

# Three Rivers Regional Plan

2025  
Annual  
Implementation  
Report



**ThreeRivers**  
REGIONAL COMMISSION

The logo for the Three Rivers Regional Commission features a stylized blue wave graphic above the text. The text "ThreeRivers" is in a large, bold, blue sans-serif font, and "REGIONAL COMMISSION" is in a smaller, all-caps, blue sans-serif font below it.

# Regional Implementation Program

The Regional Implementation Program is the overall strategy for achieving the Regional Vision and for addressing the Regional priority Needs and Opportunities. This includes any specific activities to implement the plan during the next five years.

## TRRC Regional Work Program 2024-2028 Report of Accomplishments

Below is a status report for previous activities and action items listed in the 2024 5-year update of the Regional Plan.

Action		Partners	Cost	Status
<b>Economic Development</b>				
<b>Priority Need: A regional approach to economic development</b>				
<b>Strategy: Advocate for and support the expansion of telecommunications technology infrastructure and broadband capability and access within the Region.</b>				
1	Assist local governments with incorporation of a broadband component in their comprehensive plan updates	Local Governments, DCA	\$2,000 per year	Ongoing as each local plan is developed and reviewed
2	Utilize TRRC Broadband Task Force for collaboration and convening of issues and needs	RC Council, Local Governments	\$5,000 per year	Ongoing, as needed
3	Assist local governments with identifying funding and other partnerships for the expansion of broadband	RC, Local Governments, DCA	RC staff time	Ongoing, as needed
<b>Strategy: Develop, promote, and support efforts and strategies to improve regional identity, regional collaboration, and regional marketing and tourism.</b>				
4	Complete an annual update of the CEDS	EDA	\$10,000 per year	Complete
5	Full update of CEDS (Every Five Years)	EDA	\$45,000	Complete. Once every five years
6	Create a regional tourism story-map	RC, GDEcD	RC staff time	Postponed. Not a current priority.
<b>Priority Need: Address blight and disinvestment within communities</b>				
<b>Strategy: Support local governments with the completion of redevelopment plans</b>				
7	Assist the City of Griffin with the completion of the North Hill Street and Southwest Griffin Redevelopment Plan Update	RC, Local Government	\$20,000 each	Postponed until summer 2025
8	Assist the City of Manchester with redevelopment efforts including redevelopment plan	RC, Local Government	\$20,000	Ongoing, TRRC staff met with the city and DDA regarding strategic planning
<b>Priority Need: Improve education and workforce skills in our Region.</b>				
<b>Strategy: Utilize existing programs and support efforts to enhance workforce development and job skills improvements and to further educational attainment within the Region.</b>				

Action		Partners	Cost	Status
9	Participate with Georgia Tech on Artificial Intelligence in Manufacturing planning in the region	RC, Georgia Tech, stakeholders	RC staff time	Underway, Georgia Tech in partnership with TRRC will conduct AI 101 courses in the fall of 2025
10	Collaborate with Work Source Three Rivers on the promotion of workforce development initiatives and cross departmental strategies	RC, EDA, DCA, private partners	RC staff time	Ongoing

## Transportation

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

**Strategy: Support local government efforts to improve the built environment and sustainable development through project planning and funding assistance.**

11	Hold two Complete Streets workshops per year	RC, GDOT	\$8,000	Ongoing, GDOT contract scope changed but TRRC continues to promote bike and pedestrian policies
12	Research Crash site data to identify and address high risk locations for safety improvements	RC, GDOT, Local Governments	\$5,000	Ongoing
13	Collaborate with the Safe Routes to School Resource Center to promote safety audits, needed improvements, and new school partners	RC, GDOT, Ga Safe Routes to School Resource Center and Regional Coordinator	\$8,000	Ongoing, specifically, Safety Audit completed for the City of Whitesburg
14	Complete Transit Development Plans for two counties within the region	RC, GDOT, Local Governments	\$100,000	Underway
15	Implement the Regional Transit Development Plan	RC, GDOT, Local Governments	TBD	Underway, plan was adopted in February
16	Participate in the REVAMP program for transportation facility mapping	RC, GDOT, Middle GA RC		Underway, now in Phase 5

## Natural and Cultural Resources

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

**Strategy: Seek to protect historic resources of the region and promote adaptive reuse**

17	Attend preservation related trainings including the Georgia State Historic Preservation Conference and HPC trainings	RC, DCA	\$500 per event	Ongoing, TRRC staff attended the 2025 Statewide Historic Preservation Conference in Columbus
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Action		Partners	Cost	Status
18	Provide technical assistance and support to the regional historic preservation commissions	RC, HPD, Local Governments	\$3,500 per year	Ongoing
<b>Strategy: Seek to protect natural resources in the region</b>				
19	Assist and collaborate with local governments and other entities for the expansion of local and regional parks and trails	RC, Local Governments, LWCF, DNR	TBD	Ongoing, as requested. Specifically, work with Heard County and City of Ropville and City of West Point
20	Assist local governments with the designation and expansion of local historic districts	RC, DCA, Local Governments	TBD	Ongoing, as requested. TRRC staff is assisting the City of Carrollton and City of Bowdon
21	Assist local governments promote historic preservation tools such as tax incentives	RC, DCA, Local Governments	TBD	Ongoing, as needed. Property in the City of Bowdon may utilize the tax incentives for a structure within the National Register listed Bowdon Historic District.

## Housing and Land Use

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

#### Strategy: Educate communities of the need for improved housing and the development of sustainable housing initiatives

22	Include the need for all housing types including quality workforce, special needs and senior housing in the local comprehensive plan updates	RC, Local Governments	RC Staff Time	Ongoing
23	Assist local governments with applications to the Georgia Rural Workforce Housing program	RC, DCA, Local Governments	TBD	Ongoing, as requested

### Priority Need: Preservation of rural and agricultural land

#### Strategy: Protect rural land through active farming and land protection measures

24	Partner with the state and other organizations to protect agricultural through various tools	RC, Local Governments, GA AG Land Trust, State	TBD	Ongoing
25	Promote agriculture as an active part of the economy through comprehensive planning and various programs such as 4-H	RC, Local Governments, UGA Extension	RC Staff Time	Ongoing
26	Hold future land use forums to discuss planning and development tools such as Transfer of Development Rights	RC, Local Governments, Partners	TBD	Ongoing, as needed.

## Regional and Intergovernmental Coordination

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

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

Action		Partners	Cost	Status
27	Hold a bi-annual TRRC regional issues forum	RC, Local Governments	\$2,000 per event	Ongoing. Topics chosen as need arises. Also addressed regularly through comprehensive planning
28	Complete the comprehensive plans for various governments	DCA, RC, Local Governments	\$10,000 each	Underway, as requested
29	Complete the Annual Regional Implementation Plan Update	DCA, RC	\$5,000	Underway
30	Update Regional Plan	DCA, RC, Local Governments	\$35,000	Complete
31	Update the Regionally Important Resources Plan	DCA, RC, Local Governments	\$10,000	Postponed, will address when prioritized
32	Update local zoning maps	RC, Local Governments	RC staff time	Ongoing, as requested. Currently assisting the City of Jackson, Lamar County, and the City of Woodbury
<b>Community Facilities</b>				
<b>Priority Need: Improve community facilities such as water and sewer infrastructure that are vital for quality growth, health and quality of life</b>				
<b>Strategy: Identify funding to support infrastructure expansion</b>				
33	Hold regular workshops with various funding organizations	RC, EDA, GEFA, ARC	\$2,000 per event	Ongoing, as needed or requested
34	Assist local governments with grant funding applications	RC, GEFA, SCRC, DCA, GA-DNR, ARC	TBD	Ongoing, as needed or requested. Currently TRRC assisting the City of Roopville in a LWCF full application, City of Griffin in an EDA application, City of Thomaston in a BUILD (formerly RAISE) application, assisting non-profits and the City of Thomaston in SCRC CANS Grant administration, among others

## Performance Standards

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

### Minimum Performance Standards

Minimum Performance Standards are essential activities for local governments to undertake for consistency with the regional plan. They provide a basic level of local government performance that contributes to the implementation of the regional plan. The intent is to ensure a consistent and predictable basic level of governance across the region. All local governments in the region are expected to maintain the Minimum Standards found within the regional plan. Reminders with required deadlines, upcoming trainings and funding opportunities are sent to all local governments monthly. Those with recurring missed deadlines will be followed up individually.

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

### Local Government Performance Standards Update

Local Government	Minimum Performance Standard(s) Not Met	Action Steps Taken to Assist Government
<b>Aldora</b>	Codes are not posted online GMA website only	TRRC will encourage the local government to post codes to Municode and GMA information is complete.
<b>Yatesville (Upson County)</b>	Codes are not posted online GMA website only	TRRC will encourage the local government to post codes to Municode and GMA information is complete.
<b>Flovilla</b>	Codes are not posted online	TRRC will encourage the local government to post codes to website
<b>Centralhatchee</b>	Codes are not posted online	TRRC will encourage the local government to post codes to website
<b>Ephesus</b>	Codes are not posted online	TRRC will encourage the local government to post codes to website
<b>Greenville (Meriwether County)</b>	GMA website only	TRRC will encourage the local government to post codes to Municode and GMA information is complete.
<b>Lone Oak (Meriwether County)</b>	Codes are not posted online	TRRC will encourage the local government to post codes to website
<b>Meansville (Pike County)</b>	Codes are not posted online GMA website only	TRRC will encourage the local government to post codes to Municode and GMA information is complete.
<b>Moreland (Coweta County)</b>	Codes are not posted online	TRRC will encourage the local government to post codes to website

<b>Orchard Hill (Spalding County)</b>	Codes are not posted online GMA website only	TRRC will encourage the local government to post codes to Municode and GMA information is complete.
<b>Roopville (Carroll County)</b>	Codes are not posted online GMA website only	TRRC will encourage the local government to post codes to Municode and GMA information is complete.