upson
West Georgia Library	Carroll, Heard
Coweta Public Library	Coweta
Troup Harris Regional Library	Troup

Broadband

The Georgia Broadband Deployment Initiative (GBDI) and other state legislation has allowed the expansion of high-speed internet throughout rural parts of the state, including within the Three Rivers region. This is due to the empowerment of specific initiatives and partnerships such as private providers and the local Electric Membership Corporations (EMCs). Other federal grants and programs have aided in broadband expansion such as the federal ReConnect Loan and Program and the Rural Digital Opportunity Fund (RDOF). The map below and to the right shows current broadband coverage along with future coverage with funding initiatives.



TRANSPORTATION SYSTEM

Road Network

The region contains numerous state and federal highways and four interstates. The local road network is extensive. In some counties, the local road network is made up of a high percentage of unpaved roads. This can limit connectivity, growth, and safety. A number geographically large yet sparsely populated counties, such as Meriwether, struggle to maintain the road network due to the cost and length of existing roadways.

Alternative Modes

Alternative modes of transportation are limited to the state bike routes located within the region. This includes State Route 5, 15, and 45. Local bike route systems are located in Carroll and Coweta Counties and are mainly used for recreational purposes. Multi-use trails as alternative modes of transportation are located in the larger cities and include the Carrollton Greenbelt, the LaGrange Thread, and the LINC Trail in Newnan. An additional mode of transportation includes the regional transit service operated by the regional commission. All ten counties now have access to transit services.

Railroads and Airports

The region is served by a number of rail networks. Norfolk Southern and CSX are the two national railroad companies which operate in the region. These rail networks serve local industry and commercial operations as well as linking regional and multi-state intermodal operations. Within the City of Manchester in Meriwether County, the CSX rail yard serves the region. The Georgia Ports Authority has preliminary plans to bring an inland port to Troup County. Privately owned rail lines exist in the northeast section of Thomaston and outside Griffin into Spalding County.

Regional airports are located within a number of TRRC counties and serve as logistical hubs for commercial companies. Many of these are expanding their runway capacity or building new facilities altogether, such as the new Griffin-Spalding regional airport.

Transportation, Trucking, and Land Use

Commercial transportation corridors within the region continue to experience significant traffic congestion due to increased warehousing, industry, and other operations. Congestion is especially bad in the high population areas where residential and commercial land uses have increased beyond the capacity of the roadways. This remains a significant issue on GA Highway 16 as it is the only major east-west travel corridor. Within the TRRC region, it serves as a commercial travel route linking Interstate 75.

Appendix D. Stakeholder Involvement Report

To guide in the development of the Regional Plan, the Three Rivers Regional Commission utilized the Planning & Projects Committee as the Technical Advisory Committee and the Regional Council as the full Steering Committee.

TRRC Planning and Projects Committee	
Name	Affiliation
Adrienne Shales	Upson County
Curtis Brown	Troup County
Douglas Hollbert	Spalding County
Dustin Koritko	Coweta County
Gwen Flowers-Taylor	Spalding County
Jason Lovett	Lamar County
Kathy Knowles	Heard County
Kevin Hemphill	Carroll County
Lee Boone	Heard County
Leigh Ann Green	Coweta County
Norman Allen	Upson County

The first public hearing served to kick-off the update of the regional plan was held at the Turin Town Hall on December 14, 2023. TRRC Planning staff gave an overview presentation regarding the contents of the plan and the stakeholder/public involvement process.

Three Rivers Regional Commission – Planning Staff

Paul Jarrell, Interim Planning Director

Stephanie Wagner, Planner


Shari Selch, GIS Planner

After the first public hearing, four listening sessions were scheduled and spread throughout the region. A Regional Plan Survey was also developed to gather as much input as possible regarding the contents of the plan and future growth priorities. Invitations to the listening sessions and survey flyers were distributed to every local government in the region including, county commission chairs, city mayors, county and city managers, community development staff, city clerks, chambers of commerce, Main Street program managers, industrial and downtown development authorities, regional commission staff, and the DCA regional representative. Listening sessions were also advertised in the host jurisdiction’s legal organ. Flyers were also widely distributed in person, by email, and as part of the Regional Plan website.

Event	Location	Date and Time
First Public Hearing	TRRC Planning and Projects Committee and Regional Council - Turin Town Hall	December 14, 2023
Listening Session #1	Thomaston-Upson Senior Center	April 9, 2024 (10am – 12pm)
Listening Session #2	Griffin Regional Welcome Center	April 9, 2024 (2pm – 4pm)
Listening Session #3	Carroll County Chamber of Commerce	May 23, 2024 (9am – 11am)
Listening Session #4	Hogansville Public Library	May 23, 2024 (12pm – 2pm)
Second Public Hearing	TRRC Planning and Projects Committee and Regional Council – West Georgia Technical College - Newnan	June 27, 2024 (11am and 2pm)

Meeting Agendas and Sign-In Sheets

December Committee and Council Meetings



Three Rivers
REGIONAL COMMISSION
www.threeriversrc.com

Douglas S. Holtberg, Chairman
Mark Butler, Executive Director

Counties Served: Butts, Carroll, Coweta, Heard, Lamar,
Meriwether, Pike, Spalding, Troup and Upson

AGENDA
Planning and Projects Committee
December 14, 2023
11:00 a.m.
Turin Town Hall

Welcome
Call to order
Invocation and Pledge of Allegiance
Approval of the October 26, 2023 Minutes (action item)
Approval of Agenda (action item)
Approval of Proposed 2024 Meeting Schedule (action item) – presented by Jan Perez
Public Hearing for the Regional Plan Update – presented by Paul Jarrell
Approval of the Comprehensive Economic Development Strategy (CEDS) (action item) – presented by Stephanie Wagner
Other Business
Date and Location of Next Meeting – February 22, 2024
Adjournment

The TRRC staff is committed to providing equal access to all of its programs, services and activities regardless of race, color, national origin, religion, sex, familial status, disability or age. Any individual who needs an accommodation because of a disability should contact Jan Perez at (678) 692-0530 or janperez@threeriversrc.com as far in advance of the meeting as possible.

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Three Rivers
REGIONAL COMMISSION
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Douglas S. Holtberg, Chairman
Mark Butler, Executive Director

Counties Served: Butts, Carroll, Coweta, Heard, Lamar,
Meriwether, Pike, Spalding, Troup and Upson

AGENDA
Regular Scheduled Council Meeting
Three Rivers Regional Commission Council Meeting
December 14, 2023 at 1:00 p.m.
Turin Town Hall

Welcome
Call to Order
Invocation and Pledge of Allegiance
Approval of Agenda (action item)
Approval of Minutes – October 26, 2023 (action item)
Chairman's Report
• Nominating Committee Report
Executive Director's Report
• New Meeting Location and Meeting Schedule
• Training for New Council Members
• Council Members' Retreat
Committee Report:
Finance, Audit and Administration Committee
Meeting: December 14, 2023
Consent Agenda
• Review of Executive Director's August, September, October and November Expenditures
• Approval of Proposed 2024 Meeting Schedule
• Discussion of the FY23 Draft Independent Audit
Reports:
• FY24 Budget Update
Planning and Projects Committee
Meeting: December 14, 2023
Consent Agenda
• Approval of Proposed 2024 Meeting Schedule
• Approval of the Comprehensive Economic Development Strategy (CEDS)
Reports:
• Public Hearing for the Regional Plan Update
Old Business
None
New Business
Other Business
Good of the Order
Date and Location of Next Meeting – February 22, 2024
Adjournment

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DECEMBER 14, 2023 MEETINGS—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>Jan Perez</i>	<i>on file</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Paul Jarrell</i>	<i>on file</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

DECEMBER 14, 2023 MEETINGS—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>Nathan Crnkovic</i>	<i>706.502.7085</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

DECEMBER 14, 2023 MEETINGS—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>Kevin Hemphill</i>	<i>On File</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Curis Brown Jr</i>	<i>On File</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Dustin Koritko</i>	<i>Newman</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>John Kerkelid</i>	<i>on file</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Ken Rivers</i>	<i>File</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

DECEMBER 14, 2023 MEETINGS—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>Kim Bennett</i>	<i>Three Rivers RC</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Makhailla Smith</i>	<i>TRRC</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Mandy Nicholson</i>	<i>TRRC</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Stephanie Matthews</i>	<i>TRRC</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

DECEMBER 14, 2023 MEETINGS—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>Doug Holtberg</i>	<i>On File</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Jan Perez</i>	<i>on file</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Lee Brown</i>	<i>on file</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Paul Jarrell</i>	<i>on file</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

DECEMBER 14, 2023 MEETINGS—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>Adrienne Shales</i>	<i>same</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>John Kerkelid</i>	<i>same</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Paul Jarrell</i>	<i>same</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>


DECEMBER 14, 2023 MEETINGS—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>Paul Jarrell</i>	<i>770 467 7452</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>David Johnson</i>	<i>813-501-4585</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

DECEMBER 14, 2023 MEETINGS—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>Jay Shirley</i>	<i>jshirley@threeriversrc.com</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Emily Rogers</i>	<i>erogers@threeriversrc.com</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Pie Calhoun</i>	<i>pie@piedmontstate.edu</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Jane Walker</i>	<i>jwalker@zohar.org.us</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

April Committee and Council Meetings



Curis Brown, Jr., Chairman
Mark Butler, Executive Director
 Counties Served: Butts, Carroll, Coweta, Heard, Lamar,
 Meriwether, Pike, Spalding, Troup and Upson


AGENDA
Planning and Projects Committee
 April 25, 2024
 11:00 a.m.
 Turin Town Hall

Welcome
 Call to order
 Invocation and Pledge of Allegiance
 Approval of the December 14, 2023 Meeting Minutes (action item)
 Approval of Agenda (action item)
 Discussion on TRRC Regional Plan Update

- SWOT Analysis Update
- Map Updates
- Review Regional Vision, Goals and Work Program
- Public Engagement, including Listening Sessions and the Public Survey

 Other Business
 Date and Location of Next Meeting – June 27, 2024
 Adjournment

The TRRC staff is committed to providing equal access to all of its programs, services and activities regardless of race, color, national origin, religion, sex, familial status, disability or age. Any individual who needs an accommodation because of a disability should contact Ian Perez at (678) 692-0540 or ianperez@trrc.com as far in advance of the meeting as possible.



Curis Brown, Jr., Chairman
Mark Butler, Executive Director
 Counties Served: Butts, Carroll, Coweta, Heard, Lamar,
 Meriwether, Pike, Spalding, Troup and Upson

AGENDA
Regular Scheduled Council Meeting
 Three Rivers Regional Commission Council
 April 25, 2024 at 1:00 p.m.
 Turin Town Hall

Welcome
 Call to Order
 Invocation and Pledge of Allegiance
 Approval of Agenda (action item)
 Approval of Minutes – February 22, 2024 (action item)
 Chairman's Report

- AARP Age-Friendly Region Designation Presentation – Ms. Kay Sibetta, Associate State Director, Community Outreach, AARP Georgia and Ms. Myrtle Habersham, Volunteer State President, AARP Georgia

 Executive Director's Report

- Planning for Council Members' Retreat

 Committee Report:

- Finance, Audit and Administration Committee Meeting: April 25, 2024

 Consent Agenda

- Review of Executive Director's February 2024 and March 2024 Expenditures
- Review of Resolution to Change Bank Signatory
- Approval of Updated TRRC Transit Program Drug and Alcohol Testing Policy (Effective June 2023)
- Headlight Data Contract Renewal
- Executive Director's Performance Review

 Reports

- FY24 Budget Update

 Planning and Projects Committee Meeting: April 25, 2024
 Consent Agenda – No Items
 Reports

- Discussion on TRRC Regional Plan Update
 - SWOT Analysis Update
 - Map Updates
 - Review Regional Vision, Goals and Work Program
 - Public Engagement, including Listening Sessions and the Public Survey

 Old Business
 None
 New Business
 Other Business
 Good of the Order
 Date and Location of Next Meeting – June 27, 2024
 Adjournment

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APRIL 25, 2024 PLANNING & PROJECTS COMMITTEE MEETING, FINANCE, AUDIT & ADMINISTRATION COMMITTEE MEETING AND TRRC COUNCIL MEETING—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>Heigh An Lee</i>	<i>Lee@trrc.com</i>	✓		✓
<i>Adrienne Shales</i>	<i>AShales@trrc.com</i>	✓		✓
<i>Kay Sibetta</i>	<i>AARP GA</i>			✓
<i>Hange Holden</i>				✓

APRIL 25, 2024 PLANNING & PROJECTS COMMITTEE MEETING, FINANCE, AUDIT & ADMINISTRATION COMMITTEE MEETING AND TRRC COUNCIL MEETING—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>Kevin Humphill</i>	<i>On File</i>	✓		✓
<i>Nathan Gaskin</i>	<i>ngaskin@trrc.com</i>			✓

APRIL 25, 2024 PLANNING & PROJECTS COMMITTEE MEETING, FINANCE, AUDIT & ADMINISTRATION COMMITTEE MEETING AND TRRC COUNCIL MEETING—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>LEE BOONE</i>	<i>ON FILE</i>	✓	✓	✓
<i>Curis Brown Jr</i>	<i>ON FILE</i>	X	X	X
<i>Kathy Knauber</i>	<i>on file</i>	✓	✓	✓
<i>Deuney Ross</i>	<i>on file</i>			✓

APRIL 25, 2024 PLANNING & PROJECTS COMMITTEE MEETING, FINANCE, AUDIT & ADMINISTRATION COMMITTEE MEETING AND TRRC COUNCIL MEETING—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>Emily Rogers</i>	<i>erogers@threeriversrc.com</i>	✓	✓	✓
<i>Joy Shirley</i>	<i>j4shirley@threeriversrc.com</i>	✓	✓	✓
<i>Stephanie Wagner</i>	<i>Swagner@threeriversrc.com</i>	✓	✓	✓
<i>Beil McDaniel</i>	<i>(on file)</i>			✓
<i>Joe Walter</i>	<i>joew@zeblange.us</i>			✓

APRIL 25, 2024 PLANNING & PROJECTS COMMITTEE MEETING, FINANCE, AUDIT & ADMINISTRATION COMMITTEE MEETING AND TRRC COUNCIL MEETING—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>Terry Nolan</i>	<i>on file</i>	✓	✓	✓
<i>Dorina Kurisko</i>	<i>NEWLAN</i>		✓	✓
<i>John Rowland</i>			✓	✓


APRIL 25, 2024 PLANNING & PROJECTS COMMITTEE MEETING, FINANCE, AUDIT & ADMINISTRATION COMMITTEE MEETING AND TRRC COUNCIL MEETING—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>Jeannie Brantley</i>	<i>jbrantley@threeriversrc.com</i>	✓	✓	✓
<i>Paul Jansel</i>	<i>pjansel@threeriversrc.com</i>			✓

APRIL 25, 2024 PLANNING & PROJECTS COMMITTEE MEETING, FINANCE, AUDIT & ADMINISTRATION COMMITTEE MEETING AND TRRC COUNCIL MEETING—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
<i>Kim Bennett</i>	<i>TRRC</i>	✓	✓	✓
<i>Stephanie Mettlen</i>	<i>TRRC</i>	✓	✓	✓
<i>Alinda McDaniel</i>	<i>TITLE</i>			✓
<i>Clive McCarthy</i>	<i>GRACE</i>	✓	✓	✓

June Committee and Council Meetings



Curtis Brown, Jr. Chairman
Mark Butler, Executive Director


Counties Served: Butts, Carroll, Coweta, Heard, Lamar, Meriwether, Pike, Spalding, Troup and Upson
www.threerivers.com

AGENDA
Planning and Projects Committee
June 27, 2024
11:00 a.m.
West Georgia Technical College, Newnan Campus

Welcome
Call to order
Invocation and Pledge of Allegiance
Approval of the April 25, 2024 Meeting Minutes (action item)
Public Hearing for the Regional Plan Update and Discussion of the Draft TRRC Regional Plan Update (action item) – presented by Paul Jarrell
Other Business
Date and Location of Next Meeting – August 22, 2024
Adjournment

The TRRC staff is committed to providing equal access to all of its programs, services and activities regardless of race, color, national origin, religion, sex, familial status, disability or age. Any individual who needs an accommodation because of a disability should contact Jan Perez at (678) 692-0530 or jperez@threerivers.com as far in advance of the meeting as possible.

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Curtis Brown, Jr. Chairman
Mark Butler, Executive Director

Counties Served: Butts, Carroll, Coweta, Heard, Lamar, Meriwether, Pike, Spalding, Troup and Upson
www.threerivers.com

AGENDA
Regular Scheduled Council Meeting
Three Rivers Regional Commission Council
June 27, 2024 at 1:00 p.m.
West Georgia Technical College, Newnan Campus

Welcome
Call to Order
Invocation and Pledge of Allegiance
Approval of Agenda (action item)
Approval of Minutes – April 25, 2024 (action item)
Chairman's Report
Executive Director's Report
• Update on Council Members' Retreat
Committee Report:
Finance, Audit and Administration Committee
Meeting: June 27, 2024
Consent Agenda
• Review of Executive Director's April 2024 and May 2024 Expenditures
• Approval of Proposed FY25 Budget
• Renewal of 16 Subcontractor Contracts
• Approval of the TRRC Transit Safety Plan
• Approval of the TRRC Title VI Plan
• WGTC Youth Services and Career Services Contract Renewals
• Executive Session - Executive Director's Performance Review
Reports
• TRRC Transit System Update
Planning and Projects Committee
Meeting: June 27, 2024
Consent Agenda
• Public Hearing for the Regional Plan Update and Discussion of the Draft TRRC Regional Plan Update
Reports
None
Old Business
None
New Business
None
Other Business
Good of the Order
Date and Location of Next Meeting – August 22, 2024
Adjournment

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JUNE 27, 2024 PLANNING & PROJECTS COMMITTEE MEETING, FINANCE, AUDIT & ADMINISTRATION COMMITTEE MEETING AND TRRC COUNCIL MEETING—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
Jason Lovett	678-234-3621	✓		✓
LEE BOONE	ON FILE	✓	✓	✓
Doug Nollberg	On File	✓	✓	✓
Kelley Knowler	on file	✓	✓	✓
Jeaney Rogers	on file			✓

JUNE 27, 2024 PLANNING & PROJECTS COMMITTEE MEETING, FINANCE, AUDIT & ADMINISTRATION COMMITTEE MEETING AND TRRC COUNCIL MEETING—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
Leonard R. Sewell	770-922-6885	✓	✓	✓
Josephine Malin Stangel	706-472-5110 706-672-7216	✓	✓	✓
Kim Bennett	TRRC	✓	✓	✓
Stephanie Matthews	TRRC	✓	✓	✓
Jamie Brantley	TRRC	✓	✓	✓

JUNE 27, 2024 PLANNING & PROJECTS COMMITTEE MEETING, FINANCE, AUDIT & ADMINISTRATION COMMITTEE MEETING AND TRRC COUNCIL MEETING—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
Terry Nolan	on file	✓	✓	✓
Adrienne Shales	on file	✓	✓	✓
Norman Allen	on file		✓	✓
Faye Ferrell	on file			✓

JUNE 27, 2024 PLANNING & PROJECTS COMMITTEE MEETING, FINANCE, AUDIT & ADMINISTRATION COMMITTEE MEETING AND TRRC COUNCIL MEETING—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
Kevin Hemphill	On File	X		X
LEIGH ANN GREEN	on file	X		X
D. KURTKE	NEWNAN		✓	X
Scott Rowan			✓	✓

JUNE 27, 2024 PLANNING & PROJECTS COMMITTEE MEETING, FINANCE, AUDIT & ADMINISTRATION COMMITTEE MEETING AND TRRC COUNCIL MEETING—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
JOHN PESALIBACHT	on-file			✓
LEIGH ANN GREEN	on-file	✓		✓

JUNE 27, 2024 PLANNING & PROJECTS COMMITTEE MEETING, FINANCE, AUDIT & ADMINISTRATION COMMITTEE MEETING AND TRRC COUNCIL MEETING—PLEASE SIGN AND INDICATE (WITH A CHECK MARK) WHICH MEETINGS YOU ARE ATTENDING.

NAME	CONTACT INFO	PLANNING & PROJECTS COMM.	FINANCE, AUDIT & ADMIN. COMM.	TRRC COUNCIL MEETING
CURTIS BROWN JR	ON FILE	X	X	X

Listening Session Sign-In Sheets



Three Rivers Regional Commission
Regional Plan Update
Public Listening Session #1
Griffin Regional Welcome Center
April 9, 2024

Please print clearly.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
CLAY DAVIS	Spalding BOC	claydavis4102@gmail.com	678 763 9226
Maryse Josephine Small	City of Greenville	cityofgreenville.maryse@gmail.com	706-672-1216
Michael Robertson	City of Greenville	countyouthleague@gmail.com	770 987 6052
Stephanie Noyce	Trail Runners RC		
Paul Jamb	TRRC	on file	770-254-4504



Three Rivers Regional Commission
Regional Plan Update
Public Listening Session #2
Thomaston-Upson Senior Center
April 9, 2024

Please print clearly.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
Sean Townsend	Lamar County BOC	stownsend@lamarcountyga.com	(770) 358-5146
Brad Vaughan	Putts County TWP	bvaughan@puttscounty.ga.us	770-775-6216
Stephanie Noyce	Trail Runners RC	snoyce@trailrunners.org	
Paul Jamb	TRRC	on file	770-254-4504



Three Rivers Regional Commission
Regional Plan Update
Public Listening Session #3
Carroll County Chamber of Commerce/Carroll Tomorrow
May 23, 2024

Please print clearly.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
Chase Carrell	Times-Gleaner	CCarrell@times-gleaner.com	770 903 5349
Carmine Thornton	DCA	Carmine.Thornton@dca.ga.gov	706-948-0466
Melinda Brown	Heard Co. Chamber of Comm.	info@heardchamber.com	
Kathy Kwanter	New Atlanta Heard	kk@heardga.org	706-320-9776



Three Rivers Regional Commission
Regional Plan Update
Public Listening Session #4
Hogansville Public Library
May 23, 2024

Please print clearly.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
James Neureiter	Cambridge House	jimmyjack5153@gmail.com	706 786 3391
Brandon Retteke	Visit HSU	brandonr22@gatech.com	815-953-1634
Taylor Smith	City of Thomas	tsmith@cityofthomas.com	706-601-4520
Chris Cole	City of Newnan	ccole@newnan.ga.gov	770 725 4-2354 ext. 231
Tracy Dornavant	City of Newnan	tdornavante@newnan.ga.gov	(770) 254-2354 x4
Lynne Miller	City of Hogansville	lyne.miller@cityofhogansville.org	706 365-7829

THREE RIVERS REGIONAL PLAN PUBLIC LISTENING SESSIONS



Tuesday
April 9th, 2024

0am - 12pm
Griffin Regional Welcome Center
43 N Hill Street, Griffin, GA

2pm - 4pm
Thomaston-Upson Senior Center
302 S. Bethel Street

Complete the survey!



SHARE YOUR IDEAS!

Three Rivers Regional Commission is updating the 5-year regional plan. We invite you to join us and share your vision for the 10-county area.

Regional Plan related information and documents are located on the TRRC Website: <https://www.threeriversrc.com/planning-regional.php>

If you have questions about the events please contact: Paul Jarrell
pjarrell@threeriversrc.com | 770-254-4506

THREE RIVERS REGIONAL PLAN PUBLIC LISTENING SESSIONS



Thursday
May 23, 2024

9am - 11am
Carroll County Chamber
200 Northside Drive, Carrollton

12pm - 2pm
Hogansville Public Library
310 Johnson Street, Hogansville

Complete the survey!



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If you have questions about the events please contact: Paul Jarrell
pjarrell@threeriversrc.com | 770-254-4506

Listening Session Documentation



TTRC Regional Plan Listening Sessions April 9

Apr 3, 2024

Three Rivers Regional Commission will hold public listening sessions on its regional plan update for the 10-county region on April 9, with meetings in Upson and Spalding counties.

Participants of the region are invited to attend to help shape the future of the region. The invitation is extended to local residents, elected officials, business stakeholders, community representatives, and other key leaders.

"We are soliciting your views on issues such as economic development, housing, and important resources in your center," added TTRC officials. "Your input is valuable to the development of our new five-year regional plan update."



April 9 meetings will be held from 10 a.m. to noon at the Griffin Regional Welcome Center and Chamber of Commerce, located at 143 North Hill Street in Griffin, and from 2-4 p.m. at the Thomaston-Upson Senior Center, located at 302 South Bethel Street in Thomaston.

Keep Your Family Safe By Locking Up & Disposing Medication!

Secure Drug Drop-Off Boxes are located at the Thomaston Police Office and Upson County Sheriff's Office.

For More Information about Drug Drop Boxes and Personal Medication Lock Boxes, Email Tara of tara@medrx.org

<https://stopabusenrga.org/prescription-drug-disposal/>

Three Rivers Regional Plan Update 2024 - Listening Sessions

The Three Rivers Regional Commission is in the process of updating its Regional Plan. Two Public Listening Sessions have been scheduled for Tuesday, April 9, 2024.

Please click here for a the the event flyer and the QR Code to a survey to share your ideas: [Regional Plan Listening Session Flyer - Tuesday, April 9, 2024](#)

Three Rivers Regional Plan Update 2024 - Survey

Three Rivers Regional Commission is updating its 5-Year Regional Plan. You are cordially invited to join in this process and share your vision for the ten county area to include: Butts, Carroll, Coweta, Heard, Lamar, Meriwether, Pike, Spalding, Troup and Upson Counties.

Please click here for the [Three Rivers Regional Plan Public Survey](#)

Three Rivers Commission holding listening sessions

The Three Rivers Regional Commission is holding the first two public listening sessions on its Regional Plan Update. One session will be held from 10 a.m. until noon April 9 at the Griffin Regional Welcome Center and Chamber of Commerce.

Another session will be held from 2 until 4 p.m. April 9 at the Upson County Senior Center. The public is encouraged to come help shape the future of our region. This invitation is extended to local residents, elected officials, business

GSREA offering scholarship

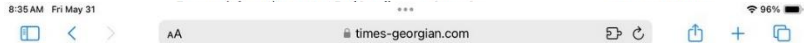
The Griffin-Spalding Retired Teachers Association is seeking applicants for its 2024 annual \$1,000 memorial scholarship.

The scholarship is for those seeking a first-time teaching certification.

Persons interested in applying should contact their school principal for the application, guidelines, verification of enrollment in a teacher education program and reference form.

After receiving information, if there are questions, please contact: Portia H. Lacy at placy1@yahoo.com.

The deadline to submit applications is Monday, April 29.



Local residents weigh in on regional plan

Photo by Chase Carrell

The Three Rivers Regional Commission held the first of two public listening sessions on its regional plan update at the Carroll County Chamber of Commerce Thursday. Three Rivers, which covers a 10-county area that includes Carroll County, is in the early stages of updating its five-year plan, and officials are seeking public input. For more information, contact Paul Jarrell at 470-631-1063 or visit www.threeriversrc.com.

Carrollton council OKs golf cart resolution

BY SAMIRA BARNETT
SBARNETT@TIMES-GEORGIAN.COM

Golf carts aren't just for the golf course, and cruise down the road just because more strict following the approval of a golf cart ordinance.

The Carrollton City Council approved the resolution during its Thursday morning work session, intending for it to ensure the safety, health and welfare of citizens. Although the ordinance has just been passed, everything will be in place and possibly finalized by August, according to Lt. Brad Easterwood of the Carrollton Police Department.

"We want to continue to be golf cart friendly, not to give the impression we don't want golf carts. People love them, and if I lived closer, I would buy one and ride it," said City Manager David Brooks.

"We want to be safe and for children to be buckled in."

Easterwood discussed requirements that drivers must follow while operating

SEE CART PAGE A4



Presentations



Public Hearing Regional Plan Update

▶ Aging



▶ Workforce



▶ Transit



▶ Planning



Three Rivers Regional Plan

DRAFT June 2024




ThreeRivers
REGIONAL COMMISSION

5-Year Regional Plan Update *DRAFT*

Second Public Hearing

June 27, 2024


ThreeRivers
REGIONAL COMMISSION

Regional Plan Update

Plan update process:

- First Public Hearing – December 2023
- Public/stakeholder outreach
 - Listening sessions
 - Regional survey
- Draft plan compiled and updated
- Second Public Hearing – June 2024



Regional Themes from Public Input

Public input solicited through:

- Four public listening sessions
- Public survey

Participant Representation:

- Participants from all 10 counties
- Top counties were Troup, Carroll, Spalding, and Coweta



Local residents weigh in on regional plan

Photo by Chase Cartrell
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THREE RIVERS REGIONAL PLAN
PUBLIC LISTENING SESSIONS

**Tuesday
April 9th, 2024**

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Griffin Regional Welcome Center
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2pm - 4pm
Thomaston-Upson Senior Center
302 S. Bethel Street

Complete
the survey!



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pjarrell@threeriversrc.com | 770-254-4506

Public and Stakeholder Input: Informed the Plan

SWOT Analysis Updated

- A lot has changed over 5 years and will change over the next 20
- Some issues are new, others remain or have improved

Strengths

- Proximity to cities, natural resources, downtowns

Weaknesses

- Housing affordability/availability, workforce soft skills

Opportunities

- Revitalization, educational resources, retain & recruit young professionals and families, eco/agro/heritage tourism

Threats

- Pandemics, social media misinformation/escalation

Public and Stakeholder Input: Comprehensive Survey

Detailed answers included in appendix

- Provides local insight
- Confirms many needs & goals



Themes from Public Input (continued)

Strengths in Region:

- Proximity to Atlanta and other cities
- Natural resources, parks, trails
- Strong industrial base and availability of jobs
- Access to all levels of education
- Proximity to healthcare
- Vibrant and historic downtowns
- Rural areas and small town feel
- Minimal crime and strong emergency response
- Lower cost of living

Themes from Public Input (continued)

Weaknesses in Region:

- Road network capacity, connectivity, safety and maintenance
- State roads through downtown – challenge for local planning
- Food deserts in some communities
- Workforce challenges in public and private sector
- Housing availability and affordability (including senior housing)
- Public transit not always convenient or available
- Higher poverty rates, lower wages for jobs in region
- Deteriorating structures
- Zoning codes that aren't updated and can't shape growth
- Crime (gangs, vandalism, in poorer areas)

Themes from Public Input (continued)

Opportunities in Region:

- Continued broadband expansion
- Downtown revitalization and redevelopment
- Protection of rural land
- Regional trails
- Heritage, eco-tourism, and agri-tourism
- Inland port
- Industry, including film and automotive
- Tax and planning incentives, such as GICH, Rural Zone

Themes from Public Input (continued)

Threats in Region:

- Social media can create misinformation and escalate situations
- Cost of labor and materials for housing & infrastructure projects
- Metro growth moving south, people want to be near small towns
- Pandemics
- Brain drain
- Rise of homelessness
- Economic fluctuations in interest rates, inflation
- Large stores going vacant
- Drug addiction
- Weak work force
- Decision-makers have own agenda, not community-minded
- Crime

Regional Plan Update – Plan Elements

- **Regional Goals**
 - Regional Vision
 - List of Goals and Policies/Strategies
 - Regional Maps
- **Regional Needs and Opportunities**
 - SWOT, Analysis of Quality Community Objectives
- **Implementation Program**
 - Performance Standards
 - Minimum Standard
 - Excellence Standard
 - Regional Work Program (Action Plan)



Regional Plan – Regional Goals

Regional Vision

The Three Rivers Region offers a high quality of life for those who come to live, work, and visit. The goals, policies, and action items in this plan will seek to maintain this quality of life by assessing the relevant needs, maximizing the opportunities that exist, promoting sustainable economic growth and efficient land use while striving to support an effective level and management of services, encouraging the participation in regional collaborative efforts and strengthening regional partnerships.



Regional Plan Update – Goals

- **Regional Goals:**

Economic Development

A balanced regional economy that encourages quality growth, innovation, and a skilled workforce that equitably benefits all segments of the population

Natural and Cultural Resources

To conserve and protect the environmental, natural and cultural resources that make the region unique and to promote their sustainable use for future generations

Transportation

Encourage a multi-modal approach to the regional transportation network that includes increased access, connectivity, and mobility for all users

Community Facilities and Services

Ensure the provision and maintenance of community facilities and services throughout the region, including water, sewer, and broadband to support efficient growth and desired development patterns

Regional Plan Update – Goals

- **Regional Goals (cont):**

Housing

Increase quality housing options for residents of all socio-economic levels of levels to achieve a balanced citizenry and workforce

Land Use

Support and encourage efficient growth and development patterns that will promote sustainable economic development, best use of existing infrastructure, protection of natural and cultural resources and quality housing development

Regional and Intergovernmental Coordination

Promote collaboration and coordination of local planning efforts with neighboring jurisdictions and with state and regional programs and authorities

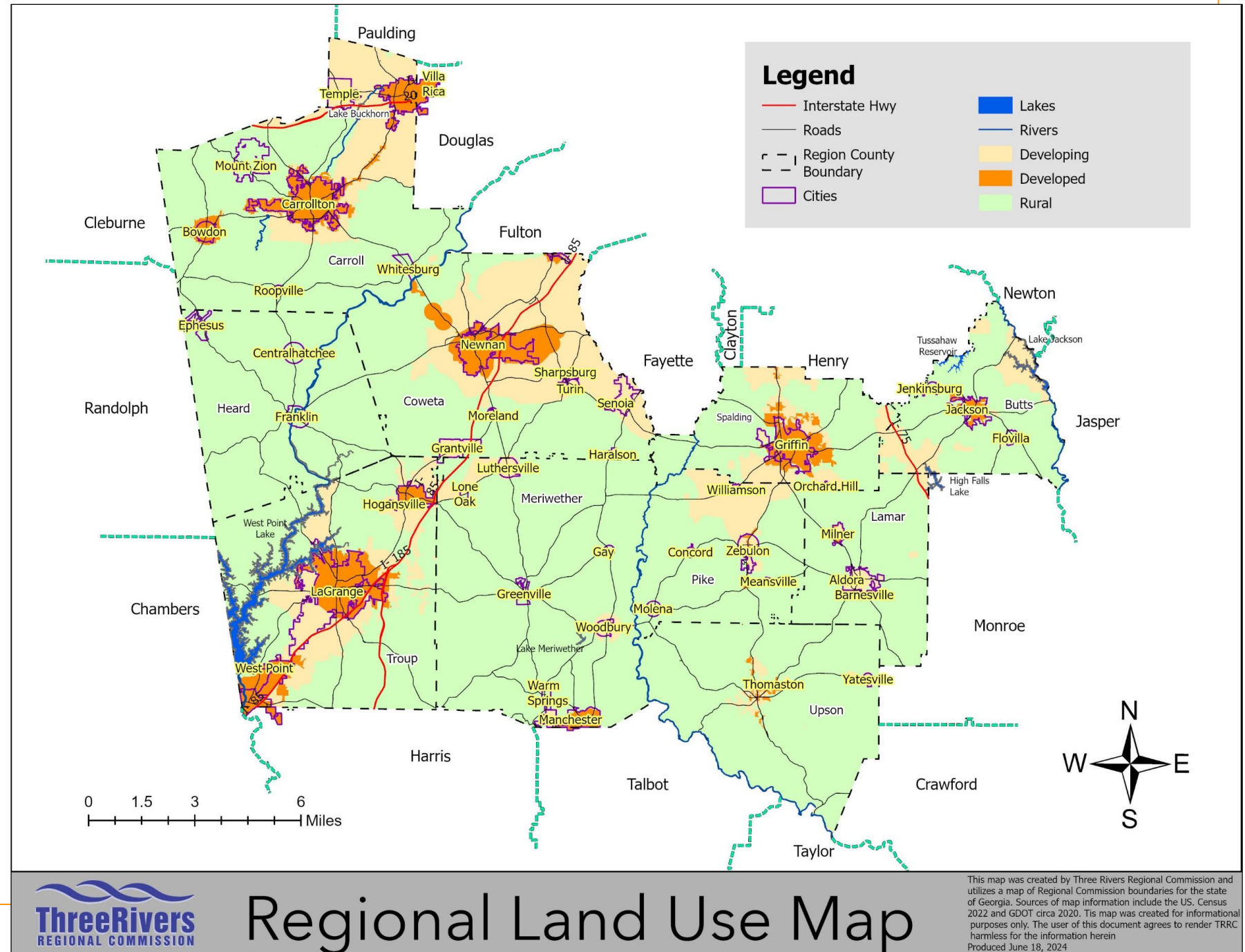
Regional Plan Update – Maps

Regional Land Use Map

Developed: Medium-high density residential, commercial, industrial with provided infrastructure

Developing: areas expected to grow and become “urbanized” with new services and infrastructure provided

Rural: areas not expected to develop or urbanize and contain minimal public services/infrastructure and will remain agricultural, forested, open space, very low density residential.



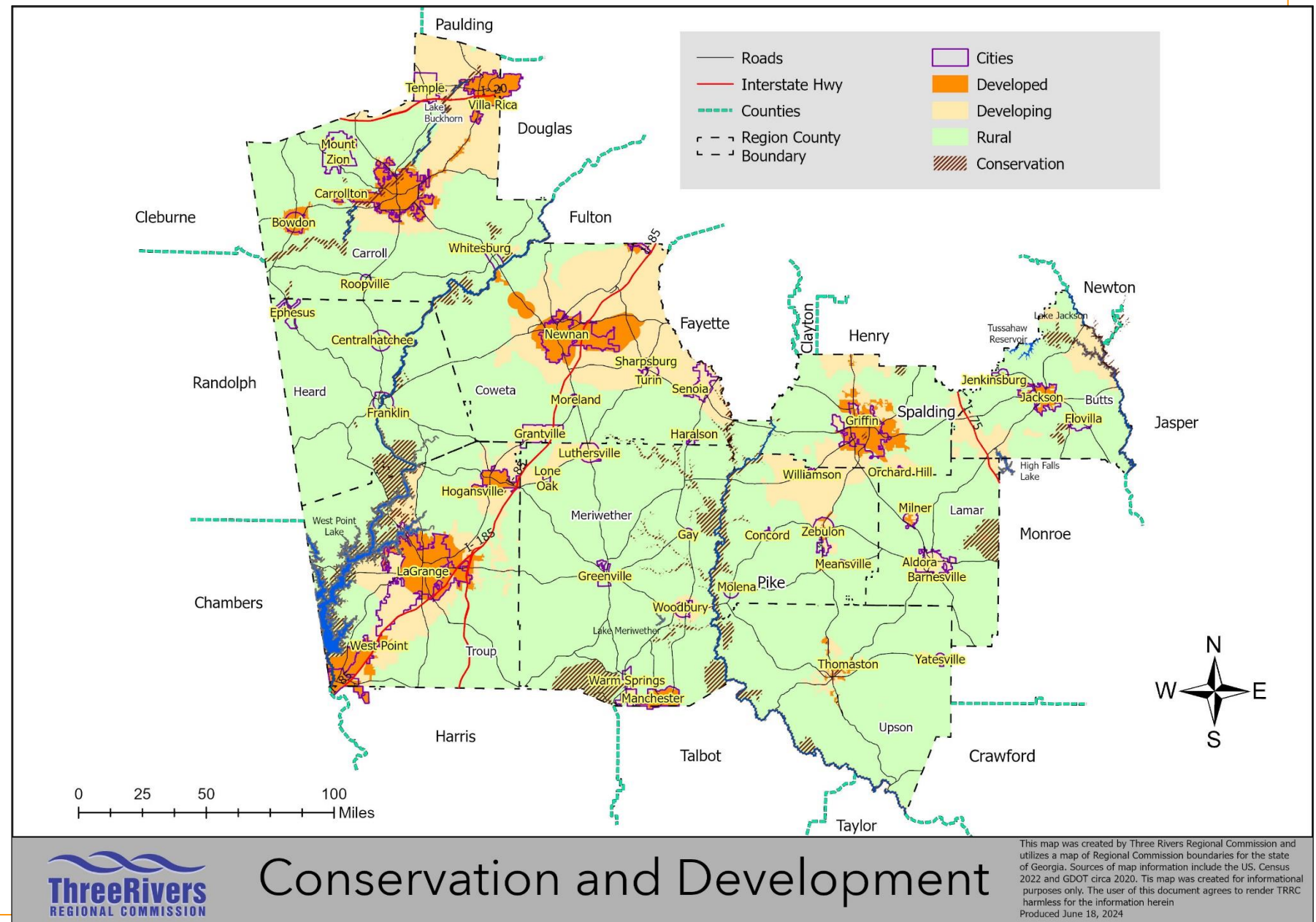
Regional Plan Update – Maps

Conservation and Development Map

Regional Land Use Map base but with conservation areas added.

Conservation areas include the green infrastructure network from the RIR.

TRRC Region: State parks, local parks, WMAs, heritage areas/sites, rivers, lakes.



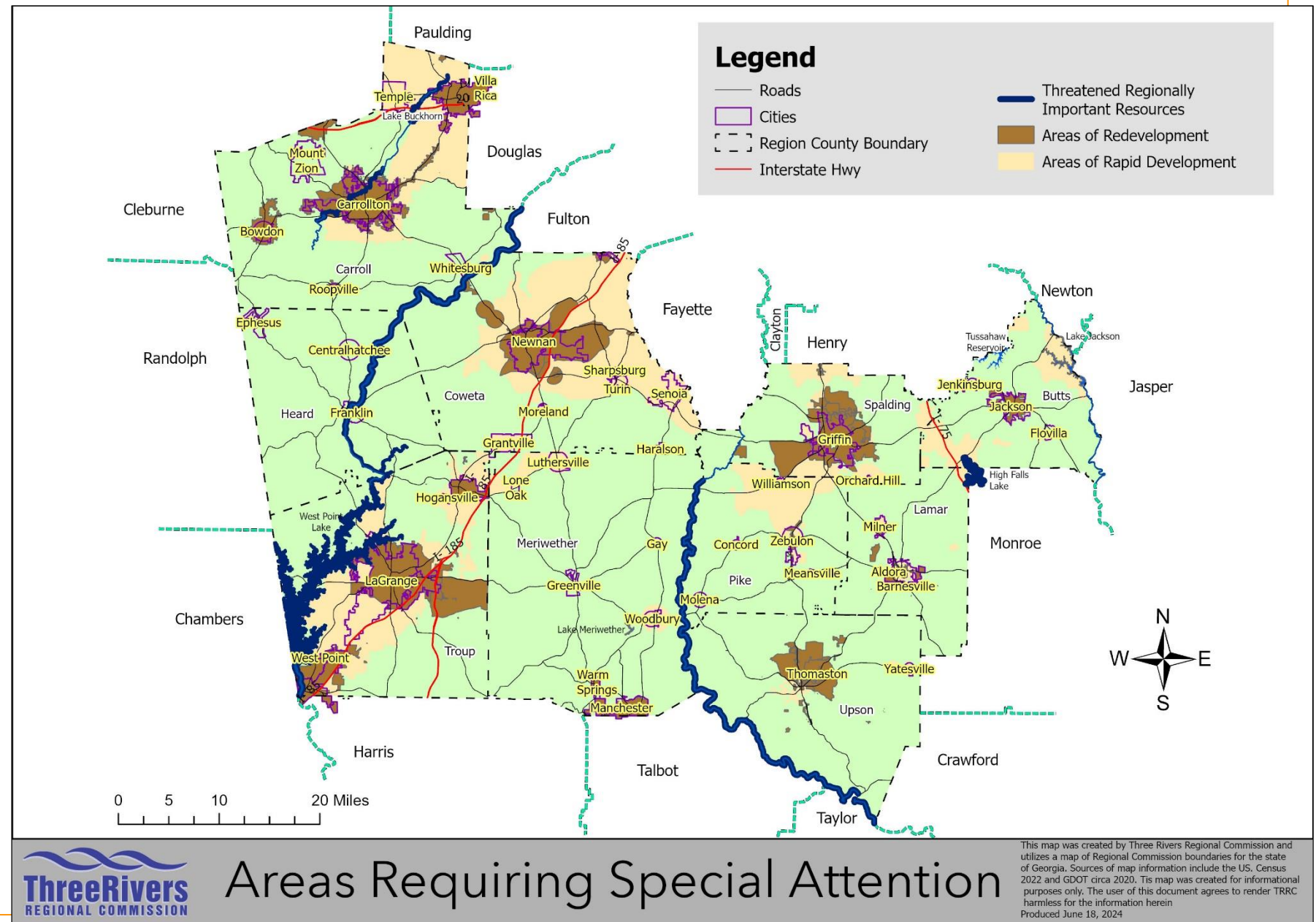
Regional Plan Update – Maps

Areas Requiring Special Attention Map

Threatened Regionally Important Resources: RIR resources or conservation areas/sites that overlap “developed” or “developing” areas

Rapid Development: areas where high rate of land use change is expected and that may outpace infrastructure

Redevelopment: areas of infill development, significant improvements, poverty/blight, Federal Opportunity Zones



Regional Plan Update – Priority Needs

Economic Development

Priority Need: A regional approach to economic development

Strategy: Advocate for and support the expansion of telecommunications technology infrastructure and broadband capability and access within the Region

Priority Need: Address blight and disinvestment within communities

Strategy: Support local governments with the completion of redevelopment plans

Strategy: Develop, promote, and support efforts and strategies to improve regional identity, regional collaboration, and regional marketing and tourism

Priority Need: Improve education and workforce skills in our Region

Strategy: Utilize existing programs and support efforts to enhance workforce development and job skills improvements and to further educational attainment within the Region

Regional Plan Update – Priority Needs

Transportation and Community Facilities

Transportation

Priority Need: Improved and enhanced transportation infrastructure, safety and mobility throughout the region

Strategy: Support local government efforts to improve the transportation system through project planning and funding assistance

Community Facilities

Priority Need: Improve community facilities such as water and sewer infrastructure that are vital for quality growth, health and quality of life

Strategy: Identify funding to support infrastructure expansion

Regional Plan Update – Priority Needs

Housing, Natural and Cultural Resources

Housing and Land Use
Priority Need: Increased housing supply and quality housing options at all levels
Strategy: Educate communities of the need for improved housing and the development of sustainable housing initiatives
Priority Need: Preservation of rural and agricultural land
Strategy: Protect rural land through active farming and land protection measures
Natural and Cultural Resources
Priority Need: Protect historic structures, cultural assets, and natural resources for the preservation of our regional identity and the environment
Strategy: Seek to protect historic resources of the region and promote adaptive reuse
Strategy: Seek to protect natural resources in the region

Regional Plan Update – Priority Needs

Housing, Natural and Cultural Resources

Regional and Intergovernmental Coordination

Priority Need: Increased coordination among governments in our region in all areas of planning

Strategy: Serve as an identifier and monitor of regional issues and opportunities while developing sustainable solutions and/or strategies for goal attainment

Regional Plan Work Program 2024-2028

Action	Partners	Cost	Timeframe	
Economic Development				
Priority Need: A regional approach to economic development				
Strategy: Advocate for and support the expansion of telecommunications technology infrastructure and broadband capability and access within the Region.				
1	Assist local governments with incorporation of a broadband component in their comprehensive plan updates	Local Governments, DCA	\$2,000 per year	All years
2	Utilize TRRC Broadband Task Force for collaboration and convening of issues and needs	RC Council, Local Governments	\$5,000 per year	All years
3	Assist local governments with identifying funding and other partnerships for the expansion of broadband	RC, Local Governments, DCA	RC staff time	All years
Strategy: Develop, promote, and support efforts and strategies to improve regional identity, regional collaboration, and regional marketing and tourism.				
4	Complete an annual update of the CEDS	EDA	\$10,000 per year	All years
5	Full update of CEDS (Every Five Years)	EDA	\$45,000	Once every five years
6	Create a regional tourism story-map	RC, GDEcD	RC staff time	Postponed. Unsure if will remain a need or priority.

Regional Plan Work Program 2024-2028

Priority Need: Address blight and disinvestment within communities				
Strategy: Support local governments with the completion of redevelopment plans				
7	Assist the City of Griffin with the completion of the North Hill Street and Southwest Griffin Redevelopment Plan Update	RC, Local Government	\$20,000 each	Postponed until summer 2024
8	Assist the City of Manchester with redevelopment efforts including redevelopment plan	RC, Local Government	\$20,000	All years
Priority Need: Improve education and workforce skills in our Region.				
Strategy: Utilize existing programs and support efforts to enhance workforce development and job skills improvements and to further educational attainment within the Region.				
9	Participate with Georgia Tech on Artificial Intelligence in Manufacturing planning in the region	RC, Georgia Tech, stakeholders	RC staff time	All years
10	Collaborate with Work Source Three Rivers on the promotion of workforce development initiatives and cross departmental strategies	RC, EDA, DCA, private partners	RC staff time	All years

Regional Plan Work Program 2024-2028

Transportation				
Priority Need: Improved and enhanced transportation infrastructure, safety and mobility throughout the region.				
Strategy: Support local government efforts to improve the built environment and sustainable development through project planning and funding assistance.				
11	Hold two Complete Streets workshops per year	RC, GDOT	\$8,000	All years
12	Research Crash site data	RC, GDOT, Local Governments	\$5,000	All years
13	Collaborate with the Safe Routes to School Resource Center to promote safety audits, needed improvements, and new school partners	RC, GDOT, Ga Safe Routes to School Resource Center and Regional Coordinator	\$8,000	All years
14	Complete Transit Development Plans for two counties within the region	RC, GDOT, Local Governments	\$100,000	All years
15	Implement the Regional Transit Development Plan	RC, GDOT, Local Governments	TBD	All years
16	Participate in the REVAMP program for transportation facility mapping	RC, GDOT, Middle GA RC		All years

Regional Plan Work Program 2024-2028

Natural and Cultural Resources				
Priority Need: Protect historic structures, cultural assets, and natural resources for the preservation of our regional identity and the environment				
Strategy: Seek to protect historic resources of the region and promote adaptive reuse				
17	Attend preservation related trainings including the Georgia State Historic Preservation Conference and HPC trainings	RC, DCA	\$500 per event	All years
18	Provide technical assistance and support to the regional historic preservation commissions	RC, HPD, Local Governments	\$3,500 per year	Ongoing, as requested
Strategy: Seek to protect natural resources in the region				
19	Assist local governments with the expansion of parks and trails	RC, Local Governments, LWCF, DNR	TBD	Ongoing, as requested
20	Assist local governments with the designation and expansion of local historic districts	RC, DCA, Local Governments	TBD	Ongoing, as requested
21	Assist local governments promote historic preservation tools such as tax incentives	RC, DCA, Local Governments	TBD	Ongoing, as requested

Regional Plan Work Program 2024-2028

Housing and Land Use				
Priority Need: Increased housing supply and quality housing options at all levels				
Strategy: Educate communities of the need for improved housing and the development of sustainable housing initiatives				
22	Include the need for all housing types including quality workforce, special needs and senior housing in the local comprehensive plan updates	RC, Local Governments	RC Staff Time	All years
23	Assist local governments with applications to the Georgia Rural Workforce Housing program	RC, DCA, Local Governments	TBD	Ongoing, as requested
Priority Need: Preservation of rural and agricultural land				
Strategy: Protect rural land through active farming and land protection measures				
24	Partner with the state and other organizations to protect agricultural through various tools	RC, Local Governments, GA AG Land Trust	TBD	All years
25	Promote agriculture as an active part of the economy through various programs such as 4-H	RC, Local Governments, UGA Extension	RC Staff Time	All years
26	Hold future land use forums to discuss planning and development tools such as Transfer of Development Rights	RC, Local Governments, Partners	TBD	All years

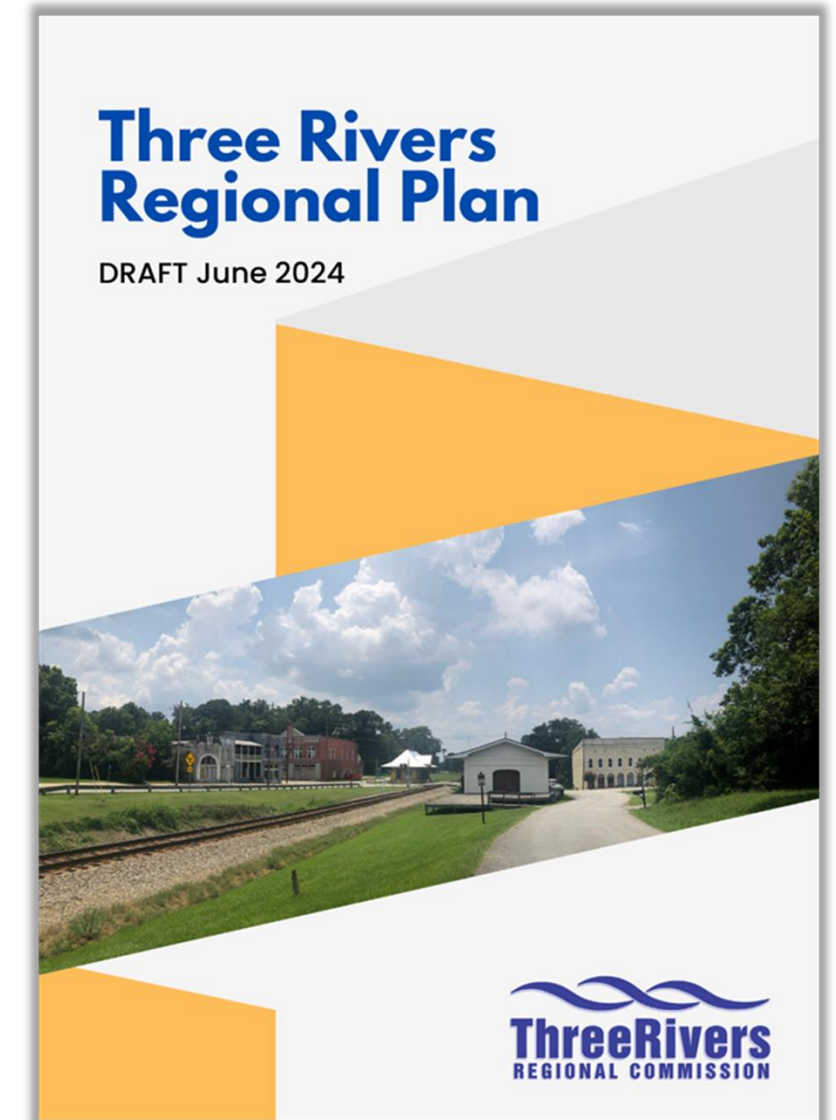
Regional Plan Work Program 2024-2028

Community Facilities				
Priority Need: Improve community facilities such as water and sewer infrastructure that are vital for quality growth, health and quality of life				
Strategy: Identify funding to support infrastructure expansion				
33	Hold a regular workshops with various funding organizations	RC, EDA, GEFA, ARC	\$2,000 per event	Ongoing, as needed or requested
34	Assist local governments with grant funding applications	RC, GEFA, SCRC, DCA, GA-DNR, ARC	TBD	Ongoing, as needed or requested

Regional Plan Update

Next steps:

- Conclude Second Public Hearing
- Finalize draft
- Submit to DCA



Questions?



▶ Aging



▶ Workforce



▶ Transit



▶ Planning



Regional Plan Info: <https://www.threeriversrc.com/planning-regional.php>

Three Rivers Regional Commission 5- Year Regional Plan Update



Three Rivers
REGIONAL COMMISSION

Carroll
Heard
Coweta
Troup
Meriwether
Spalding
Pike
Lamar
Upson
Butts

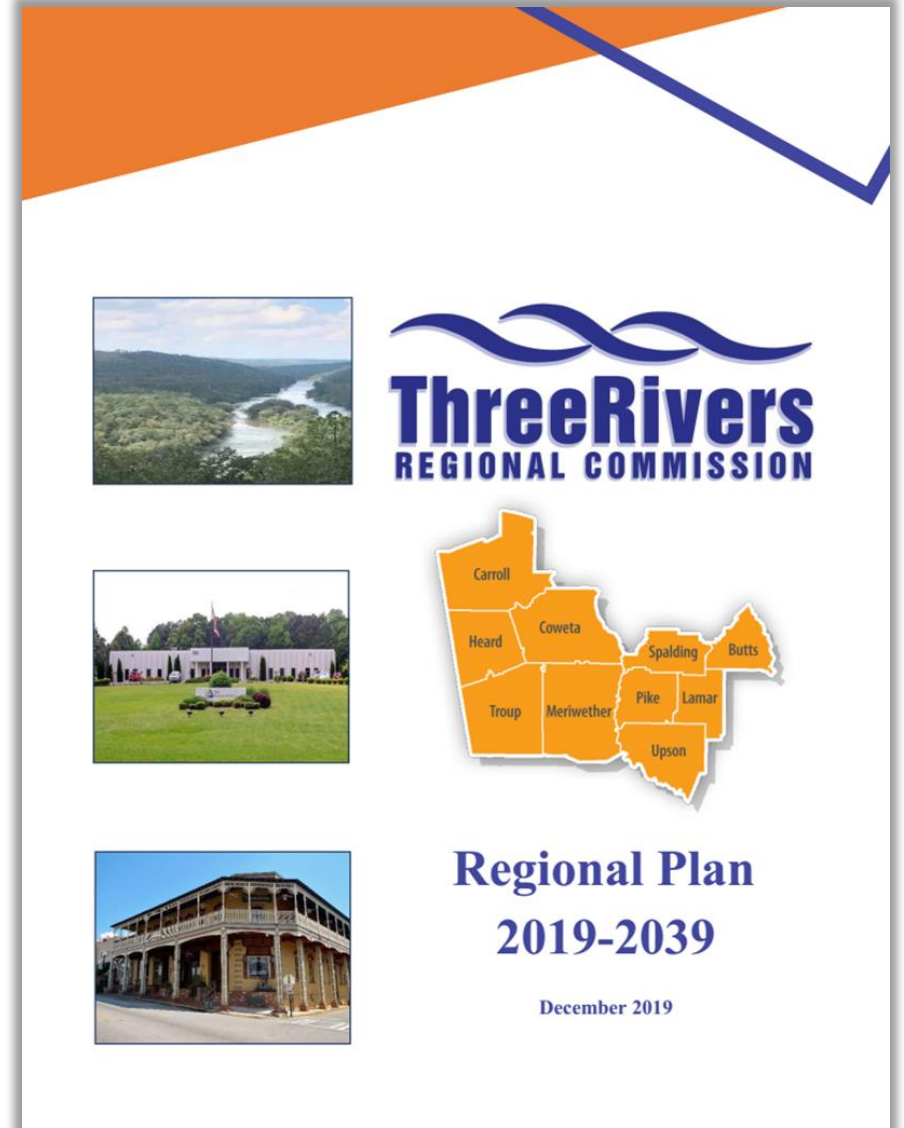
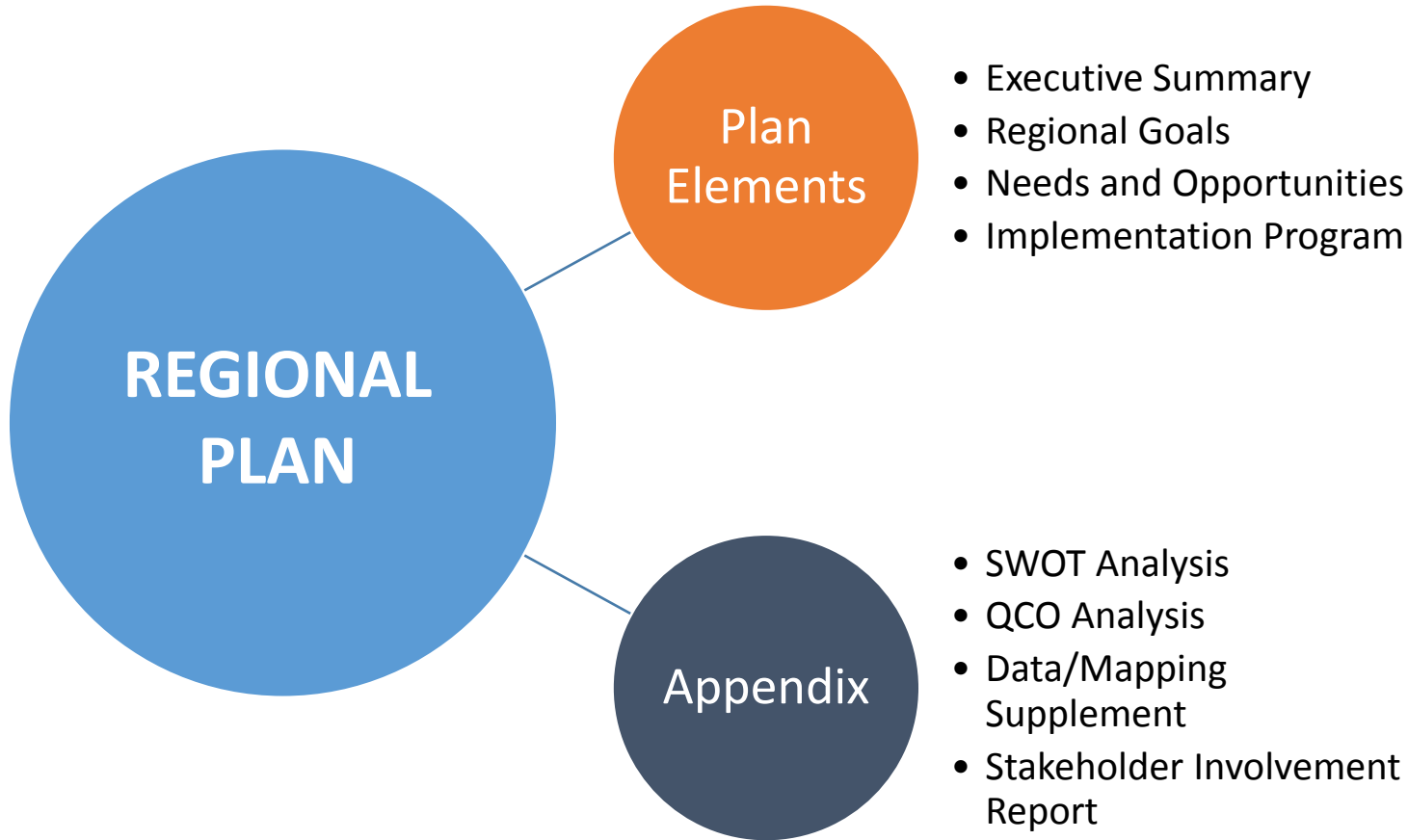
► Aging
► Workforce
► Transportation
► Planning

The graphic features a blue background with a white wavy line above the 'Three Rivers REGIONAL COMMISSION' logo. Below the logo is a map of the region's counties, outlined in white and filled with orange. To the right, a vertical stack of four colored panels (orange, green, grey, brown) lists the focus areas: Aging, Workforce, Transportation, and Planning. Each panel is accompanied by a small photograph: a smiling couple for Aging, a man and woman in a truck for Workforce, a red semi-truck for Transportation, and rolled-up blueprints for Planning.

Regional Plan – Purpose

- Regional Plans are a guide for future decision making that addresses priority and shared regional needs and opportunities and provides a framework for advancing the state’s planning goals.
- Plan is wider in scope than local plans, and deal with broader issues that involve a variety of entities, including state and federal agencies, local governments and private organizations.
- Plan seeks to identify projects and initiatives which go beyond city and county boundaries and foster regional cooperation and collaboration.
- Regional commissions are to prepare and implement comprehensive regional plans which will develop and promote the essential public interests of the state and its citizens.
- The Plan helps to prioritize projects which the RC can help implement within the region.

Regional Plan Framework

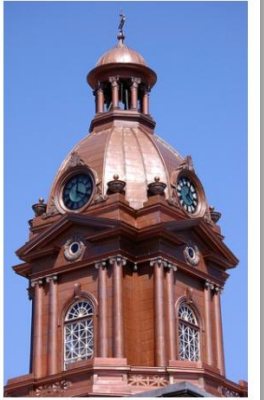


Regional Plan Elements

- Executive Summary
- Regional Goals and Strategies
 - Regional Development Maps
 - Regional Land Use Map
 - Conservation and Development Map
 - Areas Requiring Special Attention Map
 - Threatened regionally important resources
 - Rapid Development
 - Redevelopment


ThreeRivers
REGIONAL COMMISSION

REGIONALLY IMPORTANT
RESOURCES PLAN



February 2012



AMENDED October 2019

TRRC Nature Based Tourism

Flint River Area



Pine Mountain Trail



Chatt-Bend State Park



Historic Banning Mill Zip Line



Bush Head Shoals
Chattahoochee River



Carrollton GreenBelt



Brown's Mill
Battlefield Park



Joe Kurz WMA
Flint River Boat Ramp



West Point Lake



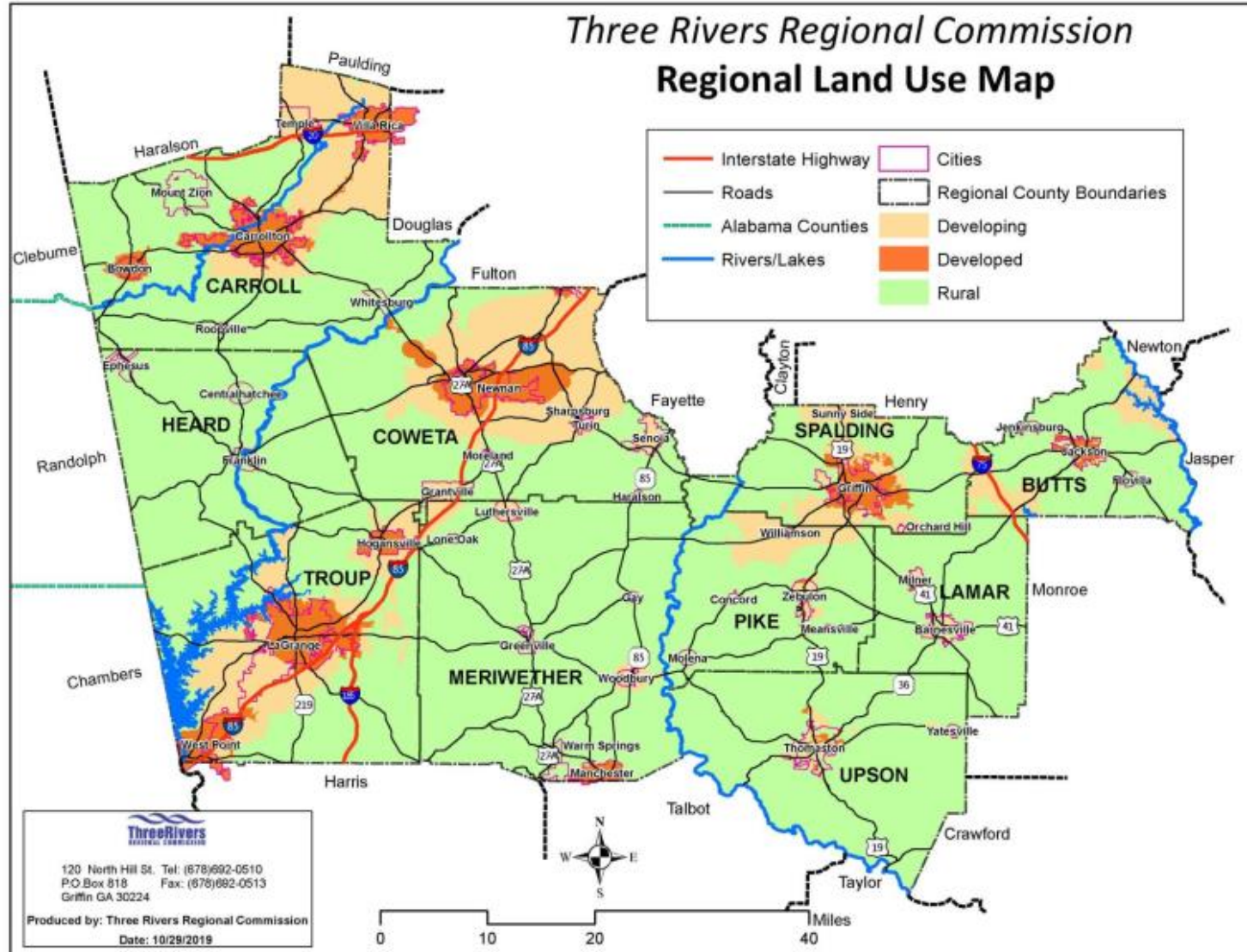
Sprewell Bluff and Flint River



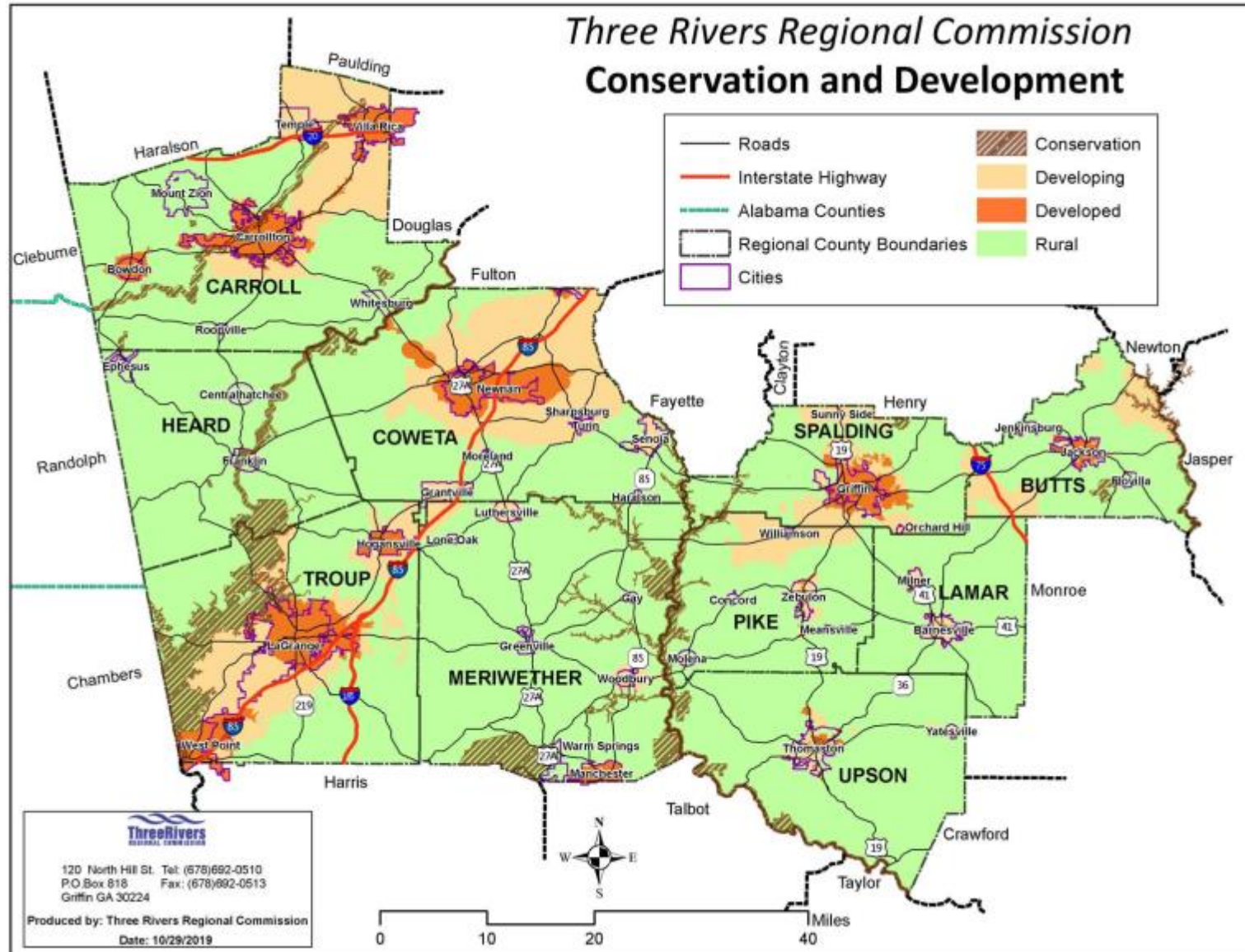
Indian Spring State Park



Regional Land Use Map



Regional Conservation and Development Map



Regional Plan Elements

- Regional Needs and Opportunities
 - SWOT, Analysis of Quality Community Objectives
- Implementation Program
 - Performance Standards
 - Minimum Standard
 - Excellence Standard
 - Regional Work Program
 - Addresses priority needs and opportunities
 - Updated every year



Regional Plan – Process Overview

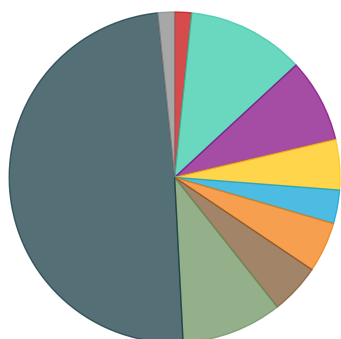
- Step 1: Public Hearing #1 and Kick-Off
- Step 2: Public Engagement (3-6 Regional Listening Sessions, Survey, and Planning and Projects Committee)
- Step 3: Public Hearing #2: Present Regional Plan draft to P&P and TRRC Council in April
- Submit to DCA for review
- TRRC Council adoption in June



Regional Plan Survey Results

TRRC Regional Plan Survey

Which county do you live in?



- Butts
- Carroll
- Coweta
- Heard
- Lamar
- Meriwether
- Pike
- Spalding
- Troup

Answers	Count	Percentage
Butts	1	1.61%
Carroll	7	11.29%
Coweta	5	8.06%
Heard	3	4.84%
Lamar	2	3.23%
Meriwether	3	4.84%
Pike	3	4.84%
Spalding	6	9.68%
Troup	30	48.39%
Upson	1	1.61%

Answered: 61 Skipped: 1

What are the strengths of the region?



Response	Count
Agriculture	3
workforce, geographic location, infrastructure capacity	1
West Point Lake, rural communities	1
West Point Lake	1
We have many resources available and people willing to help	1
Vast amounts of buildable land. Strategic to the Savannah Port and the world's busiest passenger Airport. Very picturesque.	1
To be honest! None because information must be shared and explain	1
Things to do, West Point Lake, downtown events and active small businesses.	1
textiles	1
Strengths are the availability of jobs	1
State parks and many industrial areas	1
Small town atmosphere	1
safe and clean community; balance of urban and rural experience; decent job opportunities; connected to ATL	1
Rural values, natural resources, proximity to urban areas	1
Rural setting, low taxes, low utility rates, less traffic than other places I've lived,	1
Rural areas for farming	1
rural	1
River	1
Recreation, variety of goods and services, public safety response, proximity to Atlanta	1
Proximity to Atlanta and I-85	1
Presence of state parks, hiking trails, water recreation	1
Piedmont hospital & agricultural land & forests	1
Our strong industrial base, current residential development trends, our historic downtown, a multitude of amenities to include The Thread and West Point Lake amongst others, and our funding and redevelopment of city parks.	1
Oakuskee/West Point Lake! The Thread; breweries and wineries; proximity to Pine Mountain Trail and outdoor recreation. The proximity to Columbus, Newnan. How adorable Hogansville and West Point are. I could go on!! Lots of jobs.	1
no traffic. FDR's Little White House & the town of Warm Springs. Roosevelt Warm Springs is a comprehensive rehabilitation and training center in Warm Springs. The Flint River	1
Natural resources, low density population, internet availability, quality leadership	1
Mature trees and other greenery, West Point Lake, historic properties, walking trails, proximity to Atlanta and Columbus, FDR legacy	1
Many parks around town, as well as quick contact for work needed.	1
Lower standard of living, less taxes and lower traffic. Also excellent transportation by Highway and rail.	1

Lots of forest and raw land	1
Location along the Hwy 16 corridor and the proximity of I-75. This location makes us prime real estate for industrial and manufacturing growth	1
Location	1
Less crime , less traffic	1
Legal services, assistance programs,	1
Lake West Point	1
Interstate highway system; a number of nice, small vibrant downtown areas; industrial base in some counties; a good amount of wealth in the area; natural resources;	1
industry, tourism, downtown area	1
Industry, higher education	1
Industry	1
I-20 and undeveloped land	1
I-20 access, natural beauty	1
Good hospital in the county. Nice law enforcement members.	1
Good communities, natural resources to visit, "small town" feel	1
environment (rivers, land resources), transportation, recreation	1
Community, connected sidewalk network, greenbelt,	1
Churches, roads,	1
Centrally located off 85. Far enough away from densely populated Atlanta.	1
Carroll Ride Share, lots of stuff downtown, resources	1
Being close to Alabama and Atlanta is an advantage, in my opinion. Troup County has great outdoor activity options with West Point Lake, The Thread (LaGrange), Sweetland Ampitheater (LaGrange), great outdoor parks for our children!	1
alot in walking distances	1
Agriculture, Natural Resources, Location	1
Accessibility to the interstate, thriving non profits, job availability, minimal traffic issues, relatively safe in most areas	1

Answered: 54 Skipped: 8

What are the weaknesses of the region?



Response	Count
Working relationship between the cities and counties, lack of affordable housing, traffic on our major roads	1
What we are lacking is information and knowing how to get the right resource.	1
West Point Lake could be made significantly cleaner to attract and retain better tourism to invest in our city.	1
Weaknesses is the training and development of employees for those jobs and further growth for those employees.	1
Utility infrastructure, water/sewer, internet/cable, storm water and roads	1
too close to atlanta and macon	1
too cautious; aging population; conservative anti-growth mindset	1
There needs to be a more streamlined process to help those in need more efficiently	1
Technology	1
Some poor roads, poverty, public school issues but strong school administration. Lack of job opportunities.	1
sewer, transportation, schools, recreation programming	1
Roads not able to be paved that need it.	1
Retail shopping centers and more of a variation in food options (restaurants).	1
quality jobs in all geographic areas, poverty	1
Public transportation and workplace housing and support for the elderly.	1
public transportation and housing	1
Protect rural character, land, habitat & green space from the over & not well planned growth & development. Traffic is a major problem & environmental destruction are major problems.	1
Poverty, transportation, lack of quality retail options, high crime in low income areas, lack of activities especially for youth, silohed sectors, lack of affordable housing	1
Poor streets and roads to navigate the city of LaGrange. Not enough nice restaurants...mostly fast-food. People in the county do not have input into any city elections or what takes place, even though they are a big economic support of city functions.	1
Poor schools	1
Poor public education, lack of educated and visionary leadership, lack of local employment, too much emphasis on residential growth as opposed to balanced economic development,	1
Poor leadership by elected officials	1
Poor labor.	1

political people in charge are self-serving	1
Not enough sidewalks outside of LaGrange city center. I wish we had single stream recycling. I wish we had more emphasis on planting native plants/restoring habitat.	1
Not enough affordable housing.	1
No public access to transportation	1
Need to do more to bring more Unity. The diversity is very poor and seems as though it is not important in this area.	1
Need more industry and more affordable housing for individuals and families.	1
Need better housing balance. New housing is too expensive for low and middle class. Also need regular transit between workers and industries.	1
lack of sewer	1
lack of restaurants , too many close at 2 or 3pm	1
Lack of advertising / Knowledge of resources, need an adult day care, being open to change, affordable housing	1
Internet access, Jobs and low competitive pay. House prices.	1
Infrastructure	1
housing	1
greater connectivity in bike lanes and sidewalks, reduce speeds on streets/in towns	1
Gang related crime	1
Food market needed	1
Fire safety services	1
erratic school quality within the region (some very good while others are quite poor); shift toward apartments or rental units instead of single family homes; high home costs	1
Education, schools , infrastructure. The roads are ridiculous.	1
education of work force, social economic level is low	1
economic development. We rarely get opportunities for new business opportunities other than the food industry. We have to travel to other counties just to make a decent pay.	1
Dilapidated buildings	1
Crime, higher taxes, under performing schools	1
Convenience to Coao	1
Commercial development within the context of national retailers and the construction of affordable and attainable workforce housing.	1
childcare, lack of attainable/affordable housing, lack of training/upskilling access for underserved citizens, lack of transportation supporting underserved communities/connecting to jobs, high poverty rate,	1
Better road network	1
Better communication with public on governmental and business initiatives.	1
Beautification of I-85 north of LaGrange--add wildflowers, etc	1
Affordable housing, schools	1
♂ can't really put my finger on it.	1

What are the opportunities for our region?



Response	Count
Workforce in rural area	1
We should be working on better housing and increase in wages	1
Troup County transit is extremely limited;	1
Tourism, with the lake, Great Wolf Lodge, major concerts at the ampitheater, if we could add more boutique hotels or high quality airbnbs or bed and breakfasts, we could maximize the tourism for this area.	1
The library is the best thing going here in terms of activities for children and adults. The Active Life Center presents a huge opportunity for improvement.	1
the film industry continues to be important to our area; use of federal and state dollars for quality of life improvements;	1
The expansion of bike lanes in the region would allow us to get out in the city more often and allow a safe space. Right now the areas that a safe for bikes are limited and limiting access to small businesses	1
The county is investing in sewer, we have an active industrial authority.	1
supporting faith base organizations to help improve the education of children, youth, adults. depending solely on government programs will not achieve what is needed.	1
significant land available; connected to ATL; educated population; safe and clean	1
Senior housing,	1
see weaknesses	1
Rural zone, Downtown Development	1
Regional workforce initiatives, expanding WGTC Regional Manf. Center	1
Regional bus routes between cities nearby in our region.	1
Protecting green space & the environment from over development. Providing housing/shelter for the homeless and safe transportation options for Comet's aging population.	1
Protect rural communities	1
Promote agritourism and Main Street programs to support small communities.	1
Opportunities for the youth and over 50 that doesn't involve alcohol for either group.	1
Not sure.	1

None.	1
More restaurant offerings by centrally located.	1
More outdoor facilities for activities for ALL ages.	1
Maximize uses of social media to improve community knowledge of significant events like DRI efforts. Open to a more transparent government administration.	1
Lots of land	1
Literacy education	1
LINC TRAIL and empty downtown space	1
Keeping taxes and costs of living low. Better promotion to corporations as to why here rather than big cities.	1
keep it rural	1
Inland port	1
If there was one place online that we could send people who need help with xyz that would take the information and then send to the appropriate place that could help...	1
If the college would grow, bringing in young, fresh minds. If the county could better maintain the lake, tourism would increase leading to more revenue and support for small businesses.	1
High quality education for all students	1
Growth and redevelopment, not just one sector of groups controls the movement of a city	1
green industrial development, variety of housing - all quality, but varying sizes, build activities that require a lot of land - equestrian, hiking, outdoor destinations	1
GICH provides points for developers of low income housing; DASH program in Lagrange; Pioneer Group in Hogansville.	1
Educational programs, public transportation options, better retail options, collaboration, room for industry growth	1
Education should be maximized more starting at PreSchool ages.	1
Ecotourism! and infrastructure (making the entire town & surrounding communities connected by bike/walking path). Increasing diversity and inclusion.	1
Commercial and retail investment opportunities.	1
Broadband	1
Better coordination between and utilization of our nonprofits	1
automotive industry growth, spread of Atlanta, film industry, tourism	1
Attracting more people wanting rural living so leaving the city. Plans for some high-end development in southern Meriwether.	1
ATIIP grants	1
alot of empty buildings needing to be used before building new	1
Agritourism, land banks	1
Agritourism	1
Ability to shape and control growth with design and architectural criteria	1
Need to continue to bring a reliable Internet service to all of the county	1

Answered: 50 Skipped: 12

What threats exist that could hold the region back?

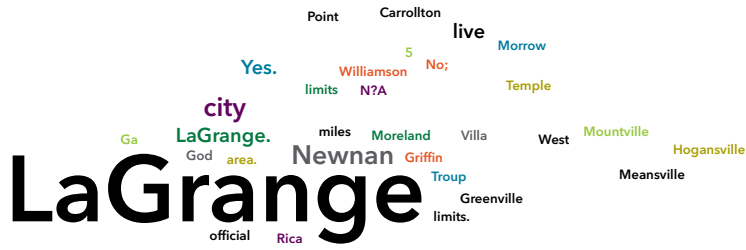


Response	Count
Crime	2
What hold back a community is when people have their own agenda, and not the community as a whole. everyone.	1
Very limited shopping areas.	1
Unwillingness to change or adapt	1
Unplanned development & environmental destruction.	1
Uncontrolled growth of apartment complexes	1
Transportation industrial closures	1
Too much crime and has increased tremendously past 4 years.	1
The rise of crime as well as the vandalism and lack of cleanliness in our natural resources.	1
the education of children, youth and adults. need to include strong family values to help these individuals achieve. Companies are struggling with the current work force who lack strong commitment to work. (dependable, team player and etc)	1
Sign ordinances	1
Schools	1
Protect rural communities - every time a rural area is destroyed for anything else, it never returns to its natural state.	1
Poverty, crime, gangs, government	1
poor leadership; uneven/unplanned growth	1
Politicians who lack vision and are too old to appreciate progressive ideas	1
People with the old small town mentality	1
Over development.	1
New housing is being built, but developers can't afford to lower or mix the price points. Cities are welcoming more and more single-family developments with high price points.	1
National economy, inflation, interest rates	1
N/A	1

My opinion is that local governments may play a hand in holding the region back as a whole.	1
Money and blighted areas.	1
Money	1
Mindset - everyone wants change until things start changing. Agreement future development. Developers - held to a standard. Broadband.	1
metro area creeping into the region	1
Low housing inventory, particularly affordable housing for early career people is difficult to find, let alone for low-income individuals	1
lack of VRU infrastructure, lack of foresight on getting rid of affordable housing (we don't want to be like Cobb and Forsyth and displace all the people who cook, clean, work hourly wage jobs)	1
Lack of soft skills and communication skills of population	1
Lack of reliable Internet . Lack of decent schooling.	1
Lack of educated and visionary leadership, lack of balanced growth, poor internet service, poor schools	1
lack of attainable housing, transportation	1
Infrastructure	1
Increasing crime and homelessness	1
increased drug trafficking; increased wealth disparity; greater numbers of homeless people; old infrastructure; undermanned emergency services	1
I am concerned about the proliferation of data centers in nearby communities. Transfer of Dev Rights is mentioned below. I do not think these programs are successful unless you already have a very strong, successful infrastructure, social/cultural programs	1
Government infighting, lack of collaboration in some sectors, education system, increasing gang activity	1
gang violence	1
Gang and drug issues. Lack of enthusiasm in labor force.	1
funding and support for seniors	1
Enforcement of areas being safe	1
education, economy	1
Crime, denser housing in rural areas	1
county not wanting to support local businesses or repair buildings that could be used for a lot of things	1
Climate change. Crime/housing insecurity.	1
Being uninformed and not respecting the history of all people in a community.	1
Availability of housing, political climate, continued decrease in natural areas/greenspace	1
A walking workforce and loss of baby boomers from workforce.	1
A transitioning community -- some want it to remain as it is while others realize the potential for growth to reduce homeowner taxes.	1

Answered: 50 Skipped: 12

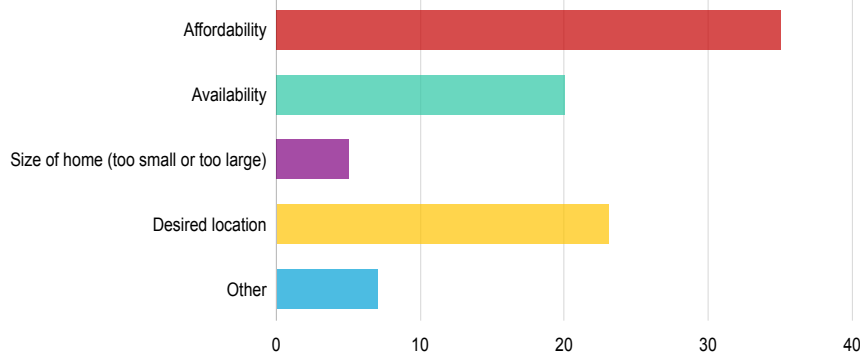
Do you live within an incorporated city? If so, which?



Response	Count
No	20
LaGrange	10
Newnan	2
Yes. Temple	1
Yes. LaGrange.	1
yes, Newnan	1
Williamson	1
West Point	1
Villa Rica	1
Troup	1
Outside of the city limits of LaGrange, but right before the official Mountville area.	1
No; I live about 5 miles outside of City of LaGrange.	1
No, we live outside the LaGrange city limits.	1
No, thank God	1
N?A	1
Morrow	1
Moreland	1
Meansville	1
LaGrange, Ga	1
Hogansville	1
Griffin	1
Greenville	1
Carrollton	1

Answered: 52 Skipped: 10

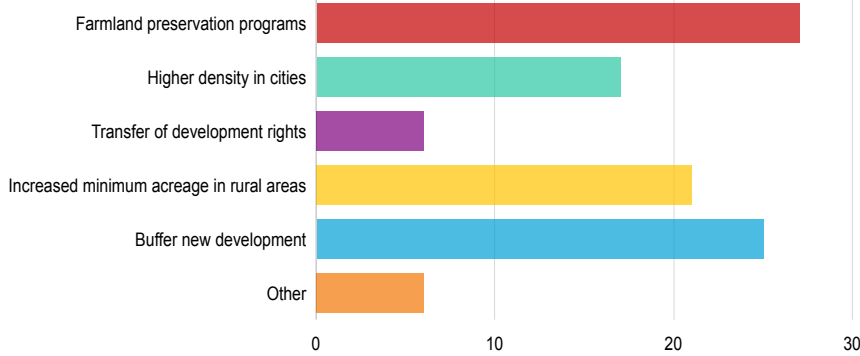
Which aspect of housing most affects you most?



Answers	Count	Percentage
Affordability	35	56.45%
Availability	20	32.26%
Size of home (too small or too large)	5	8.06%
Desired location	23	37.1%
Other	7	11.29%

Answered: 59 Skipped: 3

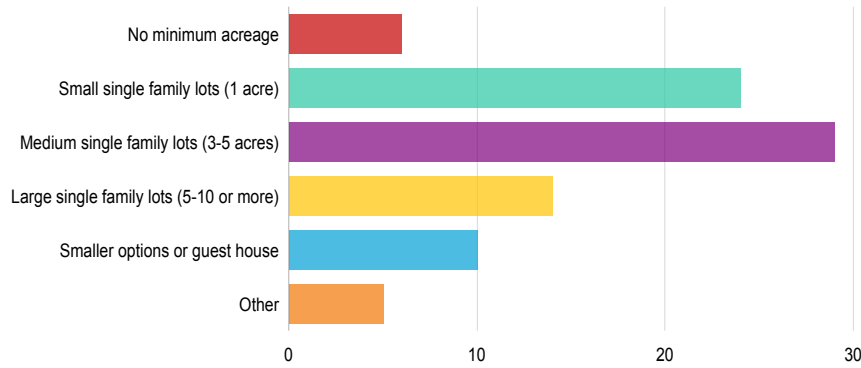
Growth can cause conflicts between maintaining a sense of place and accommodating new...



Answers	Count	Percentage
Farmland preservation programs	27	43.55%
Higher density in cities	17	27.42%
Transfer of development rights	6	9.68%
Increased minimum acreage in rural areas	21	33.87%
Buffer new development	25	40.32%
Other	6	9.68%

Answered: 57 Skipped: 5

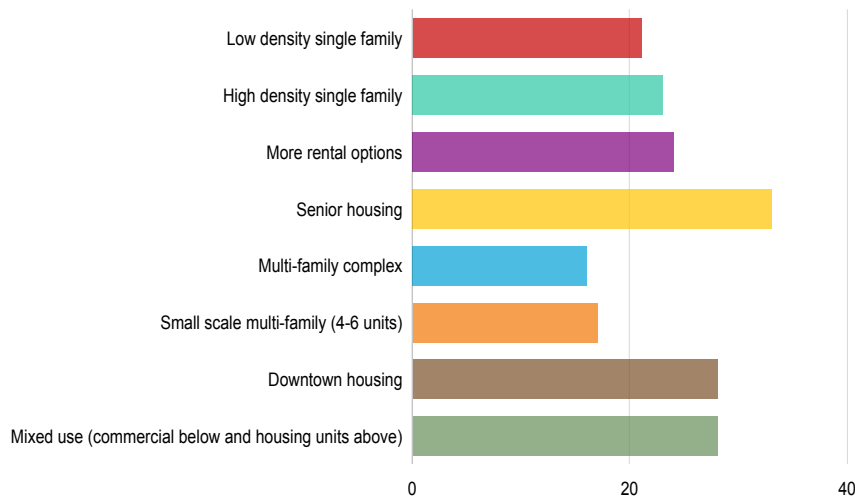
In rural areas, which type of new housing is needed?



Answers	Count	Percentage
No minimum acreage	6	9.68%
Small single family lots (1 acre)	24	38.71%
Medium single family lots (3-5 acres)	29	46.77%
Large single family lots (5-10 or more)	14	22.58%
Smaller options or guest house	10	16.13%
Other	5	8.06%

Answered: 59 Skipped: 3

In cities and more urban areas, which type of new housing is needed?

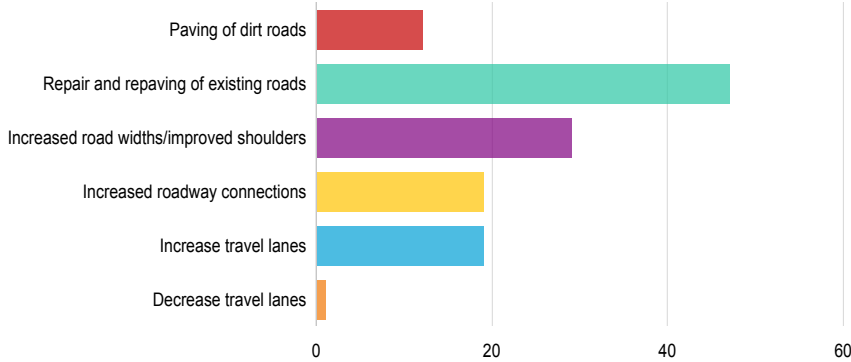


Answers	Count	Percentage
Low density single family	21	33.87%
High density single family	23	37.1%
More rental options	24	38.71%
Senior housing	33	53.23%
Multi-family complex	16	25.81%
Small scale multi-family (4-6 units)	17	27.42%

Downtown housing	28	45.16%
Mixed use (commercial below and housing units above)	28	45.16%

Answered: 60 Skipped: 2

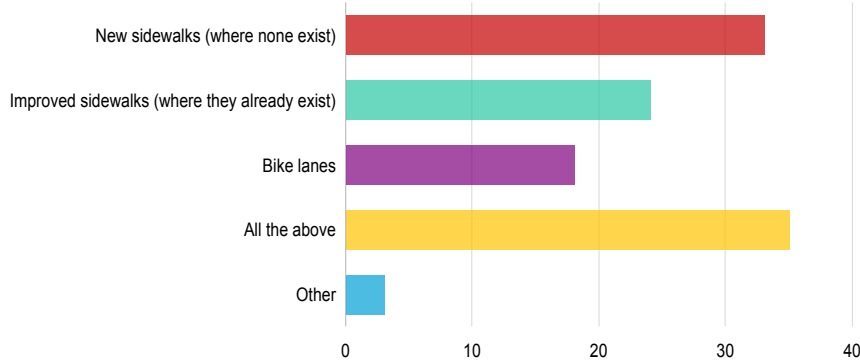
What type roadway improvements are needed in the region?



Answers	Count	Percentage
Paving of dirt roads	12	19.35%
Repair and repaving of existing roads	47	75.81%
Increased road widths/improved shoulders	29	46.77%
Increased roadway connections	19	30.65%
Increase travel lanes	19	30.65%
Decrease travel lanes	1	1.61%

Answered: 61 Skipped: 1

Roadways with multi-modal options are increasingly important in areas with concentrated...



Answers	Count	Percentage
New sidewalks (where none exist)	33	53.23%
Improved sidewalks (where they already exist)	24	38.71%
Bike lanes	18	29.03%

All the above	35	56.45%
Other	3	4.84%

Answered: 58 Skipped: 4

Are there areas/sites of historic or natural importance that need protection or increased...

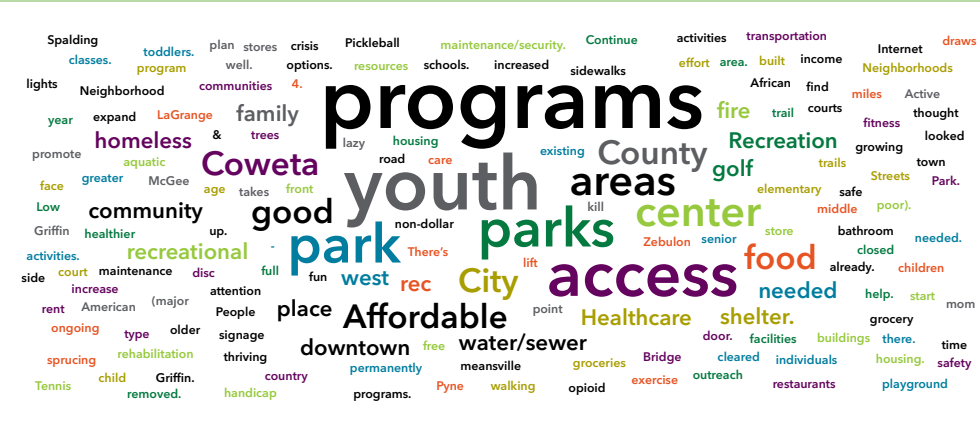


Response	Count
Yes	4
No	4
Yes...Indian Springs and others	1
Yes. Coweta County needs to preserve nature & the environment. The leaders need to stop focusing on immediate economic benefits and think long term about the environmental impact of ill planned growth .	1
Yes. Communities should protect and promote their historic resources. Many communities have had good economic success by doing so (Madison, Senoia).	1
Yes! Plant more native plants that encourage habitat for native animals.	1
Yes enslave quarters located in our region	1
West Point. The trash and dirty water are deterring visitors from returning. The lake itself is poorly regarded by both locals and incoming visitors.	1
We have many historical houses that are not properly maintained. We could easily lose history due to us simply forgetting that they exist.	1
We are protecting the structures in our historic downtown	1
Waterways/wetlands	1
the history of our community is a strong asset. important to preserve. have guidelines in the downtown area.	1
riverfront areas	1
Reservoir needs better maintenance	1
Reservoir. Cemeteries. Parks.	1
Quite a few. Flint River, Roosevelt Warm Springs, beautiful rural areas	1
protect our water and wetlands	1
Pike City parks	1
Our historic neighborhoods need to be protected.	1

Old community well in the Liberty Hill area.	1
Not sure.	1
none	1
Mountville, Troup County - the earliest settlement in Troup County	1
Just enforce the current ordinance	1
I'm sure there is but none that I am aware of at this moment.	1
Historically African American areas.	1
Historical African American cemeteries in the rural areas	1
Historic African American neighborhoods.	1
For sure	1
flint river	1
Downtown Newnan; Cole Town, Mill Village, Platinum Point, College Temple, Chalk Level, Farmer Street Cemetery, Oak Hill Cemetery;	1
District 2 has historic aspects but are naturally over looked due to the area.	1
Blue Creek watershed, West Point Lake, Chattahoochee River. In Franklin, the Plasti-Paint factory was located upwind of the existing Chattahoochee River walking trail. Trail users wonder if the "spray paint" they often smell is bad for their health.	1

Answered: 39 Skipped: 23

Are there community facilities in your area that are lacking or are in need of improvement?



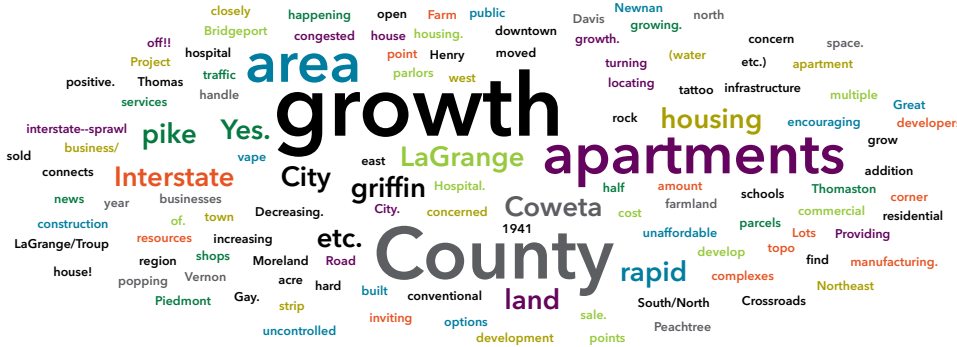
Response	Count
Yes	4
No	4
Zebulon Park needs attention meansville park as well	1
Youth programs,	1
Youth Programs	1
west point	1
we need a disc golf course	1
water/sewer, senior housing, non-dollar store groceries	1

There's enough already. People are lazy and want everything next door.	1
There is a need for more youth programs at existing facilities	1
There are no sidewalks in front of several elementary and middle schools.	1
The bathroom at McGee Bridge park is permanently closed, maybe increased maintenance/security. The trails at Pyne road park need maintenance (major down trees not cleared, trail signage is poor).	1
Streets City of LaGrange	1
Some of our older African American communities need greater access to healthier food options.	1
Recreational, youth programs	1
Parks, healthcare	1
park and rec buildings are old and need a face lift	1
our community has thriving programs of all of these but as growing takes place, an increase will be needed. Continue to expand resources for walking, exercise such as Pickleball courts which promote fitness and family activities.	1
Our city could do with better youth outreach programs. More rehabilitation effort for an ongoing opioid crisis would help as well. Even out in the country, we see many homeless individuals in need of help.	1
Neighborhood parks	1
Needed more handicap access, more program for the children, good affordable place for family fun	1
Need more grocery stores and restaurants	1
More youth programs for toddlers. I have a two year old and it seems all of the parks and rec activities start at age 4. When I looked, I could not find many mom and me type programs or classes.	1
Maybe more recreation areas for the downtown area. Spalding County has a new aquatic center that has been built a few miles from downtown Griffin. I don't believe that this was a well thought plan as far as transportation to and from there.	1
Low income housing. Neighborhoods need sprucing up.	1
Internet access	1
Healthcare and food access	1
Griffin City Park. All of the playground areas except one have been removed. The lights at the Tennis court no longer work and the golf course draws in as many patrons	1
Good food access on the west side of town, more passive and pocket parks, new leadership at Active Life Center	1
Fire safety services - full time staffed fire departments	1
expansion of water/sewer is needed for residential growth	1
Expanded free youth summer programs, child care facilities.	1
Currently Recreation center is being improved slowly but surely	1
Coweta does a good job w these.	1
Coweta County recreational amenities need investment;	1
Coweta County needs a homeless shelter. Seniors need access to affordable & safe transportation. We need a no kill animal shelter.	1
community center	1

All	1
Affordable outside picnic areas to rent or covered areas at parks for the public	1

Answered: 45 Skipped: 17

Are there specific locations within the your area that are seeing uncontrolled or rapid growth?

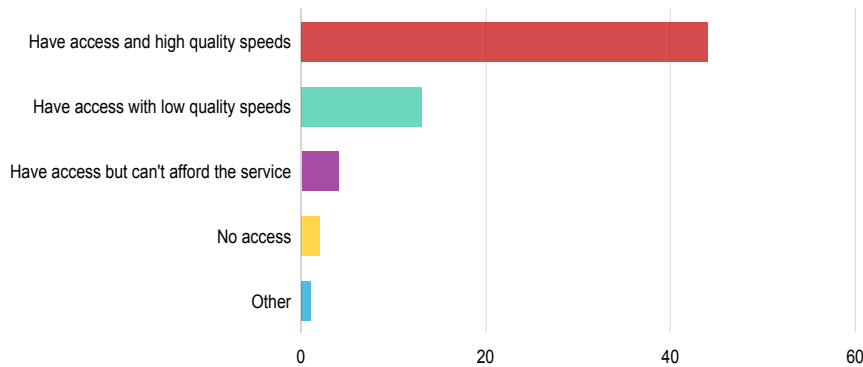


Response	Count
No	7
Yes	2
Too many apartments	2
Yes. City of LaGrange across and near the Hospital.	1
Yes. I am concerned with amount of Apartments increasing and Housing Decreasing.	1
yes, near the interstate	1
Would like to see more businesses locating to Griffin besides vape shops, tattoo parlors, etc.	1
west point	1
We just moved from Moreland in Coweta County because all the farmland is turning into unaffordable, half acre housing. The town does not have the resources, schools, or infrastructure to handle this growth.	1
We are encouraging growth on parcels that are hard to develop (water, topo, rock, etc.)	1
Vernon Road	1
Too many apartments being built	1
Thomaston already has a conventional commercial strip that is not at all inviting	1
The area around downtown seems to grow by the year, however, the house options are not growing.	1
the addition of multiple apartment complexes is a concern	1
South/North Davis Rd area is very congested with growth, construction and traffic	1
Some growth in the area of Gay. No available land for sale.	1
So much new development wherever developers can find open space. Providing public services to residential area cost more than business/ manufacturing.	1
Rapid growth around the area between Thomas Crossroads and Peachtree City.	1
Nothing is uncontrolled, but rapid growth is happening across the region	1

Not that I know of.	1
Northeast corner of the county that connects to Henry County	1
north pike	1
Near the interstate--sprawl from Newnan	1
Near Piedmont hospital, the Bridgeport Project, etc.	1
Lots of growth, but I see it as positive. LaGrange/Troup county is popping off!! Great news for me and my new house!	1
Interstate points should be more closely	1
Farm land being sold for new housing in pike	1
east griffin	1
Coweta County	1
City of LaGrange	1
1941	1

Answered: 40 Skipped: 22

Access to broadband internet is a vital service for both homes and businesses.



Answers	Count	Percentage
Have access and high quality speeds	44	70.97%
Have access with low quality speeds	13	20.97%
Have access but can't afford the service	4	6.45%
No access	2	3.23%
Other	1	1.61%

Answered: 60 Skipped: 2

What are the qualities of a community that would make it an ideal place to live?



Response	Count
we need more affordable housing for seniors	1
Walking everywhere. Parks, things for kids, housing for seniors. A plan to mitigate homelessness. Low/no crime.	1
Walkability, local attractions, local retail, local entertainment	1
vibrant downtown; sidewalks; good roads; excellent school systems and facilities; properly manned, equipped and trained emergency services, access to quality medical care; shopping options; high speed Internet	1
trees, more sidewalks, bike lanes, pedestrian level lighting, crosswalks at ALL intersections (esp state routes)	1
This question is subjective to whoever is answering it. For me, having access to a wide range of amenities, such as retail stores, various restaurants, great parks, great schools, safe neighborhoods, low crime, a successful downtown.	1
Things to do. Better outdoor recreation. We love the Thread and Pyne Road Park. More places like that that would stay clean and safe.	1
The qualities would be improve our schools. Being a more diverse community.	1
The creation, updating, and application of our comprehensive plan, work being done to expand our multi-use trail network, investments in our city parks, and our continued investment in streetscape projects in our historic downtown district and elsewhere.	1
The beauty, small towns, the people, access to desirable shopping but not nearby which is good.	1
Sustainably	1
Small town/rural	1
Small town living in rural areas and state parks	1
Small town feel. Not too populated. Lots of land. Less traffic.	1
Small town feel w close proximity to Atlanta and to I-85	1
small town	1
School-Community Neighborhoods	1
Safety, community involvement	1
Safety, cleanliness, pedestrian/bike space on roadways.	1
Safe, affordable with areas that have good walkability. An area that is culturally and racially diverse and inclusive with a quality public education system.	1

Restive with concentrated business areas	1
Reduced crime and reliable law enforcement	1
quality k-12 system, low-crime; beautiful outdoors;	1
Parks and recreation, mobility options including regular transit, low crime, wide range of housing, good schools	1
Open spaces, connectivity, sense of place, affordability, cost of living increase.	1
More rental and retail properties. More entertainment spaces for both adults and children. More access to free public spaces.	1
Make sure it is a safe place , have something to do for all ages and nice place to take your family out.more place for the single group	1
keep it rural	1
Individual rights without imposing on another	1
increase walking/outdoor activities. increase facilities to enhance tourism such as a nice lodge at Pyne Road park on the West Point Lake. increase locally owned stores (hardware, clothes, shoes, gifts, dining etc) rather than large chain retailers.	1
Inclusivity	1
High speed internet. SAFETY!!! Good quality restaurants with NICE people serving.	1
High density housing should be located in the cities, preserving land in the unincorporated areas.	1
Good schools, balanced growth, consistent public services, good pedestrian infrastructure, educated and visionary leadership	1
Friendly neighbors and safe neighborhoods	1
Family environment, safety, better shopping	1
Elected officials with executive experience	1
Efficient government. Concern with School system costs due to high Admin. and expensive structures.	1
Diversity/inclusion; access to jobs, housing options, affordable food, and the outdoors.	1
Controlled ingress and egress. Not a thruway. Walking areas and sitting/resting areas.	1
city and county working together and not against each other	1
All my shopping is done outside the region. It would be nice to have a place to get clothing, shoes/work boots, dry cleaners, and better restaurant options than pizza, chicken or mexican	1
Affordable housing, jobs that make housing affordable, quality schools, and quality medical facilities.	1
Aesthetically pleasing community, activities for all age groups, diverse population, government cooperation	1
access to recreation and green space, grocery and cultural/community activities	1
A thriving downtown area with more Restaurants, shops, affordable housing and Recreational facilities.	1
A thriving downtown area that I want to visit; affordable housing for everyone, etc.	1
A community that is more ecologically minded & preserves the rural character of Coweta county meaning the farmland & forests. Growth should be well planned & embrace sustainable living.	1
A balance of residential, commercial, and industrial/manufacturing -- this balanced approach is the only way to keep our neighbors home where they can 'live, work, and play' together.	1

Answered: 49 Skipped: 13