



THREE RIVERS REGIONAL PLAN

2013 - 2033

REGIONAL ASSESSMENT

DRAFT

OCTOBER 2012



*Three Rivers Regional Plan 2013-2033
Regional Assessment*

Adopted, _____
By the Three Rivers Regional Council

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Introduction

REGIONAL PLAN

The Three Rivers Regional Plan is intended to provide the Three Rivers Region with a tool to manage and guide the future growth and development of the region through 2033. The plan was prepared in accordance with the most recent minimum standards adopted by the Georgia Department of Community Affairs and procedures established by the Georgia Planning Act of 1989.

The regional plan will provide a framework for the region that will:

- Involve all segments of the region in developing a vision for the future of the region;
- Generate pride and enthusiasm about the future of the region;
- Engage the interest of regional policy makers and stakeholders in implementing the plan; and
- Provide a guide to everyday decision-making for use by governmental officials and other regional leaders..

The regional plan also serves a technical guide to assist the Three Rivers Regional Commission in advancing Georgia’s State Planning Goals which consist of the following:

1. A growing and balanced economy;
2. Protection of environmental, natural and cultural resources;
3. Provision of infrastructure and services to support

efficient growth and development patterns.

4. Access to adequate and affordable housing for all residents;
5. Coordination of land use planning and transportation planning to support sustainable economic development; and
6. Coordination of local planning efforts with local service providers and authorities, neighboring communities and state and regional plans.

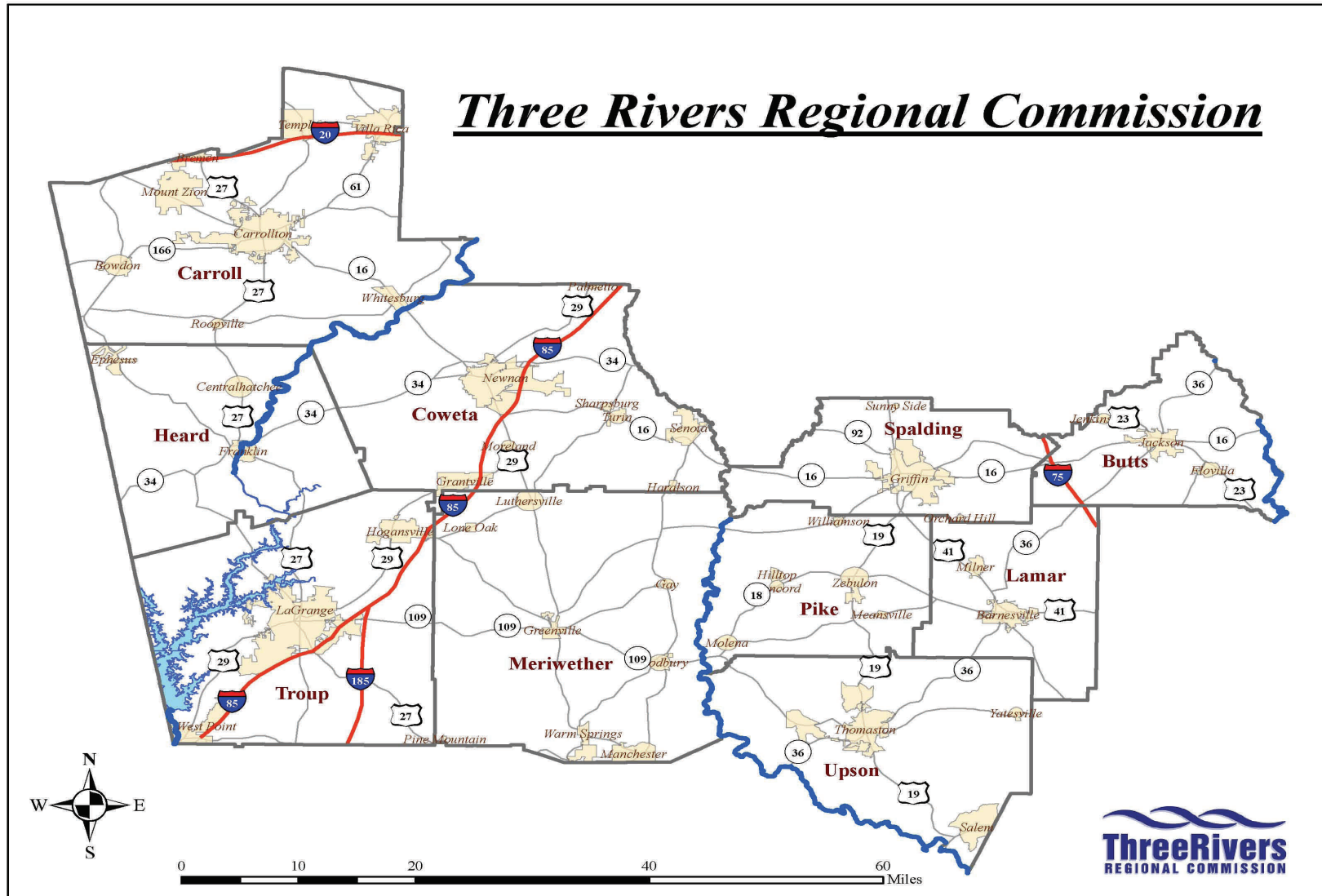
The regional plan is the long-range plan for the Three Rivers Region. The planning process is divided into three components: the Regional Assessment, which identifies and analyzes conditions using existing data; the Stakeholder Involvement Program, which is a strategy for involving the public in the development of the Regional Agenda; and the Regional Agenda, which is the implementation program and vision for the region.

THREE RIVERS REGIONAL COMMISSION

The Three Rivers Region is composed of ten counties and 43 municipalities in mid-western Georgia. Map 1 identifies the location of each county and municipality within the Three Rivers Region. The agency was formed in 2009 as a result of the merger between McIntosh Trail Regional Development Center and Chattahoochee Flint Regional Development Center. The agency provides planning, economic development, grant writing, and aging services to the region. The region is a mixture of suburban counties as well as mostly rural counties.

Counties and Municipalities within Region

Map 1



Potential Issues and Opportunities

Potential Issues and Opportunities

POTENTIAL ISSUES AND OPPORTUNITIES

The following section contains a list of potential issues and opportunities impacting our region. Three Rivers Regional Commission Planning Staff devised this list by reviewing local comprehensive plans throughout the Region. This list will be modified based upon technical analysis and stakeholder input during preparation of the Regional Agenda. These Issues and Opportunities do not reflect majority opinion of local jurisdictions within the Region.

The Three Rivers Regional Commission have identified potential issues and opportunities for the following categories.

- Population;
- Economic Development;
- Housing;
- Transportation;
- Community Facilities and Services;
- Natural and Cultural Resources;
- Land Use ; and
- Intergovernmental Coordination.

These issues and opportunities are categorized according to community element derived from Georgia Department of Community Affairs (DCA) planning standards.

Population

⇒ Issues

- Continuing to provide services and housing for an increasing aging population;
- There is a growing population of special needs;
- Increasing poverty and unemployment; and
- There is a loss of population in smaller towns and cities.

⇒ Opportunities

- Housing options that fit both new residents and existing population including aging citizens, first time buyers and low to moderate-income buyers;
- Increasing number of baby boomers and retirees; Development targeting the aging population; and
- Growing ethnic backgrounds lead to more diversity in the region;



Cotton Pickin' Festival in Gay, GA

Potential Issues and Opportunities

Economic Development

⇒ Issues

- Lack of a diverse job base in some communities;
- Lack of a skilled work force to provide for new industry and business;
- Lack of tourism promotion;
- Existing recreational and cultural lack promotion; and
- There is a need to decrease the high school dropout rate in some communities.

•

⇒ Opportunities

- Thriving downtowns, main streets, and squares attract small businesses and restaurants;
- Large tracts of undeveloped land near interstates 75, 85, and 185 for potential industrial development;
- Close proximity to the metropolitan markets of Atlanta, Macon and Columbus offer potential for smaller regional commercial and industrial districts;
- Rail access to serve potential industrial businesses; and
- Excellent location for movie production industry.



KIA Motors Manufacturing Facility

Housing

⇒ Issues

- There exists an inadequate amount of affordable housing for seniors;
- A large number of blighted housing units in pockets throughout the region;
- A large number of rental units within the region lack proper maintenance from the property owners;
- The diminished value of homes in the region is reducing the tax base for local governments; and
- There are an increasing amount of foreclosed properties in the region leading to crime and diminished values for surrounding property owners.

Potential Issues and Opportunities

Housing

⇒ Issues

- There is a lack of code enforcement in some communities in the region;
- A demand exists for housing for individuals with special needs;
- There are septic tank failures throughout the region; and
- There exists a substantial number of undeveloped subdivisions within the region.

⇒ Opportunities

- Opportunities for infill development within older neighborhoods;
- A good mix of housing options for senior citizens, first-time home buyers and low-to-moderate income buyers;
- Low housing values coupled with a lower cost of living;
- Affordable housing opportunities;
- A variety of housing units ranging from estate residential to traditional units in all price ranges; and
- Historic preservation programs for communities to maintain and restore historic residential structures.



Typical Single-Family Housing within Region

Potential Issues and Opportunities

Transportation

⇒ Issues

- A need for more bicycle and pedestrian trails for connectivity in the region;
- A need exists to inventory the existing condition of sidewalks and see where the need exists to increase the number of sidewalks to increase connectivity between educational facilities, developments, and job opportunities;
- There is a need for streetscape improvements to enhance safety, aesthetics, and the economic viability of downtown areas;
- A need for public transportation available for residents in the entire region, especially senior citizens;
- A need exists for safer and alternative modes of transportation;
- A number of unpaved roads exists throughout the region;
- An increased number of bypasses within the region has diverted traffic from downtown areas. There may be an increased need for signage to reroute traffic to historic downtown commercial districts; and
- Increased development has the potential for negative impacts for scenic byways.

⇒ Opportunities

- Bike and pedestrian trails that connect to recreation areas, downtown, residential neighborhoods, employment centers, etc.;
- Pedestrian facility/sidewalk infrastructure improvement plans to enhance connectivity to downtown;
- Safe Routes to School (STS) program to reduce traffic congestion and improve air quality;
- Beautiful scenic byways with develop regulations that encourage conservation of natural resources; and
- Many abandoned railroads offer opportunities for re-use through rails-to-trails projects.



Rural Transit

Potential Issues and Opportunities

Community Facilities and Services

⇒ Issues

- Improvements and upgrades, as well as expansions are needed to the existing water and sewer systems in some parts of the region;
- The availability of recreational opportunities need more promotion;
- There is an increased need for medical services for areas in the region that currently lack urgent care facilities;
- A need exists for improvements in existing facilities and expanding services for seniors;
- There is a need for additional public greenspace throughout the region;
- There is a need for additional libraries and career information centers in the underserved areas in the region;
- The need exists for an expansion of fire and safety facilities, equipment, staff, and coverage;
- There is a need to expand and promote workforce development activities;
- There is a need for improving educational facilities and instruction to raise the graduation rate among high school students; and
- A need to provide consistent and equal enforcement of codes and which includes creating a reduction in

litter, dilapidated housing units and nuisances in the region.

⇒ Opportunities

- Sufficient design capacity in most water systems within the region to meet projected future demand;
- Opportunities to protect existing infrastructure investments by encouraging and promoting in-fill development, redevelopment, and compact development where appropriate;
- Existence of quality senior centers and services; and
- Facilities geared toward specific populations such as the youth.



Local Community Facility

Potential Issues and Opportunities

Natural and Cultural Resources

⇒ Opportunities

- Awareness programs that educate the public about the importance of recycling;
- Adoption and enforcement of EPD Part V environmental regulations;
- Continued protection of endangered flora and fauna;
- Educational programs within the community and schools that focus on the protection of streams and creeks through such programs as the Adopt-A-Stream program;
- Local regulations that support permanent easements, conservation, and cluster developments;
- An opportunity exists to identify and encourage efforts and develop policies to maintain cemeteries;
- An opportunity exists to educate local communities on the use and adoption of historic and cultural resources;
- An opportunity exists to identify and encourage efforts and develop policies to maintain cemeteries;
- An opportunity exists to educate local communities on the use and adoption of historic and cultural preservation guidelines;
- An opportunity exists to identify existing historic structures and find new and sensitive reuses for historic properties that maintain their historic integrity;

- Partnerships with outside agencies such as the Trust for Public Land and The Nature Conservancy to protect natural and cultural resources;
- Opportunity exists for developers to utilize the RIR plan’s recommended appropriate development practices; and
- Abundant forest and rural scenery.

⇒ Issues

- A need exists to preserve and protect water quality;
- There is a need to preserve habitats and protect endangered flora and fauna;
- There is a need to preserve trees to improve air quality;
- The need exists to establish and promote recycling programs in communities where none exist;
- There is a need to ensure that communities are enforcing and adhering to EPD Part V environmental regulations to reduce pollution;
- New developments lack sufficient amounts of greenspace;
- A need exists to identify and protect cemeteries and burial grounds in the region; and
- The rate of demolition of historic structures in our region is excessive.

Potential Issues and Opportunities

Natural and Cultural Resources

⇒ Issues

- There is a lack of proper reuse of historic structures;
- There is a need for improved guidelines for historic structures;
- A need exists for an inventory of historic resources and structures in our region;
- There is a need for historic preservation in some areas of our region, along with proper code enforcement;
- There exists a large amount of litter along waterways and roadways throughout the region;
- The implementation of policies and protection measures in the RIR plan may present a challenge; and
- There is a lack of tree protection ordinances in some communities around the region.



Scenic view of Natural Resources

Intergovernmental Coordination

⇒ Issues

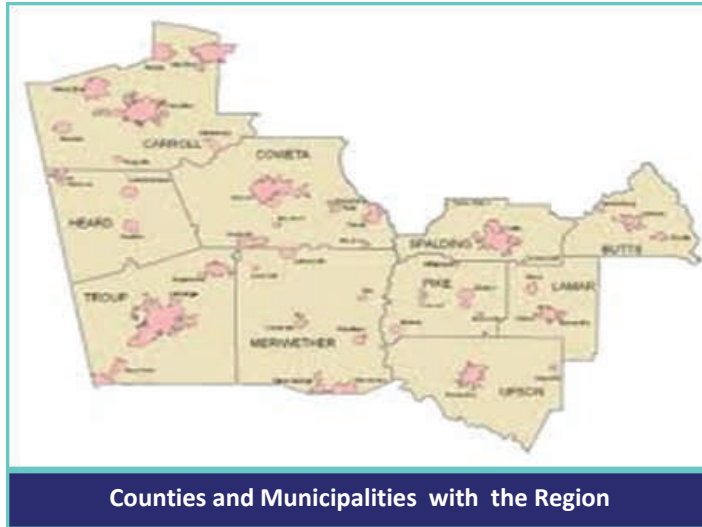
- A need exists to improve interactions and intergovernmental relationships within the counties as well as within the region.
- There is a lack of coordination between local governments in the region in the areas of land use, transportation, economic development, water planning, and other areas of mitigation.
- There is a lack of coordination between local governments and the private sector.
- There is a need for an open forum for discussion for issues concerning the region and communities at large.

Intergovernmental Coordination

⇒ Opportunities

- Strong inter-governmental cooperation when setting regional priorities;
- Increase in joint planning among governments in the region; and
- Coordination of several open forums to work collaboratively in discussing regional and sub regional issues.

Potential Issues and Opportunities



Land Use

⇒ Issues

- Environmentally sensitive areas not being considered in developments;
- Some current land regulations are outdated;
- There is a lack of development regulation concerning clear cutting trees;
- A need exists to preserve rural character when it pertains to land use planning and development;
- There is a lack of signage and signage enforcement in some communities;

- Enforcement regulations are needed in blighted areas;
- There is a need to expand sewer in some areas of the region;
- There is a need to improve entry corridors; and
- Lack of expertise of planning and zoning issues in some of the smaller local governments.

⇒ Opportunities

- Development policies and regulations that support attractive residential subdivisions and aesthetically pleasing commercial and industrial uses;
- An opportunity exists to train local governments in planning and zoning, as well as decision making;
- An opportunity exists to educate developers in greenspace and education of conservation of environmentally sensitive areas; and
- Implementation and update of innovative land use techniques that support sustainability.

Analysis of Regional Development Patterns

Analysis of Regional Development Patterns

OVERVIEW

This section analyzes the region's land use patterns, historical development characteristics, and variables which may affect future development patterns in the region. This analysis involved looking at the Projected Development Patterns Map (Appendix A), and the Regionally Important Resources Map, which was the basis for the Projected Development Patterns Map.

This analysis will help planners and local officials understand land use needs, and develop goals and objectives in the planning process.

The Projected Development Patterns Map uses four(4) classifications of development types:

- 1) Conservation: protection of natural resources and environmentally sensitive areas;
- 2) Rural: not expected to become urbanized or require urban services;
- 3) Developing: likely will become urbanized and require provisions; and
- 4) Developed: built-up areas in which urban service provision already exists.

To help understand the future growth and development trends, it is helpful to understand the geography of the region. The Three Rivers Region is located in the mid-western portion of the state of Georgia. The region is bordered by the metropolitan Atlanta region to the north, the state of Alabama to the west, the Macon area to the southeast, and the Columbus area to the southwest. The region encompasses three major rivers: the Chattahoochee, the Flint, and the Ocmulgee Rivers.

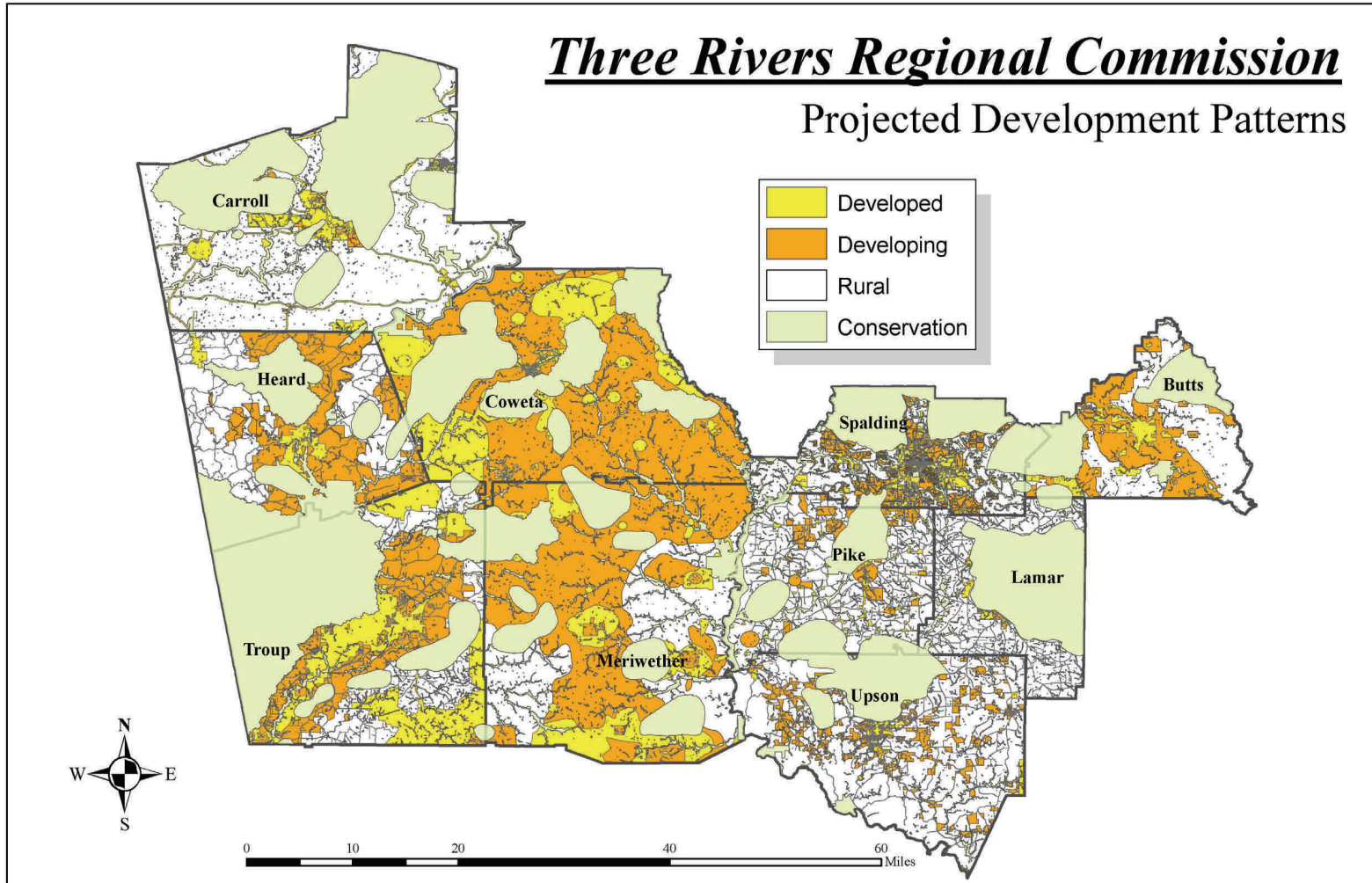
The Three Rivers Region had an estimated total population of 489,781 in 2010. The four largest cities in the region are Newnan, Lagrange, Griffin, and Carrollton. However, the majority of the region remains mostly rural in population.

The transportation network in the Three Rivers Region consists of four major interstates, numerous state highways, and several regional airports.

There are numerous institutions of higher learning in the region, ranging from technical colleges to major universities.

Analysis of Regional Development Patterns

Map 2



Analysis of Regional Development Patterns

HISTORIC INFLUENCES AND LAND USE PATTERNS

The Three Rivers Region was originally defined by the Native American settlements and trade routes laid out hundreds of years ago. Many of the current natural and historic sites within the general area are based upon the settlements, pathways, and farmland established by the Native American population. The McIntosh Trail stretches westward from the current site of Indian Springs State Park and the McIntosh Inn to the McIntosh Reserve located in Carroll County. Other highly used trade routes have been lost, preserved within parks, or have since become modern roadways.

Land use trends for the region have historically reflected rural and small town patterns. From the earliest settlement farmers, the foundation for an agrarian-based economy grew stronger every year through the first half of the 20th century. Logging and textile industries developed in the area, with numerous small towns fostering local trade. Much of this development was done along the Chattahoochee, Flint and Ocmulgee rivers and other waterways, which became vital resources to local economies. The increasing prevalence of railroads in industrial applications saw more and more business trading with and locating closer to the Atlanta area.

The Three Rivers Region encompasses ten (10) counties sharing these rural characteristics. It has grown over the past two decades largely because of its proximity to metropolitan Atlanta. The expansion of Hartsfield-Jackson International Airport and the completion of the I-285 perimeter highway increased accessibility and employment opportunities for the area. The result has been the extension of suburban sprawl into the four northern counties in the region, with most of the population and employment growth occurring nearest Atlanta. Some spillover effects have reached throughout the region, mainly with smaller industrial centers and business parks where the infrastructure could sustain such development.

Development trends are currently threatening to increase demand for public services and infrastructure beyond existing conditions. As the region continues to grow, local governments will have to assess their individual and collective ability to provide services that will ensure the quality of life and meet the economic needs of the region.

In recent years, the economic downturn has had an effect on the Three Rivers Region. The booming growth of the early 2000's slowed down around 2006, as it did in both the state and the nation. Projected future growth in community comprehensive plans may not be as accurate as initially thought during their development.

Areas Requiring Special Attention

Areas Requiring Special Attention

IMPLICATIONS

In analyzing the PDP map of the Three Rivers region, it becomes clear that west central Georgia has retained its agricultural heritage due to the fact that over 50% of the region's land mass is designated as rural or conservation. Keeping in mind that the economy has stalled throughout the nation, the developing areas may not happen as quickly as once anticipated. Many of the region's comprehensive plans were developed prior to the worst of the construction collapse. This means that the PDP map might not reflect the current realities in the Developing portions. Still, with the encroachment of the urban areas of Atlanta, Macon, and Columbus, the Three Rivers region remains poised for significant growth to occur in the region over the next few decades.

AREAS REQUIRING SPECIAL ATTENTION

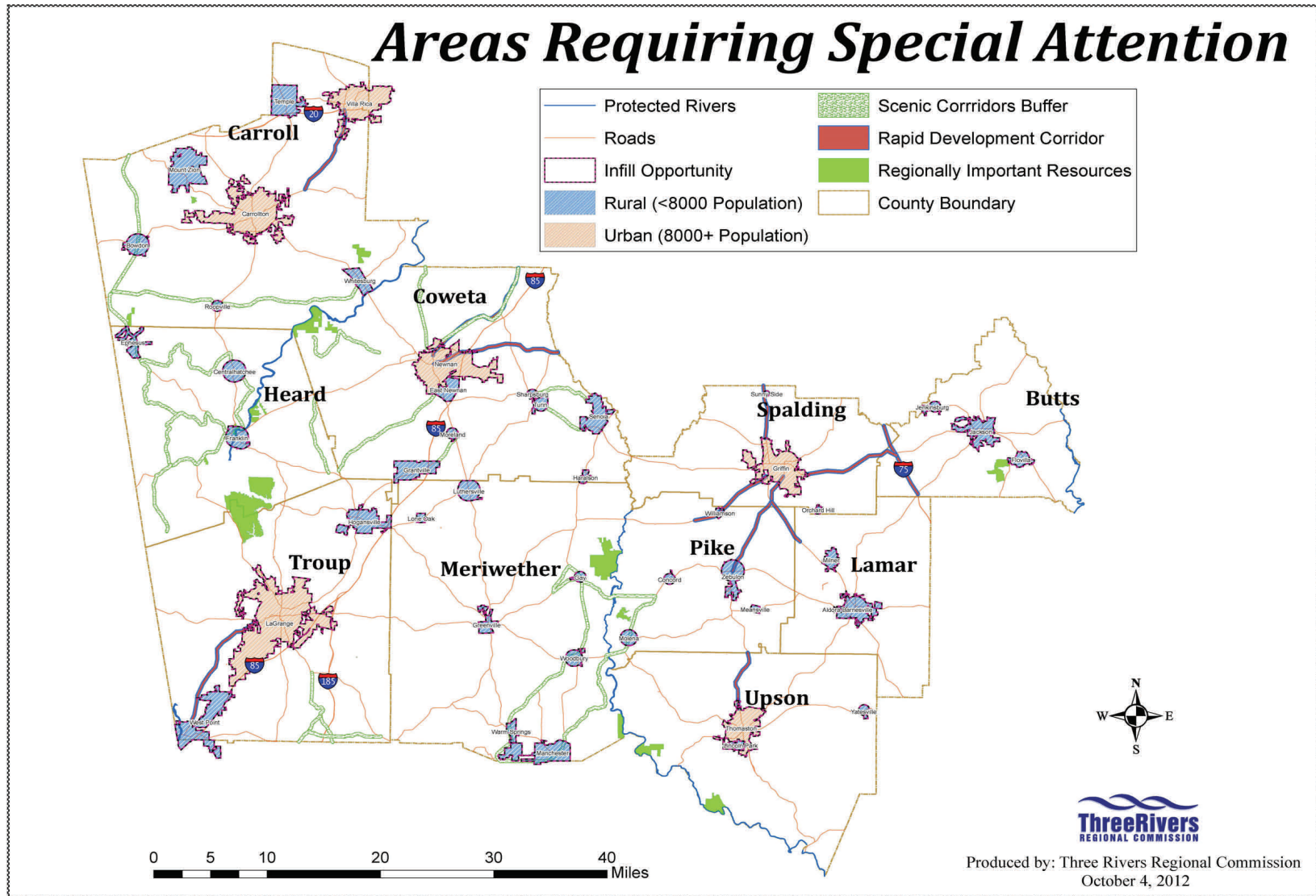
Areas Requiring Special Attention are areas within the region which require special additional consideration when taking on new planning projects and initiatives in the region.

The Comprehensive Plans of the communities and the Projected Development Patterns map were consulted to identify the following five (5) Areas Requiring Special Attention:

- 1) **Regionally Important Resources:** Environmentally sensitive areas that includes the conservation of natural and culture resources.
- 2) **Urban areas:** Built-out areas in which an urban service provision exists. These areas include local cities with a population of 8,000 and over.
- 3) **Rural areas:** Small towns with minimal development. These areas are not expected to become urbanized or require urban services. The rural areas have a population size that is less than 8,000 people.
- 4) **Scenic Corridors:** Areas designed to protect the scenic values of transportation corridors and promote conservation of land and tourism.
- 5) **Rapid Development Corridors:** Areas where change of land use is most likely to occur, particularly along highway corridors.
- 6) **Infill Opportunities:** Redevelopment and disinvestment areas that include scattered vacant properties and large abandon structures.

Areas Requiring Special Attention in the Three Rivers Region fit into one or more of DCA's six (6) categories of recommended review. Table 1 provides and overview of those related categories in relation to the five (5) Area Requiring Special Attention within the Three Rivers Region.

Areas of Special Attention Map



Areas Requiring Special Attention

Areas Requiring Special Attention with the Region

Department of Community Affairs						
	Regionally Important Resources	Urban Areas	Rural Areas	Rapid Development Corridor	Scenic Corridors	Infill Opportunities
Areas where significant natural or cultural resources are likely to be impacted by development.	X					
Areas identified on the RIR map .	X				X	
Areas where rapid development or change of land uses are likely to occur, especially where the pace of development has and/or may outpace the availability of community facilities and services, including transportation .		X		X	X	
Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors) .		X		X		X
Areas with significant infill development opportunities, including scattered vacant sites, large abandoned structures, or sites that may be environmentally contaminated .		X				X
Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the region as a whole .		X	X			X

Table 1

Consistency With Quality Community Objectives

Consistency with Quality Community Objectives

OVERVIEW

The following narrative is in response to the Georgia Department of Community Affairs Quality Growth Assessment Tool questions. According to the Department of Community Affairs, the Quality Growth Assessment Tool is meant to give a community an idea of how it is progressing toward reaching objectives set by the Department, but each of the fifteen Quality Community Objectives has a set of yes or no statements, with additional space available for comments. The statements focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

The following analysis of Quality Community Objectives (QCO) lists the objective in Italics. The Three Rivers Region’s consistency with these objectives is shown in non-Italicized print.

TRADITIONAL NEIGHBORHOODS

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

TRRC - The majority of municipalities and several counties in the Three Rivers Region have water and sewer available for development. Zoning ordinances are present in communities

throughout the region that separates the use of commercial and residential uses. Most communities in the region have sidewalks available for pedestrians. New developments are implementing greenspace measures and focusing on walkability.

INFILL DEVELOPMENT

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

TRRC — Development throughout most of the Three Rivers region is concentrated within municipal boundaries. There is very little sprawl outside of city limits, with the exception being in the more populated cities such as Newnan, Carrollton, Lagrange, and Griffin. The redevelopment of old mills in downtown areas into

Consistency with Quality Community Objectives

SENSE OF PLACE

QCO - *Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged.*

TRRC - The Three Rivers Region has done an excellent job of maintaining their downtown areas. For example, the town squares of Newnan, Greenville, Carrollton, Lagrange, Griffin, and Barnesville showcase the uniqueness of the towns. They are vibrant centers for dining, shopping, and activity. During the year, many of our cities hold festivals and celebrations showcasing their respective town square.



Typical Traditional Downtown

TRANSPORTATION ALTERNATIVES

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

TRRC - The Three Rivers Region is very bicycle friendly. The Chattahoochee-Flint Heritage Highway is a popular destination for bicyclists, as well as the Meriwether-Pike Scenic Byway. Transit programs are available to residents in all of the counties in the Three Rivers Region. Member governments that make up the Three Rivers Regional Commission participate in a regional public transportation service area that includes Butts, Lamar, Pike, Spalding, and Upson Counties. The regional public transportation program is administered by the Three Rivers Regional Commission on behalf of the member governments, and was the first regional rural/suburban public transit service area established within the state. The regional approach has proved to be a cost effective way to provide public transportation within the service area. Public transportation is used to assist people to obtain and retain employment, receive regular medical attention, provide access to job training, provide access to commercial zones, and quality of life enhancement purposes.

Consistency with Quality Community Objectives

REGIONAL IDENTITY

QCO - Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

TRRC - The Three Rivers Region is known for historic courthouses, scenic beauty, flowing rivers, and farmland. For the most part, the region remains rural. What once was a land of cotton farms and mills, has become the backdrop for motion pictures as well as a venue for agritourism.

HERITAGE PRESERVATION

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

TRRC — Most of the Three Rivers Region has designated historic areas within the cities. There are both local historic districts as well as National Register districts. In most of the communities, there are active historic preservation

commissions that review developments located in these sensitive areas. There are development regulations in place to ensure that any development in or around these areas are in character with the historic nature of the neighborhoods.



National Register Listed Historic Jail

OPEN SPACE PRESERVATION

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

Consistency with Quality Community Objectives

OPEN SPACE PRESERVATION

TRRC - Several communities in the Three Rivers Region have Greenspace Plans. Butts, Carroll, Coweta, Pike, and Spalding Counties are counties in the region that promote Greenspace preservation and protection among their planning practices. Butts, Carroll and Coweta are counties eligible for the Georgia Community Greenspace program and are eligible for competing for grant monies awarded through the Georgia Greenspace Commission. According to the Georgia Greenspace Commission website, a local government may submit a community greenspace program to receive a grant from state appropriated funds, if it has a population of not less than 60,000 pursuant to the United States' most recent decennial census, or if it has experienced average growth of at least 800 persons per year between the most recent decennial census and the most recent year for which the U.S. Bureau of the Census has prepared official estimates of population.

ENVIRONMENTAL PROTECTION

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

TRRC - The Three Rivers Regional Commission's Regionally Important Resources Plan contains a comprehensive listing of the natural resources in the region. This document is an invaluable tool for the cities and counties for identifying and protecting environmentally sensitive areas.

There are ten communities in the Three Rivers Region listed as Tree City USA cities. They are Flovilla, Griffin, Jackson, Jenkinsburg, Lagrange, Luthersville, Newnan, Roberta, Sharpsburg, and Thomaston. All of these communities must meet four standards to qualify as a Tree City USA: 1) must have a tree board of directors 2) must have a tree ordinance 3) must have a community forestry program with an annual budget of at least \$2 per capita and 4) must have an Arbor Day Observance and Proclamation.

GROWTH PREPAREDNESS

QCO - *Each community should identify and put into place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth as it occurs.*

Consistency with Quality Community Objectives

GROWTH PREPARDNESS

TRRC - Communities in the Three Rivers Region must be prepared to face the challenges of growth. All of the communities in the Region have prepared updates to their Comprehensive Plan or Short Term Work program within the past five years. Topics examined in these plans include population projections, future development maps, public participation, and an update to the Capital Improvements Element, if applicable.

In addition, The Three Rivers Region has just completed a Regionally Important Resources plan. This plan will help guide growth in the region, taking into account important natural and historic resources and guidelines to protect them.

APPROPRIATE BUSINESSES

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

TRRC - Each county in the Three Rivers Region has both a Chamber of Commerce and a Development Authority. These agencies work to recruit and retain industries and

jobs in their respective counties. In more recent years, the Chambers and Development Authorities have been working towards diversifying the economy. In the past, mills and factories dotted the region. As these have closed down, new industries have emerged such as auto suppliers (Kia in West Point) and construction suppliers (Caterpillar in Griffin), to technology based (AirTran Center in Carrollton) have helped achieve the economic diversification goals.



Industrial Employment in Region

EMPLOYMENT OPTIONS

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

TRRC - Most of the larger communities in the Three Rivers region have a good range of skilled and unskilled job opportunities. In the smaller communities, there is an unbalanced amount of unskilled jobs, with little skilled job opportunities. However, most of these residents can commute to nearby towns that do have skilled jobs available.

Consistency with Quality Community Objectives

HOUSING CHOICES

QCO - *A range of housing size, cost, and density should be provide in each community to make it possible for all who work in the community to also live in the community, to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.*

TRRC - Most of the communities in the Three Rivers region provide a mixture of housing choices for the residents of the region. In the larger communities, there are apartments, duplexes, senior housing, and single family homes ranging in price for low to mid to high income levels.

Due in part to the declining real estate market, there are quite a number of vacant houses in the region. There are also a number of substandard housing units as well as slumlords in the region.

EDUCATIONAL OPPORTUNITIES

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

TRRC - The Three Rivers Region is home to many opportunities for higher learning and vocational training. 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 which was established in July 2010 by the merger of Flint River Technical College and Griffin Technical College and serves the Counties of Butts, Lamar, Pike, Spalding and Upson with locations in Thomaston and Griffin; Gordon College is located in Barnesville; Lagrange College located in Lagrange, the University of West Georgia is located in Carrollton; and the University of Georgia has a campus in Griffin.

The Quick Start Program provides customized work force training free of charge to qualified Georgia businesses. The Quick Start Program has received kudos from both Kia and NCR. It was later cited that the Quick Start Program was as a major factor in its decision to relocate from Ohio to Georgia. The Three Rivers Region has been much enhanced by the jobs offered at NCR located adjacent to our region in Peachtree City.



Gordon College

Consistency with Quality Community Objectives

REGIONAL SOLUTIONS

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

TRRC - The communities in the Three Rivers region tend to approach issues from a regional standpoint, as is the growing trend in Georgia. There are regional committees on transportation, economic development, aging, and tourism. There was great regional participation by the communities in developing the Regionally Important Resources plan.

REGIONAL COOPERATION

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

TRRC - The cities and counties in the Three Rivers region work jointly when developing comprehensive plans and Service Delivery Strategies. When there is a Development of Regional Impact, the communities participate throughout the planning process.

The quarterly meetings of the Three Rivers Regional Commission provide an excellent networking opportunity, as well as a forum for regional issues to be discussed.

Supporting Analysis of Data and Information

Supporting Analysis of Data and Information

POPULATION

- RATE OF GROWTH**

The Three Rivers Regions saw a significant increase in population during the past decade. Coweta County saw a significant increase from 2000 to 2010. With an increase of 42.7%, Coweta ranks as the most populated county in the region. Two counties in the region, Meriwether and Upson Counties, each had a decrease in their total population. Meriwether saw a -2.4% change while Upson had a -1.6% change. Table 2 displays the population changes of Counties within the region from 2000 to 2010.

- TOTAL POPULATION**

According to the United States Census Bureau, the region has seen an increase of 21.3% from 2000 to 2010. The total regional population increased to 489,791, a difference of 85,849 people. The total population for the state of Georgia, during the same time period, had an increase of 18.3%, an additional 1.5 million people added to the population. Table 2 identifies the total population for the ten counties within the Three Rivers Regional Commission.

During the last decade, Georgia was one of the fast growing states in the nation. It ranked fourth highest. Most of the growth occurred in the northern half of the state. An overall trend in the last two census counts has been that the United States is becoming less rural.

Table 2

<i>Total Population</i>			
County	2010 Total Population	2000 Total Population	% Change
Butts	23,665	19,557	21.20%
Carroll	110,527	87,268	26.70%
Coweta	127,317	89,215	42.70%
Heard	11,834	11,012	7.50%
Lamar	18,317	15,912	15.10%
Meriwether	21,992	22,528	-2.40%
Pike	17,869	13,688	30.50%
Spalding	64,073	58,417	9.70%
Troup	67,044	58,748	14.10%
Upson	27,153	27,597	-1.60%
Region	489,791	403,942	21.30%
Georgia	9,687,653	8,186,453	18.30%

*Source: 2010 U.S. Census Bureau

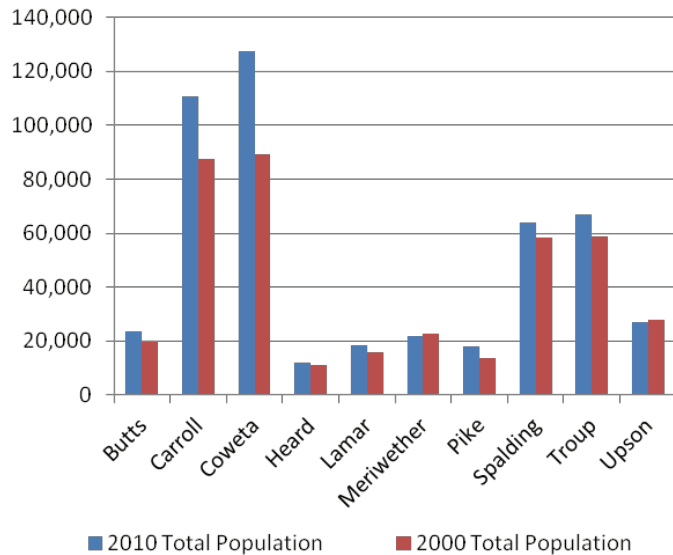
Supporting Analysis of Data and Information

- TOTAL POPULATION**

Graph 1 compares the total population by County from 2000 to 2010. Heard, Lamar and Pike counties recorded populations under 20,000 persons. Butts and Upson Counties have over 20,000 persons. Spalding and Troup Counties have a population over 60,000 persons. Lastly, Coweta and Carroll Counties displayed populations over 100,000 persons.

Graph 1

Comparison of 2000 and 2010 Population

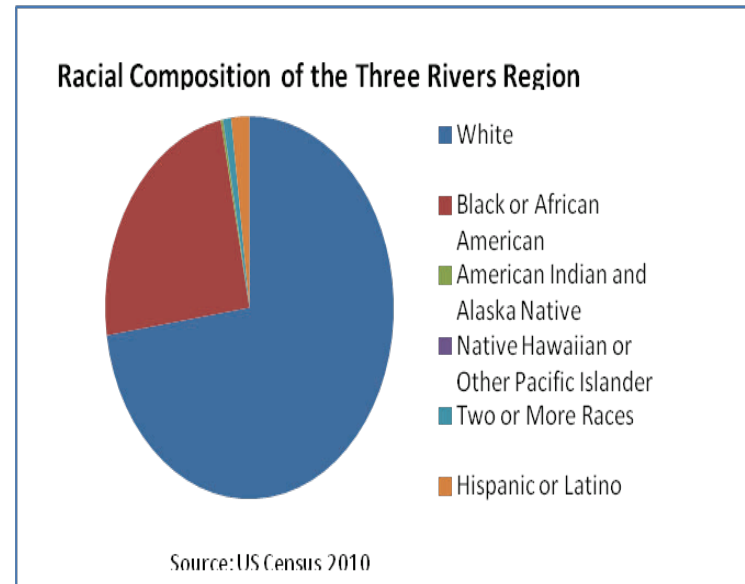


- RACE AND ETHNICITY**

Graph 2 displays the racial composition of the Three Rivers Region. Racial composition of the Three Rivers Region is similar to that of the state of Georgia as a whole. According to the U.S. Census Bureau, 60.4 % white, 20.1 % black, and 1.7% Hispanic or Latino.

The Hispanic or Latino population has doubled since the last census. Most of this growth is due to the high number of service and agricultural related jobs located in the Three Rivers Region.

Graph 2



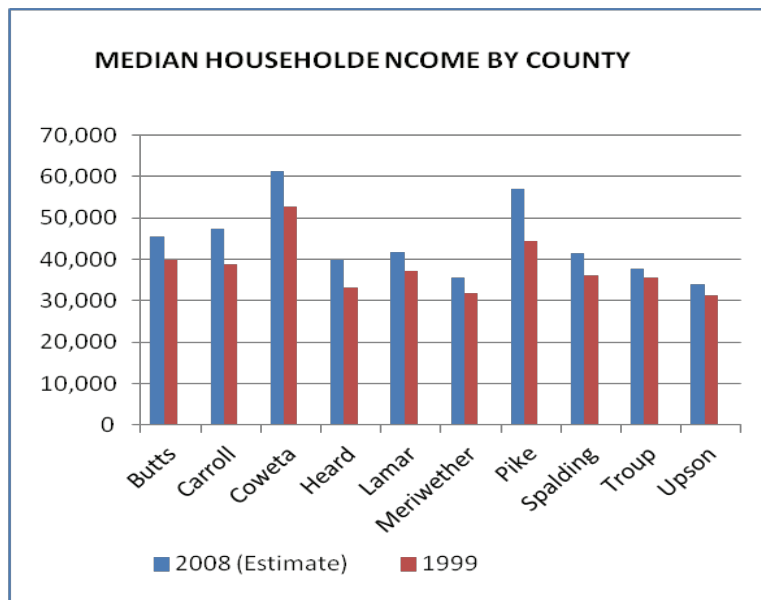
Supporting Analysis of Data and Information

ECONOMIC DEVELOPMENT

- INCOME**

Over the past decade, median household income increased slightly in the Three Rivers Region. Income levels in the region indicate a moderately prosperous region. Incomes levels increased more dramatically in Coweta and Pike Counties. The least change occurred in Troup and Upson Counties. Graph 3 compares the median household income by county from 1999 to 2008.

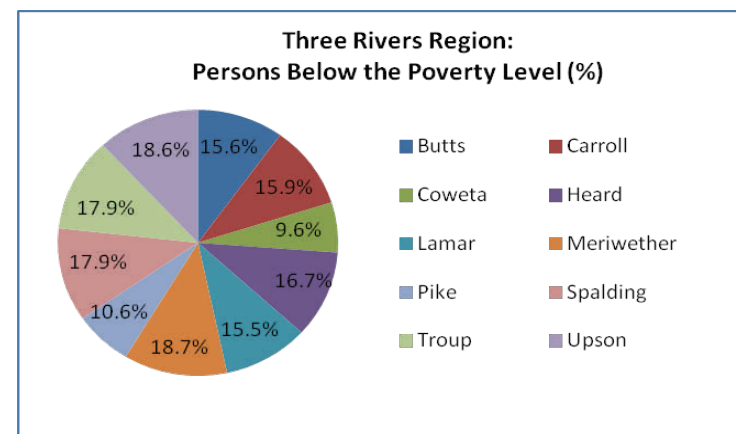
Graph 3



- PERSONS BELOW POVERTY**

Graph 4 highlights the percentage of persons living below the poverty level with the Three Rivers Region. In 2008, over 70,000 residents in the Three Rivers Region reportedly earned less than the poverty threshold, which is approximately 15.7% of the total population. The majority of the Counties witnessed similar levels of poverty. Coweta (9.6%) and Pike (10.6%) Counties had the lowest poverty levels within the District. Meriwether (28.9%), Troup (25.8) and Upson (25.4%) Counties had an overwhelming number of children living below the poverty level. It is important for policy makers in the Three Rivers Region to pay close attention to causes of poverty, which may include low levels of higher education, unemployment, disability and fixed incomes of an aging population. Investment in education will translate to lower poverty levels in the near future.

Graph 4

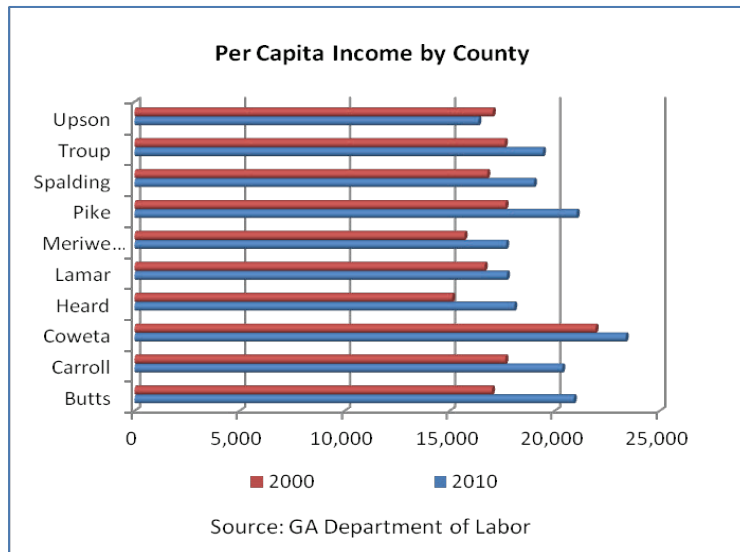


Supporting Analysis of Data and Information

- PER CAPITA INCOME**

The average income in the region, per county, in 2000 ranged from \$15,123 per-capita to a high of \$21,949. The average in the region was \$17,325 compared to a statewide average of \$21,154, which is only slightly lower than the national average of \$21,587. In 2010, the estimated per-capita average for the state of Georgia was \$24,561, a 16% increase from 2000. The region saw an estimated 11% increase in per-capita income, but still fell below the state average. Graph 5 illustrates the per capita income by County for the Three Rivers Region.

Graph 5



LABOR FORCE AND EMPLOYMENT

- EMPLOYMENT**

Table 3 identifies total number of workers in the labor force by County. The total number of workers in the labor force in the Three Rivers Region was 196,825 in 2010.

Table 3

<i>Labor Force (2010)</i>		
	Labor Force	Employed
Butts	9,895	8,728
Carroll	51,592	45,890
Coweta	59,998	54,092
Heard	4,756	4,162
Lamar	7,869	6,878
Meriwether	9,171	7,970
Pike	7,852	7,036
Spalding	27,974	24,258
Troup	31,401	27,811
Upson	11,420	10,000
Region	221,928	196,825
Georgia	4,693,711	4,213,719

*Source: Georgia Department of Labor

Supporting Analysis of Data and Information

- UNEMPLOYMENT**

Graph 6 identifies the 2011 Unemployment Rate by County with the Region. Spalding County recorded the highest unemployment rate at 13.3%, followed by Meriwether County at 13.1%. Coweta County's unemployment rate was the lowest in the Region at 9.8%.

Graph 6

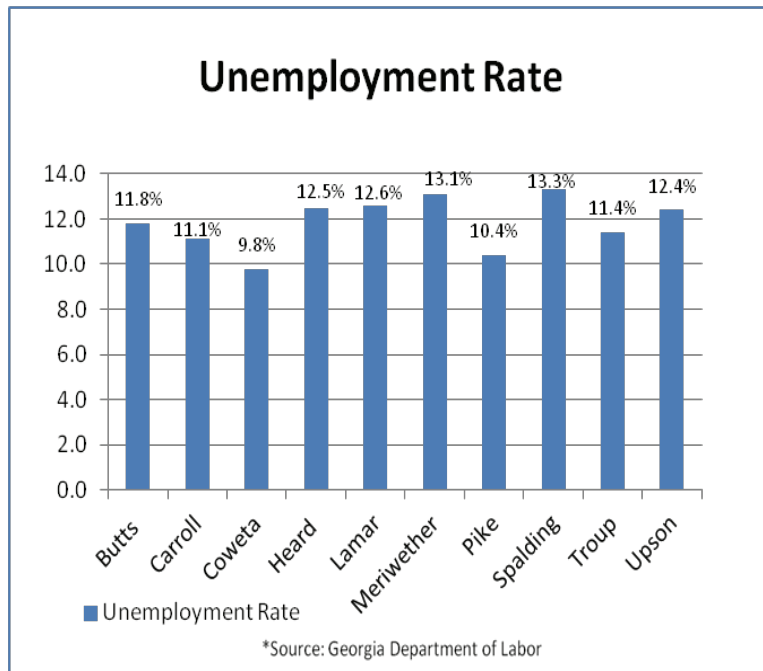


Table 4 displays the unemployment statistics for the Three Rivers Region. According to the latest report for the Georgia Department of Labor, the unemployment rate for the Three Rivers Region was 10.9% in October 2011.

Table 4

<i>Labor Force (2010)</i>		
	Unemployed	Unemployment Rate
Butts	1,167	11.8%
Carroll	5,702	11.1%
Coweta	5,906	9.8%
Heard	594	12.5%
Lamar	991	12.6%
Meriwether	1,201	13.1%
Pike	816	10.4%
Spalding	3,716	13.3%
Troup	3,590	11.4%
Upson	1,420	12.4%
Region	25,103	11.8%
Georgia	479,992	10.2%

***Source: Georgia Department of Labor**

Supporting Analysis of Data and Information

- EMPLOYMENT BY OCCUPATION**

The Three Rivers Region’s economy is mostly driven by the service-providing industry. The service-providing industry includes retail, education, food services and healthcare. Retail is the top service-producing industry followed closely by healthcare in the average number of employees. The goods-producing sector, which consists of agriculture, construction, mining and manufacturing, has experienced a significant decline since 2000 within the region. The average monthly employment decreased by 48% in 10 years. The manufacturing sector took the biggest hit, possibly due to the closing of several manufacturing plants in the area.

According to the Georgia Department of Labor, some of the region’s largest employers include: Griffin-Spalding Hospital, Higgins General Hospital, Kia Motors Manufacturing, LaGrange-Troup County Hospital and Southwire. The healthcare industry continues to be one of the fastest-growing occupations in the Three Rivers region.

Significant job losses are presented to measure the negative impacts of unemployment and the economy within the Three Rivers Region. Most of the region continues to struggle with the effects of the dwindling textiles sector and with the economic misfortunes of the State of Georgia and the United States since the recession began in 2007. The following table lists the major plant closures that took place over the past year.

Table 5

<i>Plant Closures 2009-2010</i>		
Company	Location	Jobs Lost
T-Mobile	Troup County (LaGrange)	392
Emerson Nework Power	Troup County (LaGrange)	180
Fashion Star	Carroll County	70

- EDUCATION OF THE LABOR FORCES**

According to the U.S. Census, Heard (41.7%) and Pike (40.1%) Counties had the highest percentage of labor force participants obtaining only a high school diploma. Lamar (18.3%) and Troup (17.2%) Counties had the highest percentage of Labor Force participants attaining some college, no degree. The highest percentage of labor force participants attaining a Bachelor’s degree or higher was in Troup County with 18%. Education of the labor force is directly correlated with economic productivity. Table 6 provides a breakdown of the education of labor forces for the Region.

Supporting Analysis of Data and Information

Table 6

<i>Education of Labor Force Ages 25+ 2008-2010 (3 year estimates)</i>						
County	Some High School	High School Grad/GED	Some College, No Degree	Assoc.-Degree	Bach. Degree	Post Grad. Degree
Butts	16.6%	44.2%	19.4%	5.4%	4.4%	4.3%
Carroll	12.4%	34.0%	21.0%	5.8%	12.5%	7.0%
Coweta	8.5%	28.4%	21.3%	7.6%	17.6%	10.4%
Heard	21.4%	40.1%	16.8%	7.7%	5.2%	2.1%
Lamar	16.4%	42.0%	19.5%	5.0%	5.9%	3.8%
Meriwether	17.8%	41.8%	18.1%	2.6%	6.9%	4.0%
Pike	13.1%	39.5%	23.5%	4.4%	9.7%	5.9%
Spalding	15.9%	38.1%	19.7%	5.6%	9.6%	4.4%
Troup	8.5%	28.4%	21.3%	7.6%	17.6%	10.4%
Upson	14.1%	40.3%	22.6%	5.4%	6.3%	4.3%
Region	14.5%	37.7%	20.3%	5.7%	9.6%	5.7%
Georgia	10.0%	29.2%	20.8%	6.6%	17.6%	9.8%

Source: U.S. Census Bureau 2010

ECONOMIC DEVELOPMENT RESOURCES

In the Three Rivers Region, there are programs and resources available to assist in regional economic development activities:

- The Georgia Quick Start Program which is available at no cost to new or expanding businesses
- The Georgia Tech Procurement Assistance Center which serves small and entrepreneurial businesses
- The USDA (United States Department of Agriculture) offices which offer loans and grants to businesses

• **COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)**

The Comprehensive Economic Development Strategy (CEDS) is a five-year plan which serves as a guide for those efforts. This plan is based upon a specific set of goals and objectives designed to address the various economic challenges of the District. The CEDS provides a foundation that helps create additional jobs, attract public and private investment, foster a more stable and diversified economy and improves living conditions. Having this plan allows for better coordination among individuals, organizations, local governments and private industry concerned with economic development.

The 2010 CEDS Annual Report is provided to the Economic Development Administration as the Annual Report for the Three Rivers Regional Commission.

Supporting Analysis of Data and Information

HOUSING

- HOUSING UNITS**

In 2008, there were 200,273 housing units within the Three Rivers Region. Over the past eight years, 37,259 houses were added in the District. All of the Counties in the Three Rivers Region have added a significant number of new housing units since 2000. Table 7 displays the total number of housing units with the Three Rivers Region.

Table 7

Housing Units			
	2008	2000	% Change
Butts	9,354	7,388	26.6%
Carroll	45,809	37,067	34.5%
Coweta	47,297	33,182	42.5%
Heard	4,894	4,512	8.0%
Lamar	7,256	6,145	18.1%
Meriwether	10,469	9,211	13.7%
Pike	6,880	5,068	35.8%
Spalding	26,517	23,001	15.3%
Troup	27,451	23,824	15.2%
Upson	12,338	11,616	6.2%
Region	200,273	163,014	18.6%

*Source: U.S. Census Bureau

- HOME VALUES**

Table 8 identifies housing values for counties with the Three Rivers Region. Home values in the Three Rivers Region increased dramatically from 1990 to 2000, to almost double. The biggest increases in values were seen in Pike and Coweta Counties.

Table 8

Distribution of Median Home Values				
	2000		2010	
	Actual	%of State	Actual	% of State
Georgia	\$111,200	100%	\$162,400	100.00%
Butts	\$86,700	77.97%	\$145,800	89.78%
Carroll	\$93,300	83.90%	\$140,300	86.39%
Coweta	\$121,700	109.44%	\$176,500	108.68%
Heard	\$72,900	65.56%	\$95,300	58.68%
Lamar	\$79,900	71.85%	\$114,100	70.26%
Meriwether	\$66,300	59.62%	\$93,200	57.39%
Pike	\$103,000	92.63%	\$153,300	94.40%
Spalding	\$86,600	77.88%	\$126,600	77.96%
Troup	\$83,700	75.27%	\$135,000	83.13%
Upson	\$66,100	59.44%	\$89,400	55.05%
Region	\$97,140	87.36%	\$126,950	78.17%

*Source: U.S. Census Bureau

Supporting Analysis of Data and Information

- RENT**

A comparison of median gross rent from 2000 to 2010 is displayed in Table 9. Rental housing costs increased only slightly in the Three Rivers Region from 1990 to 2000. Rent was highest in the Counties of Coweta, Troup, and Spalding. The lowest cost rental housing was found in Upson County.

Table 9

Median Gross Rent				
	2000		2010	
County	Actual	% of State	Actual	% of State
Butts	480	78.30%	751	92.48%
Carroll	488	79.61%	739	91.10%
Coweta	628	102.45%	890	109.60%
Heard	428	69.82%	708	87.19%
Lamar	441	71.94%	659	81.16%
Meriwether	427	69.66%	620	76.35%
Pike	470	76.67%	853	105.05%
Spalding	537	87.60%	740	91.13%
Troup	582	94.94%	639	78.69%
Upson	414	67.54%	577	71.06%
Georgia	613	100.00%	812	100.00%
Region	551	89.89%	718	88.38%

*Source: 2000,2010 U.S. Census Bureau

- FORECLOSURES**

The rate of foreclosures has deeply impacted our national, regional and local economies. Table 10 identifies foreclosure activity by county with the Three Rivers Region. In 2009, Carroll County reported the highest foreclosure counts within the Three Rivers Region. In Carroll County, 1 in every 207 housing units received a filing of foreclosure in 2009. Butts County reported the second highest count of foreclosures with 1 in every 246 housing units receiving a filing of foreclosure. Heard County is the least affected by the negative impacts of foreclosures. Only 1 in every 907 housing units received a foreclosure filing.

Table 10

2009 Foreclosure Activity	
Counties	Foreclosures
Butts	1/246
Carroll	1/207
Coweta	1/328
Heard	1/974
Lamar	1/604
Meriwether	1/615
Pike	1/430
Spalding	1/311
Troup	1/376
Upson	1/560

*Source: U.S. Census Bureau

Supporting Analysis of Data and Information

TRANSPORTATION

• ROAD NETWORK

The Three Rivers Region is served by a network of highways and interstates. Four major interstates run through the region. Interstate 20 connects the Three Rivers Region to the Atlanta metropolitan area from the western border with Alabama. Interstate 75 provides a linkage between the region and metro-Atlanta from the northeast, while Interstate 85 links the region to metro-Atlanta from the northwest. In addition, Interstate 185 provides a connection for the region with the Columbus metropolitan area. There are also numerous U.S. and state highways throughout the Three Rivers Region.

• ALTERNATIVE MODES

Member governments that make up the Three Rivers Regional Commission participate in a regional public transportation service area that includes Butts, Lamar, Meriwether, Pike, Spalding, and Upson Counties. The regional public transportation program is administered by the TRRC on behalf of the member governments, and was the first regional rural/suburban public transit service area established within the state. The regional approach has proved to be a cost effective way to provide public transportation within the service area. Public transportation is used to assist people to obtain and retain employment, receive regular medical attention, provide

access to job training, provide access to commercial zones, and quality of life enhancement purposes. The Counties of Coweta, Heard, and Troup also provide public transportation that is self-administered. The only county in the region who does not have a public transportation system is Carroll County.

The Bicycle and Pedestrian Plan for the Three Rivers Region recommends a series of bicycle and pedestrian trails. It also provides guidance for the development of a Safe Routes to School program in the region's school districts. Several of the schools in the region have a Safe Routes to School program in place.

• RAILROADS, TRUCKING, AND AIRPORTS

Rail lines have been and remain an important transportation mode for transportation of goods through the Three Rivers Region. Passenger rail service (Amtrak) runs through the region on the rail line that parallels Highway 78 in northern Carroll County. However, there are no stops for loading and unloading passengers in the region. The City of Villa Rica is pursuing the possibility of adding a station at some point in the future. Trucking routes for shipping run throughout the region for north-south and east-west distribution. The nearest major airport to the Three Rivers Region is the Hartsfield-Jackson International Airport in Atlanta, providing international and domestic flight service. There are seven public airports in the Three Rivers Region currently providing general aviation and/or commercial service to the region.

Supporting Analysis of Data and Information

TRANSPORTATION AND LAND USE

Many of the region's cities experience truck traffic congestion in their downtown areas. Highway bypasses have been helpful to cities such as Carrollton and Newnan. Plans are in the works for a bypass for the City of Bowdon, and the City of Newnan is currently adding an additional traffic lane to their bypass.

TRANSPORTATION NETWORK MAP

The Transportation Network Map, located in Appendix A, identifies the airports, railroads, highways, interstates, and public transportation in the Three Rivers Region.

COMMUNITY FACILITIES AND SERVICES

• WATER SUPPLY AND SEWERAGE SYSTEMS

Most of the Three Rivers Region remains rural in character and mostly relies on driven wells and septic tanks for residential water and sewage service. Within select urban centers and near the growing metropolitan Atlanta fringe, portions of the region receive complete water and sewage service. However, some regionally significant water supply systems exist within the region.

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. Other regionally significant water supply systems include: The City of LaGrange provides water service to portions of Troup County and to the nearby City of Greenville (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.

Although they currently serve their purpose, many of our communities aging water and sewerage systems are in need of repair and/or upgrade.

• POLICE AND FIRE PROTECTION

Currently, all jurisdictions in the Three Rivers Region provide complete police or fire services for their citizens, either on their own or through coordination with another jurisdiction. Throughout the planning process, no significant issues or concerns have arisen regarding the provision of these services.

The Region is also home to 6 offices for the Georgia State Patrol; located in Griffin, LaGrange, Villa Rica, Newnan, Manchester and Thomaston. The Newnan office directs service for Heard and Coweta counties, the LaGrange office serves Troup County, and the Villa Rica office serves Carroll County.

Supporting Analysis of Data and Information

Both Upson and Pike Counties are served by the Thomaston office, while the Griffin office serves Lamar, Spalding, and Butts Counties. The Manchester office serves Meriwether County. Service provided by the Georgia State Patrol is currently regarded as sufficient for the present as well as for the future planning period.

- **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. McIntosh Trail MH/ MR/ SA in Griffin provides residents with mental health services, including substance abuse counseling. 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.

- **LIBRARIES**

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.



Coweta Public Library

Supporting Analysis of Data and Information

Table 11 provides a list of the regional library systems which serve the Three Rivers Area.

Table 11

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

NATURAL AND CULTURAL RESOURCES

Natural and cultural resources are the elements unique or inherent to a region that contribute to the character and welfare of a region. Natural resources are those environmental conditions which share a direct relationship with a region’s communities, including environmentally sensitive areas, mineral and other soil deposits, and

endangered species. Culturally significant resources are those places or structures recognized as a contributing asset to the definition of a community or culture. These may be recognized for architectural significance or for connections to an event or historical figures.

The Three Rivers Regional Commission recently completed the Three Rivers Regionally Important Resources Plan. A regionally important resource (RIR) is defined by the State as a *“natural or historic resource, designated by the Department (of Community Affairs) that has boundaries existing beyond a single local government’s jurisdiction or has value to a broad public constituency and is vulnerable to the actions and activities of humans.”* These are typically regarded as those conditions or areas of such broad importance that the actions taken by one jurisdiction upon such a resource will have an effect upon other jurisdictions. The resources included in the RIR plan were determined based upon input from the public and from a variety of regional stakeholders, as well as study and evaluation. The plan recommends appropriate development practices and polices to protect the regionally important resources. The Three Rivers Regionally Important Resources Plan is an important and invaluable tool in the planning process.

Supporting Analysis of Data and Information

INTERGOVERNMENTAL COORDINATION

On July 1, 2009, the McIntosh Trail Regional Development Center located in Griffin, Georgia, and the Chattahoochee-Flint Regional Development Center located in Franklin, Georgia, merged to form a new single Regional Commission known as the Three Rivers Regional Commission. The Three Rivers Regional Commission offers member governments many ways to coordinate on planning, economic development, transportation, environmental, and aging services. Intergovernmental coordination also takes place when member governments interact with each other and with other state and federal government agencies. Intergovernmental coordination is beneficial to the region.

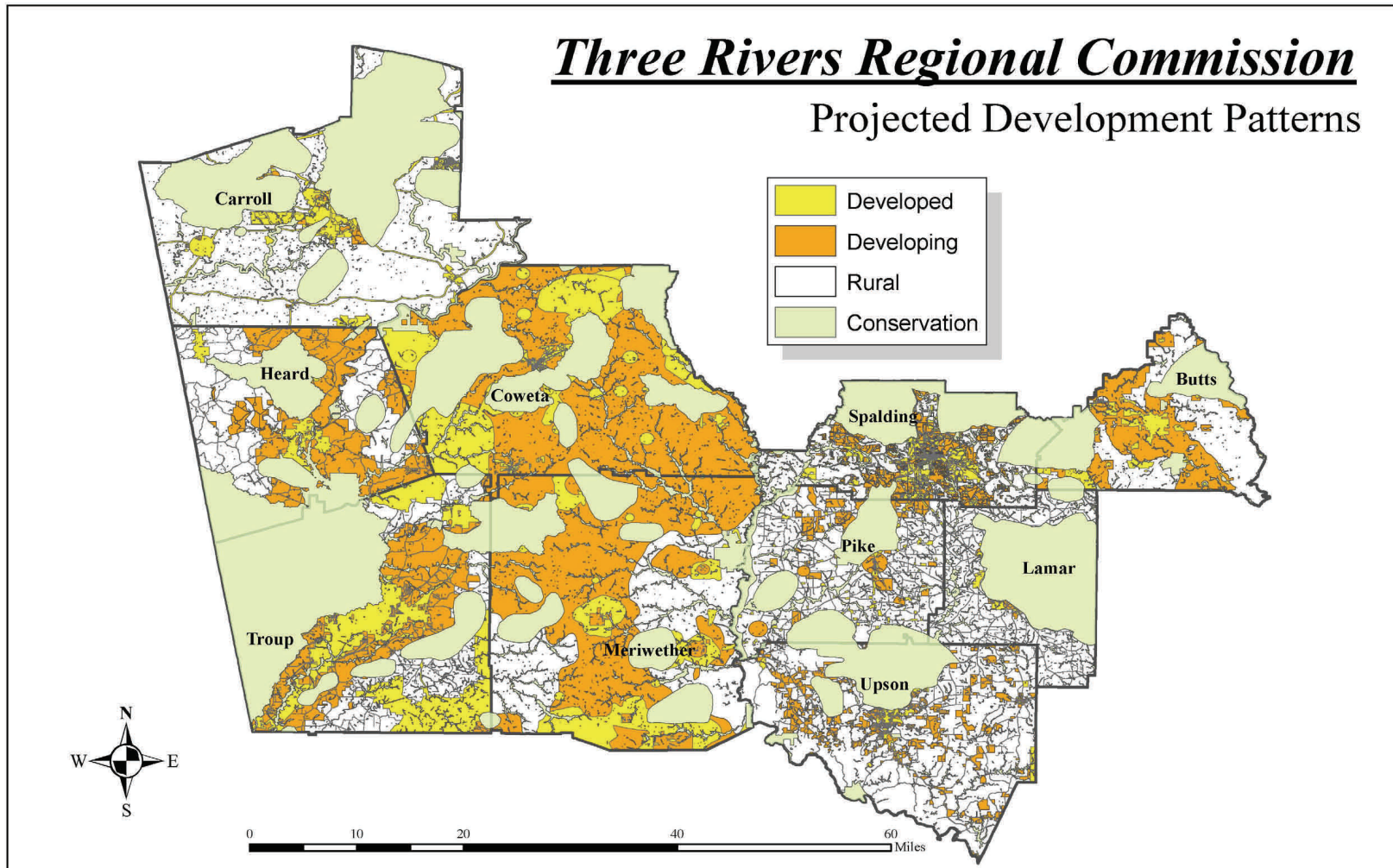
The Service Delivery Strategy Act of 1997 requires every county within the State of Georgia to develop and adopt a Service Delivery Strategy that outlines current and future service delivery arrangements for the county and its municipalities. Required components in the strategy are: the identification of current service delivery arrangements, the identification of future service delivery arrangements, the funding sources of both current and future services, and the identification of the intergovernmental agreements that will be used by each of the jurisdictions to implement the Service Delivery Strategy. The Service Delivery Strategy contains a wide range of community

services, such as water service and fire protection. All Three Rivers counties and municipalities have approved and locally adopted Service Delivery Strategies.

APPENDIX A- MAPS

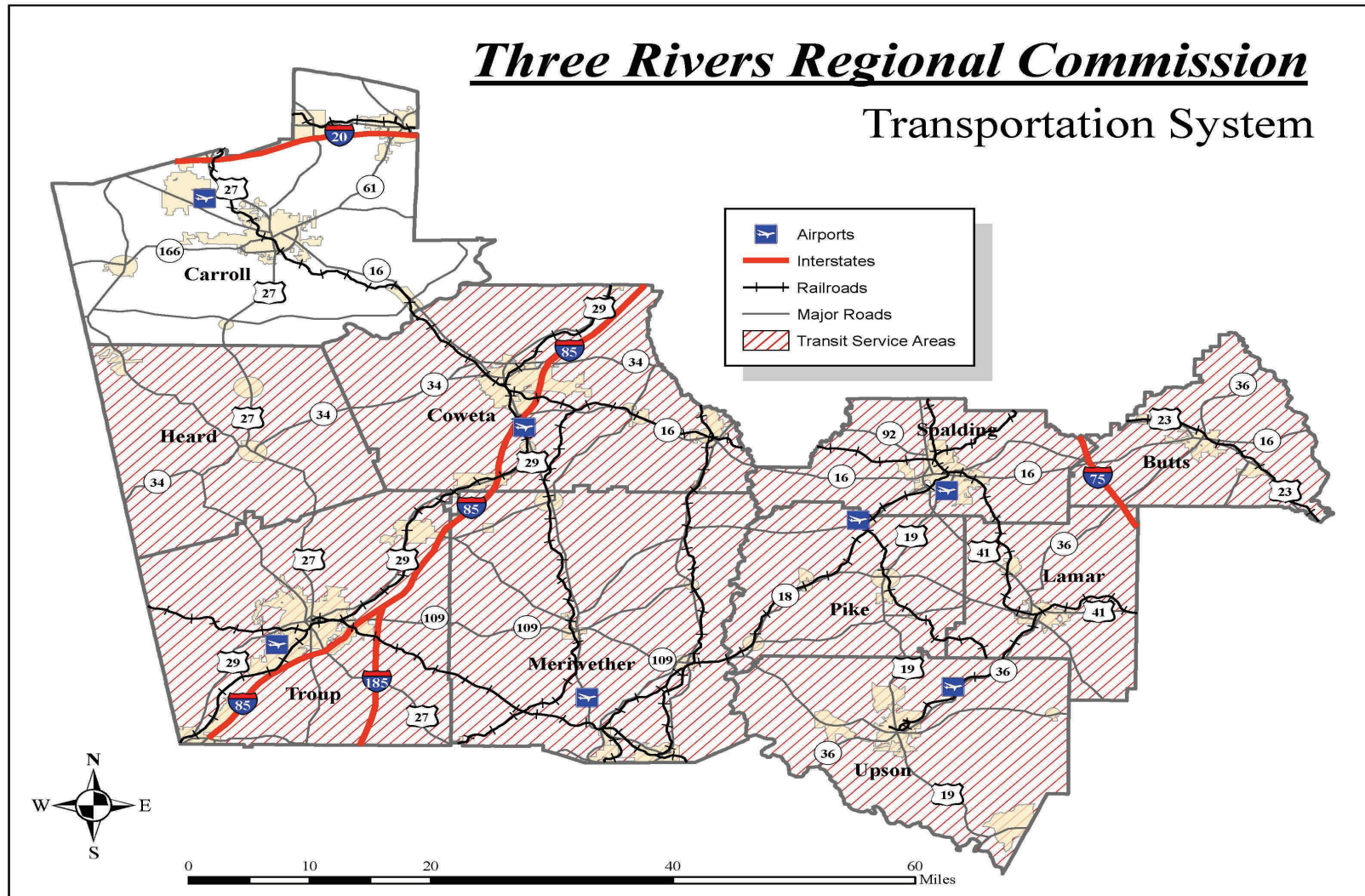
Supporting Analysis of Data and Information

Map 3



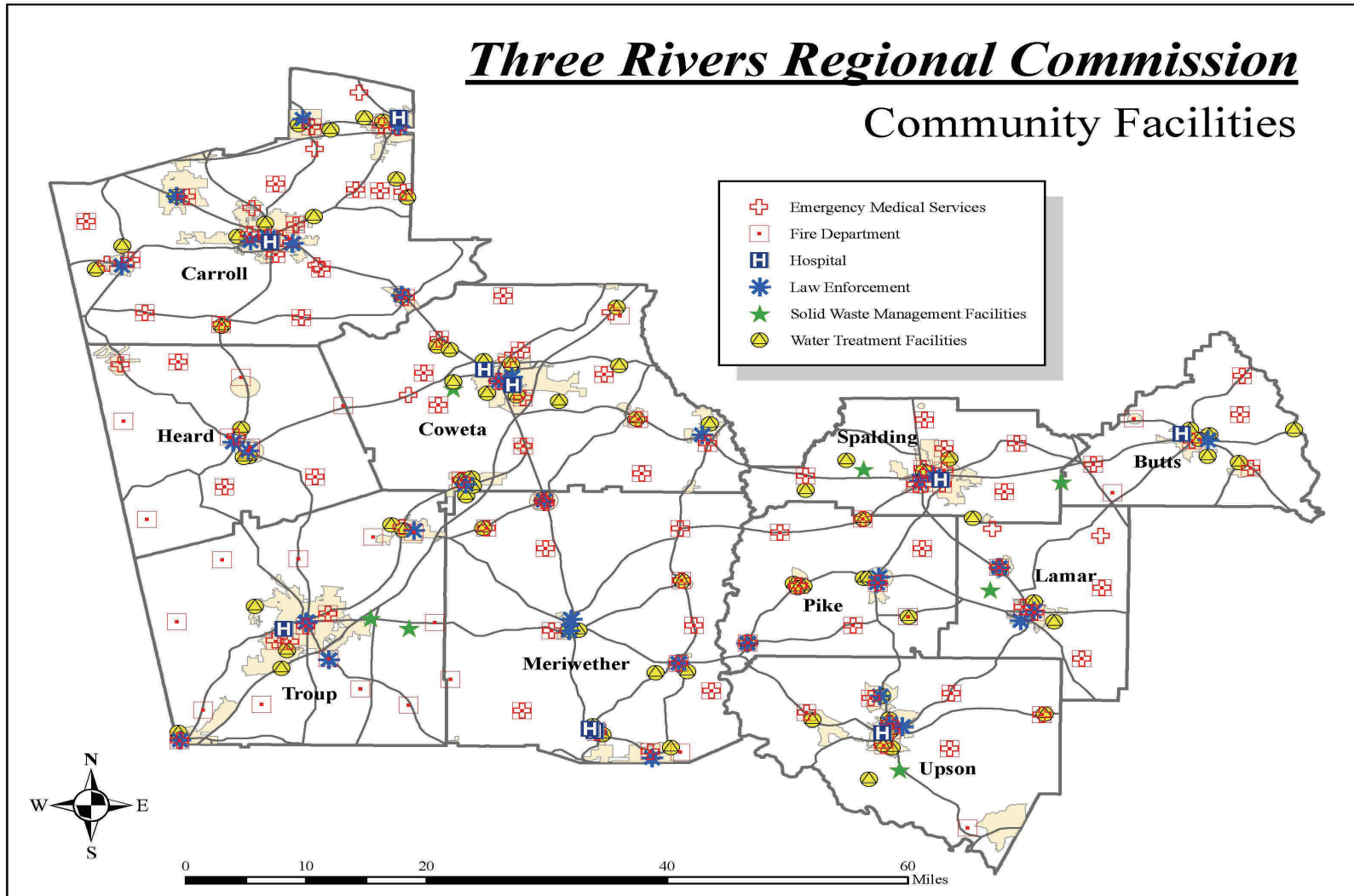
Supporting Analysis of Data and Information

Map 4



Supporting Analysis of Data and Information

Map 5



APPENDIX B- ADDITIONAL DATA

Additional Data

Table 12

<i>Population Projections by County</i>											
County	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Butts	13,665	14,496	15,326	17,424	19,522	20,986	22,451	23,915	25,379	26,843	28,308
Carroll	56,346	63,884	71,422	79,345	87,268	94,999	102,729	110,460	118,190	125,921	133,651
Coweta	39,268	46,561	53,853	71,534	89,215	101,702	114,189	126,675	139,162	151,649	164,136
Heard	6,520	7,574	8,628	9,820	11,012	12,135	13,258	14,381	15,504	16,627	17,750
Lamar	12,215	12,627	13,038	14,475	15,912	16,836	17,761	18,685	19,609	20,533	21,458
Meriwether	21,229	21,820	22,411	22,473	22,534	22,860	23,187	23,513	23,839	24,165	24,492
Pike	8,937	9,581	10,224	11,956	13,688	14,876	16,064	17,251	18,439	19,627	20,815
Spalding	47,899	51,178	54,457	56,437	58,417	61,047	63,676	66,306	68,935	71,565	74,194
Troup	50,003	52,770	55,536	57,158	58,779	60,973	63,167	65,361	67,555	69,749	71,943
Upson	25,998	26,149	26,300	26,949	27,597	27,997	28,397	28,796	29,196	29,596	29,996

Additional Data

Table 13

<i>Age Distribution By County</i>						
County	2010 Total Population	0-4 years old	19-May years old	20-44 years old	45-64 years old	65+ years old
Butts	23,665	1,661	4,665	9,623	5,715	2,760
Carroll	110,527	8,754	25,125	43,429	24,329	12,051
Coweta	127,317	9,465	27,535	45,605	29,010	11,309
Heard	11,834	712	2,559	4,085	2,858	1,262
Lamar	18,317	1,139	3,621	5,814	4,352	2,074
Meriwether	21,992	1,530	4,682	7,354	5,961	3,312
Pike	17,869	1,124	3,689	6,553	4,217	1,985
Spalding	64,073	5,049	13,869	21,603	15,595	7,797
Troup	67,044	4,946	13,874	21,903	15,609	7,901
Upson	27,153	1,707	5,561	9,057	7,185	4,019
Region	489,791	36,087	105,180	175,026	114,831	54,470
*Source: 2010 U.S. Census Bureau						

Additional Data

Table 14

<i>Number of Firms and Average Weekly Wage (2009)</i>		
County	Number of Firms	Average Weekly Wage
Butts	431	\$574
Carroll	2,160	\$677
Coweta	2,246	\$646
Heard	153	\$957
Lamar	282	\$555
Meriwether	373	\$551
Pike	271	\$529
Spalding	1,294	\$602
Troup	1,602	\$700
Upson	504	\$590
Region Average	9,316	\$638

*Source: Georgia Department of Labor

Additional Data

Table 15

<i>Persons Below Poverty (2008 Estimate)</i>			
County	Persons Below Poverty	% of Total Population	% children 0-17
Butts	3,440	15.6	21.8
Carroll	17,426	15.9	19.1
Coweta	11,675	9.6	13.4
Heard	1,891	16.7	24.5
Lamar	2,512	15.5	22.3
Meriwether	4,174	18.7	28.9
Pike	1,821	10.6	14.6
Spalding	11,167	17.9	26.7
Troup	11,013	17.9	25.8
Upson	5,014	18.6	25.4
Region Average	70,133	15.7	22.25
Georgia	1,496,248	14.7	20.1

*Source: Georgia Department of Community Affairs

Additional Data

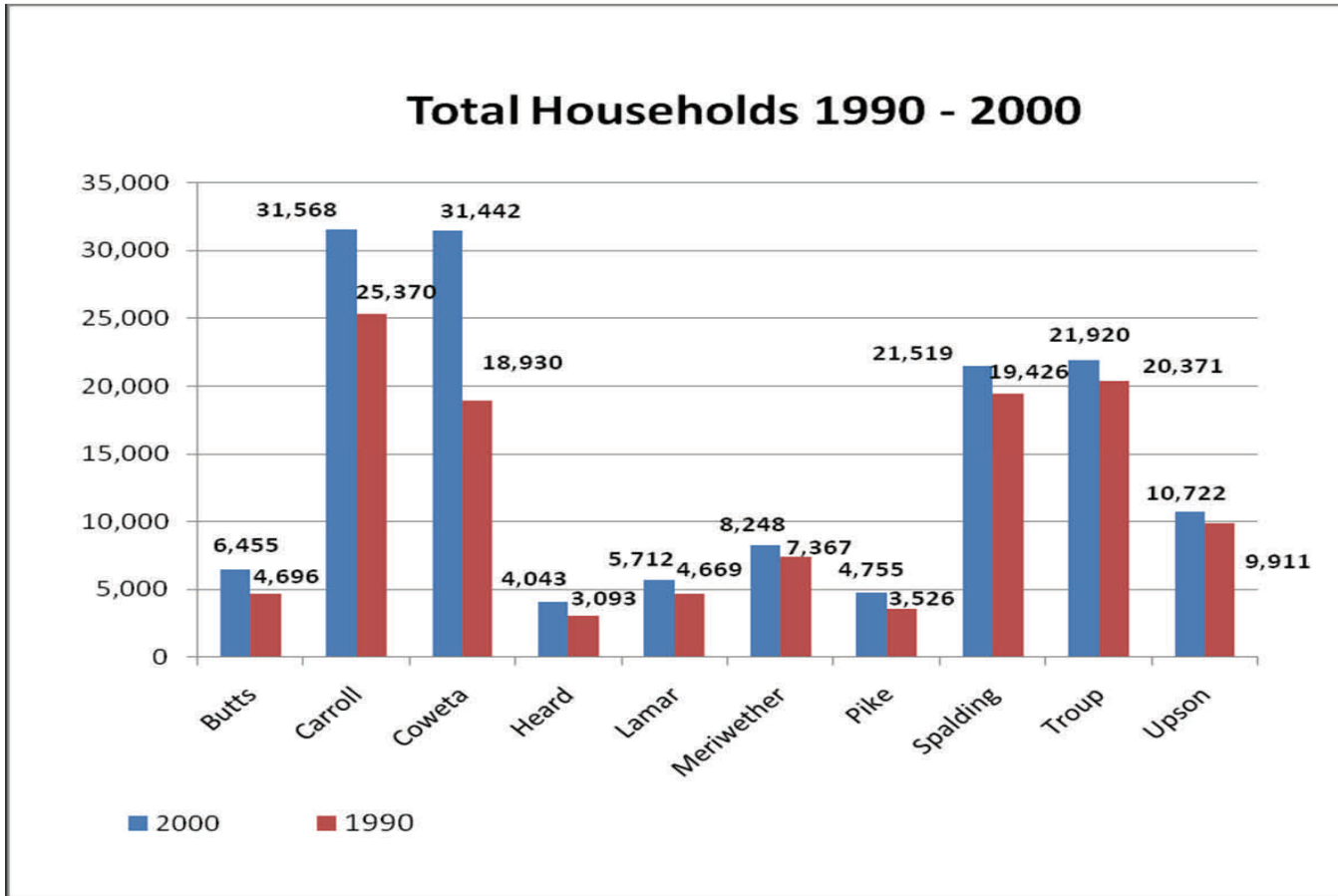
Table 16

<i>Retail Sales (2008)</i>	
County	Retail Sales
Butts	\$356,218
Carroll	\$1,065,510
Coweta	\$1,426,931
Heard	\$26,691
Lamar	\$132,461
Meriwether	\$122,459
Pike	\$35,619
Spalding	\$946,764
Troup	\$1,099,150
Upson	\$349,536
Region	\$5,561,339

*Source: Georgia Department of Labor

Additional Data

Figure 7



Additional Data

Table 17

<i>Median Household Income</i>			
	2008 (Estimate)	1999	% Change
Butts	45,398	39,879	13.8%
Carroll	47,307	38,799	21.9%
Coweta	61,199	52,706	16.1%
Heard	39,864	33,038	20.6%
Lamar	41,668	37,087	12.4%
Meriwether	35,566	31,870	11.6%
Pike	57,143	44,370	28.8%
Spalding	41,450	36,221	14.4%
Troup	37,681	35,469	6.2%
Upson	33,952	31,201	8.8%
Region	44,123	38,064	15.9%
*Source: 2010 U.S. Census Bureau			

Additional Data

Table 18

<i>Average Household Income (in dollars)</i>		
County	1990	2000
Butts	31,707	46,655
Carroll	30,775	48,092
Coweta	39,006	61,929
Heard	25,380	41,066
Lamar	27,937	45,719
Meriwether	25,067	42,569
Pike	33,469	51,262
Spalding	30,801	45,018
Troup	31,326	46,062
Upson	27,751	42,914
Region Average	30,322	47,129

*Source: Georgia Department of Community Affairs

Threaten and Endangered Species

Table 19

Butts County

Group	Name	Status
Ferns and Allies	Black spored quillwort (<i>Isoetes melanospora</i>)	Endangered
Flowering Plants	Little amphianthus (<i>Amphianthus pusillus</i>)	Threatened
	Michaux's sumac (<i>Rhus michauxii</i>)	Endangered
	Relict trillium (<i>Trillium reliquum</i>)	Endangered

Carroll County

Group	Name	Status
Clams	Finelined pocketbook (<i>Lampsilis altilis</i>)	Threatened
Flowering Plants	Michaux's sumac (<i>Rhus michauxii</i>)	Endangered

Coweta County

Group	Name	Status
Clams	Purple bankclimber (mussel) (<i>Elliptoideus sloatianus</i>)	Threatened
	Oval pigtoe (<i>Pleurobema pyriforme</i>)	Endangered
	Gulf moccasinshell (<i>Medionidus penicillatus</i>)	Endangered
	Shinyrayed pocketbook (<i>Lampsilis subangulata</i>)	Endangered
Flowering Plants	Michaux's sumac (<i>Rhus michauxii</i>)	Endangered

Threaten and Endangered Species

Table 19

Heard County

Group	Name	Status
Clams	Finelined pocketbook (<i>Lampsilis altilis</i>)	Threatened
Ferns and Allies	Black spored quillwort (<i>Isoetes melanospora</i>)	Endangered
Flowering Plants	Michaux's sumac (<i>Rhus michauxii</i>)	Endangered
	Little amphianthus (<i>Amphianthus pusillus</i>)	Threatened

Lamar County

Group	Name	Status
Flowering Plants	Michaux's sumac (<i>Rhus michauxii</i>)	Endangered
	American chaffseed (<i>Schwalbea americana</i>)	Endangered

Meriwether County

Group	Name	Status
Clams	Oval pigtoe (<i>Pleurobema pyriforme</i>)	Endangered
	Gulf moccasinshell (<i>Medionidus penicillatus</i>)	Endangered
	Shinyrayed pocketbook (<i>Lampsilis subangulata</i>)	Endangered
Flowering Plants	Michaux's sumac (<i>Rhus michauxii</i>)	Endangered
	Little amphianthus (<i>Amphianthus pusillus</i>)	Threatened

Threaten and Endangered Species

Table 19

Pike County

Group	Name	Status
Clams	Oval pigtoe (<i>Pleurobema pyriforme</i>)	Endangered
	Gulf moccasinshell (<i>Medionidus penicillatus</i>)	Endangered
	Purple bankclimber (mussel) (<i>Elliptoideus sloatianus</i>)	Threatened
	Shinyrayed pocketbook (<i>Lampsilis subangulata</i>)	Endangered
Flowering Plants	Michaux's sumac (<i>Rhus michauxii</i>)	Endangered
	Little amphianthus (<i>Amphianthus pusillus</i>)	Threatened
	American chaffseed (<i>Schwalbea americana</i>)	Endangered

Spalding County

Group	Name	Status
Clams	Oval pigtoe (<i>Pleurobema pyriforme</i>)	Endangered
	Gulf moccasinshell (<i>Medionidus penicillatus</i>)	Endangered
	Shinyrayed pocketbook (<i>Lampsilis subangulata</i>)	Endangered
Flowering Plants	Michaux's sumac (<i>Rhus michauxii</i>)	Endangered
	American chaffseed (<i>Schwalbea americana</i>)	Endangered

Threaten and Endangered Species

Table 19

Troup County

Group	Name	Status
Ferns and Allies	Black spored quillwort (<i>Isoetes melanospora</i>)	Endangered
Flowering Plants	Michaux's sumac (<i>Rhus michauxii</i>)	Endangered

Upson County

Group	Name	Status
Clams	Purple bankclimber (mussel) (<i>Elliptoideus sloatianus</i>)	Threatened
	Shinyrayed pocketbook (<i>Lampsilis subangulata</i>)	Endangered
Flowering Plants	Fringed campion (<i>Silene polypetala</i>)	Endangered
	American chaffseed (<i>Schwalbea americana</i>)	Endangered
	Michaux's sumac (<i>Rhus michauxii</i>)	Endangered
	Relict trillium (<i>Trillium reliquum</i>)	Endangered

National Register of Historic Places

Table 20

Property Listing by County	Year Listed
<i>Butts County</i>	
<i>Year Listed</i>	
Butts County Courthouse	1980
Carmichael, J.R., House	1977
Idlewilde	1999
Indian Springs Hotel	1973
<i>Carroll County</i>	
<i>Year Listed</i>	
Bonner-Sharp-Gunn House	1970
Burns Quarry	1977
Carroll County Courthouse	1980
Carrollton Downtown Historic District	2007
Folds, Eric Vernon, House	2005
Lawler Hosiery Mill	2005
Mandeville Mills and Mill Village Historic District	2006
South Carrollton Residential Historic District	1984
U.S. Post Office	1983
Bowdon Historic District	2009
Lovvorn, Dr. James., House	1988
McDaniel-Huie Place	1990
North Villa Rica Commercial District	2002
Pine Mountain Gold Mine	2008
Williams Family Farm	2005
Whitesburg Baptist Church	2002
Dorough Round Barn and Farm	1980
Veal School	2005

<i>Coweta County</i>	<i>Year Listed</i>
Grantville Historic District	1991
Cole Town Historic District	1982
Coweta County Courthouse	1980
Crowder, William Leonard, Home Place	1986
Goodwyn-Bailey House	1992
Gordon-Banks House	1972
Greenville-LaGrange Street Historic District	1983
Newnan Commercial District	1990
Newnan Cotton Mill and Mill Village Historic District	2002
Northwest Newnan Residential Historic District	1982
Oak Grove Plantation	2001
Platinum Point Historic District	1990
Powell Chapel School	2003
Willcoxon-Arold House	1991
Smith, Dr. Robert L. and Sarah Alberta, House	1996
Hollberg Hotel	1980
Senoia Historic District	1989
Tidwell-Amis-Haynes House	1997
Grantville Historic District	1991
Brannon, W.A., Store-Moreland Knitting Mills	1985
Henderson-Orr House	2000
Roscoe-Dunaway Gardens Historic District	1996
Sargent Historic District	2005
Sims, George R., House	1990

National Register of Historic Places

Table 20

<i>Heard County</i>	<i>Year Listed</i>
Heard County Jail	1981

<i>Lamar County</i>	
Barnesville Commercial Historic District	1995
Barnesville Depot	1986
Carnegie Library of Barnesville	1987
Gachet, Benjamin, House	1997
Lamar County Courthouse	1980
Redbone Community House	1998
Thomaston Street Historic District	1995
Johnstonville-Goggins Historic District	2000

<i>Meriwether County</i>	<i>Year Listed</i>
Championole	1992
Clarkland Farms	1974
Greenville Historic District	1990
Greenville Presbyterian Church and Cemetery	2002
Harman-Watson-Matthews House	1973
Hill, Burwell Obediah, House	1982
Hill, Hiram Warner, House	1983
Mark Hall	1973
Meriwether County Courthouse	1973
Meriwether County Jail	1973
Render Family Homestead	1984

<i>Meriwether County</i>	<i>Year Listed</i>
Twin Oaks	1980
Lone Oak Academy	2002
Manchester Community Building	2002
Bulloch Family House	2002
Bulloch, Benjamin F., House	1994
Oakland	1992
Warm Springs Historic District - NHL	1974
Carmel Rural Historic District	1998
Jones-Florence Plantation	1984
Phillips, William D., Log Cabin	1982
Westbrook-Hubert Farm	1997
Red Oak Covered Bridge	1973

<i>Pike County</i>	<i>Year Listed</i>
Pike County Courthouse	1980
Strickland, R.F., Company	1982
Barker, William, Whiskey Bonding Barn	2008

National Register of Historic Places

Table 20

<i>Spalding County</i>	<i>Year Listed</i>
Bailey-Tebault House	1973
Griffin Commercial District	1988
Hawkes Library	1973
Hill-Kurtz House	1973
Hunt House	1973
Marian Apartments	2007
Mills House	1972
Mills House and Smokehouse	1980
Old Medical College Historical Area	1972
Pritchard-Moore-Goodrich House	1973
Sam Bailey Building	1973
Spalding County Courthouse and Jail	2000
St. George's Episcopal Church	1994
Old Gaisert Homeplace	1973

<i>Troup County</i>	<i>Year Listed</i>
Bellevue - NHL	1972
Broad Street Historic District	1984
College Home/Smith Hall	1982
Ferrell-Holder House	1979
Heard-Dallis House	1975
Jarrell, H. Frank, House	1992
LaGrange Commercial District	2001
McFarland-Render House	1978
Nutwood	1974
Troup County Courthouse, Annex and Jail	1976
Vernon Road Historic District	1984

<i>Troup County</i>	<i>Year Listed</i>
East Main Street-Johnson Street Historic District	2000
Phillips-Sims House	1986
Royal Theater	2001
Stark Mill and Mill Village Historic District	2000
Hawkes Children's Library of West Point	1990
Long Cane Historic District	1976
West Point Commercial District	2006
West Point Freight Depot	2005
West Point Public School	1999
White Hall	1974
Fannin-Truitt-Handley Place	1998
Jones, R.M., General Store	2009
Kidd-Robertson House	2008
Liberty Hill	1975
Mays-Boddie House	1982
Potts Brothers Store (Gabbettville)	1983
Reid-Glanton House	1972
Rutledge House	1977
Strickland House	1976
Van Boddie, Nathan, House	1977

<i>Upson County</i>	<i>Year Listed</i>
Barron, Sydney, House	1994
Harp, W.A., House	1990
Rose Hill Mill and House	1980
Upson County Courthouse	1980
Auchumpkee Creek Covered Bridge	1975

APPENDIX C - QUALITY GROWTH ASSESSMENT TOOL

Quality Community Objectives

Table 21

*Quality Community Objectives
Local Assessment*

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

Quality Community Objectives

Table 21

*Quality Community Objectives
Local Assessment*

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

Quality Community Objectives

Table 21

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

Quality Community Objectives

Table 21

*Quality Community Objectives
Local Assessment*

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

Quality Community Objectives

Table 21

*Quality Community Objectives
Local Assessment*

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

Quality Community Objectives

Table 21

*Quality Community Objectives
Local Assessment*

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

Quality Community Objectives

Table 21

*Quality Community Objectives
Local Assessment*

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

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

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

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