

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Upson County**

RC: **3RRC**

Submittal Type: **Comp Plan Amendment (For Review)**

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **10/12/21**

Date Submittal Initially Received by RC: **10/12/21**

Explain Unusual Time-lags or Other Anomalies, when present:
Confirmation of submittal format

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

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- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
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- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**



UPSON COUNTY BUILDING AND ZONING DEPARTMENT
DRAKE BUILDING
305 S. HIGHTOWER STREET, SUITE D-100
THOMASTON, GA 30286-4170
(706) 647-1297 FAX (706) 647-2693

October 12, 2021

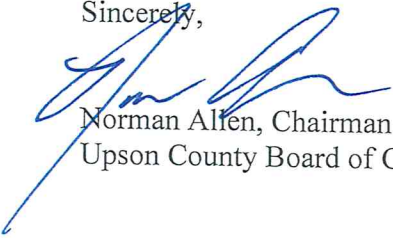
Jeannie Brantley, Planning Director
Three Rivers Regional Commission
PO Box 818
Griffin, GA 30224

Re: Upson County Proposed *Broadband Ready Community*-Related
Comprehensive Plan Amendments

Ms Brantley:

Please find attached, Upson County's proposed *Broadband Ready Community* amendments to the Upson County Comprehensive Plan. Public hearings were held June 22 and October 12, 2021. We are transmitting these amendments for your consideration and Department of Community Affairs approval. Thank you.

Sincerely,



Norman Allen, Chairman
Upson County Board of Commissioners



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DRAKE BUILDING
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**UPSON COUNTY, THE CITY OF THOMASTON AND THE CITY OF
YATESVILLE JOINT COMPREHENSIVE PLAN 2018-2038
2021 PROPOSED BROADBAND-RELATED GOAL AND POLICY AND
COMMUNITY WORK PROGRAM AMENDMENTS**

P. 5.
COMMUNITY GOALS AND POLICIES

LIST OF COMMUNITY GOALS

Economic Prosperity

Add:

- Broadband
- Essential telecommunications services for all businesses, government agencies, especially Public Safety and Emergency Services and residents shall be developed, established, reliable, diverse and kept up-to-date.
- Competitively-priced, high-speed broadband infrastructure will be in place to foster developing, attracting and retaining internet-reliant businesses.

P. 6.
Community Facilities and Services

Add:

- Broadband
- All residents will have made available to them, affordable high-speed broadband access to their homes.
- Local government in Upson County shall support the development of broadband in the County and its municipalities, taking a leadership role when necessary, adopting policies to facilitate broadband deployment, finding ways to leverage existing assets.

P. 7.
LIST OF COMMUNITY POLICIES

Economic Development

- Broadband Support
- We will engage with telecom providers in direct dialog to address telecom reliability.
- We will support increased knowledge and use of broadband resources and capabilities through promotion and support of digital literacy programs in schools, libraries, technical colleges, senior centers, workforce development programs and non-profits.

- We will consider alternatives models for broadband investment and infrastructure development such as public-private partnership models.
- We will collaborate with other Three Rivers regional Commission counties, other neighboring counties and elected representatives to find resources to launch the implementation of joint broadband infrastructure projects.
- We will work toward breaking down broadband funding silos by cooperative relationships and enhanced communications among schools, colleges, libraries and health care facilities, communities, local governments, public safety agencies and broadband providers.
- We will support appropriate state and federal legislation for funding broadband programs and projects. Oppose detrimental state “pre-emption” legislation that takes away local control.

P. 8.

Community Facilities and Services

- Broadband Support

- Upson County local governments shall approve the ordinances, resolutions and support programs necessary to obtain Broadband Ready status.
- We will work with all willing providers to identify barriers and solutions to deployment.
- We will work with all willing providers to expand broadband and mobile networks.
- We will support and work with all willing communities to organize and develop last-mile connectivity plans. The last mile refers to portions of the telecommunications network chain that physically reaches the end-users premises.
- We will support the provision of an increased number of public-access computers and Wi-Fi hotspots in county libraries and other public spaces throughout the county where need or additional need has been identified.
- We will advocate for open-access broadband infrastructure whenever feasible.

Already Existing -

- We will continue to support the Four County Joint Broadband Project.

LIST OF NEEDS AND OPPORTUNITIES

Economic Development

Existing with addition-

- We need to expand broadband availability throughout the communities to support residential and business access to a vital resource that has become increasingly indispensable to daily functions.

Facilities and Services

Broadband availability is limited in the areas away from central Upson County. Partnerships and outside source funding opportunities can be used to increase broadband availability in the unserved areas of Upson County.

ECONOMIC DEVELOPMENT (pp. 15-18)

Broadband Services -

In June 2019, the OneGeorgia Authority established the *Georgia Broadband Deployment Initiative (GBDI)*. As part of that Initiative, a fund was established to provide a program of financial assistance that includes grants, loans and other forms of assistance to finance activities that lead to installation or expansion of facilities and equipment which provide broadband services in unserved areas. Broadband services are defined by the State of Georgia as wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least three (3) megabits per second in the upstream direction to end users and in combination with such service provides access to the internet or computer processing, information storage or protocol conversion.

The GBDI fund can be tapped by applying for funding. Eligible applicants, such as counties and cities, partner with a service provider. There are 110 possible points to be scored when applying for the GBDI funding. Eight of those points can be gotten by the governmental partner in the application holding the ***Broadband Ready Community*** designation. That designation can be achieved by 1) a county or municipality having a Comprehensive Plan that includes a broadband element to ensure that a community adopts a strategy that demonstrates the promotion of broadband and 2) a county or municipality adopting the broadband model ordinance or its equivalent that signals that the government has taken steps to reduce obstacles to broadband infrastructure development.

Upson County (Ordinance No. 272 adopted March 9, 2021) and the City of Thomaston have adopted their broadband ordinances.

The Upson County portion of the statewide *Georgia Broadband Availability Map* shows that a large portion of the central portion of Upson County has broadband available, but the eastern and western areas are unserved. Upson County will pursue filling these gaps.

COMMUNITY WORK PROGRAM

ACTIVITY	YEARS	RESPONSIBLE PARTY	COST	FUNDING SOURCES
Achieve Broadband Ready Community status in pursuit of funding sources to provide for maximum extension of coverage of broadband resources to benefit the needs of the community.	2021-2023	County, Cities, Providers	TBD	Grants, GF, Private Funds

Georgia Broadband Availability Map

Legend



Served & Unserved Areas

-  Served
-  Unserved
-  No Locations

Description

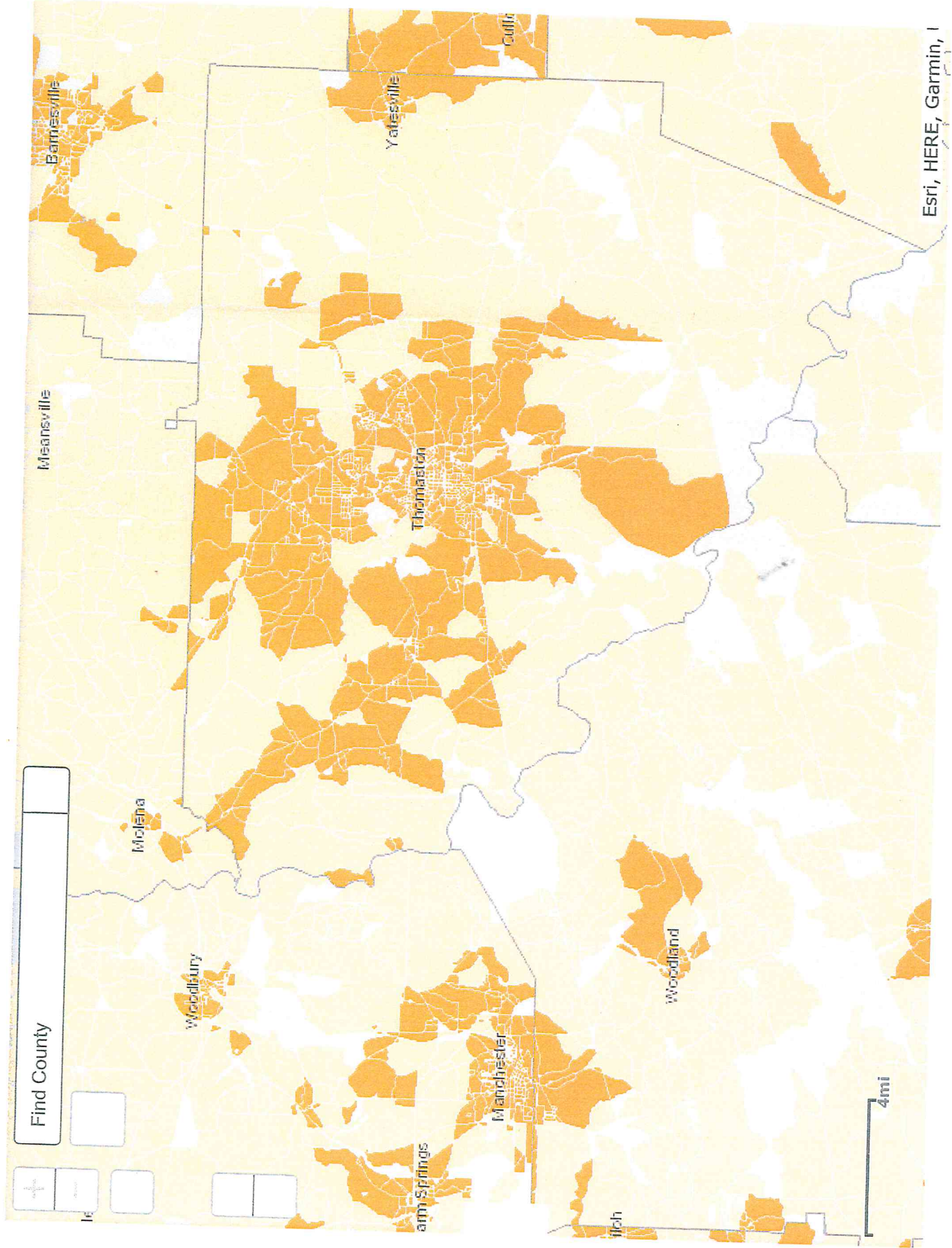
The map portrays broadband statistics for the State of Georgia. Statistics are available by census block, county and legislative boundary.

Click in the map to see county statistics. Zoom in until census blocks appear and click in the map to see relevant statistics. Use the map tools described below for additional searches.

-  Use the County Search tool at the top of the map to locate a county by name and see associated statistics
-  Use the Query tool to search for legislative districts and see associated statistics

Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband.

Broadband data is provided by the various Internet Service Providers of Georgia. Location data are from commercially available sources.





UPSON COUNTY BOARD OF COMMISSIONERS
106 EAST LEE STREET, SUITE 110
THOMASTON, GA 30286
706) 647-7012

Billy Beckett - Interim County Manager
The English Law Group, County Attorney

Norman Allen - Chairman
Lorenzo Wilder - District 1
James Ellington - District 2
Ralph Ellington - District 3
Frank Spraggins - District 4

Whereas, the Upson County, Thomaston, and Yatesville has developed an updated twenty year Comprehensive Plan in compliance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989; and

Whereas, the updated Comprehensive Plan has been reviewed and approved by the Three Rivers Regional Commission and the Georgia Department of Community Affairs; and

Whereas, the public had the opportunity for input into the Comprehensive Plan in a public hearing held on the 10th day of May, 2018.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners shall officially adopt the updated Comprehensive Plan for the twenty year period of 2018-2038.

So be it resolved this 12th day of June, 2018.

Upson County

Board of Commission Chairman

ATTEST:

County Clerk



UPSON COUNTY BOARD OF COMMISSIONERS
106 EAST LEE STREET, SUITE 110
THOMASTON, GA 30286
706) 647-7012

Norman Allen - Chairman
Lorenzo Wilder - District 1
James Ellington - District 2
Ralph Ellington - District 3
Frank Spraggins - District 4

Billy Beckett - Interim County Manager
The English Law Group, County Attorney

May 10, 2018

Three Rivers Regional Commission
PO Box 1600
Franklin, GA 30217

RE: Comprehensive Plan Update Submittal

Upson County has completed an a joint update of its comprehensive plan between Upson County, Thomaston, and Yatesville and is submitting it with this letter for review by the Three Rivers Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Jessica Jones at 706-647-7012

Sincerely,

Upson County

Enclosures

April 9, 2018

Three Rivers Regional Commission
PO Box 1600
Franklin, GA 30217

RE: Comprehensive Plan Update Submittal

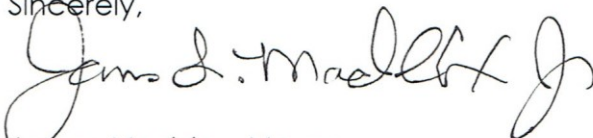
Yatesville has completed an a joint update of its comprehensive plan with Upson County and is submitting it with this letter for review by the Three Rivers Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Samantha Jenkins at 706-472-3405

Sincerely,

A handwritten signature in black ink that reads "James D. Maddox Jr." The signature is written in a cursive style with a large, looping initial "J" at the end.

James Maddox, Mayor
City of Yatesville

Enclosures

City of Thomaston

Office of the Mayor

106 East Lee Street

P. O. Box 672

Thomaston, Georgia 30286

706-647-4242

Telephone

706-646-2653

Telefax

April 17, 2018

Three Rivers Regional Commission
PO Box 1600
Franklin, GA 30217

RE: Comprehensive Plan Update Submittal

Thomaston has completed a joint update of its comprehensive plan with Upson County and is submitting it with this letter for review by the Three Rivers Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Russell Thompson at 706-647-4242.

Sincerely,



J.D. Stallings, Mayor
City of Thomaston

Enclosures



**Upson County,
The City of Thomaston,
And
The City of Yatesville
Joint Comprehensive Plan
2018-2038**



Prepared by:

**Three Rivers Regional Commission
P.O. Box 1600, Franklin, GA 30217**

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INTRODUCTION

This plan update was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning.

Upson County is located in West Central Georgia, centered approximately equidistant from Atlanta, Macon, and Columbus. Upson County was established by an act of the state legislature on December 15, 1824. The Treaty of Indian Springs (1821) between the United States and the Creek Indians gave the government the land that extended from the Ocmulgee River to the Flint River through middle Georgia. Upson County was created from Pike and Crawford counties. Many settlers were drawn to the area by the lottery system used to settle the acquired lands. The state's fifty-ninth county was named in honor of the noted Georgia lawyer Stephen Upson (1784/5-1824) just four months after his death. It is also the birthplace of John B. Gordon, a major general in the Confederate army and a governor of Georgia. Upson County has a total land area of 326 square miles and 592 miles of roads. The City of Thomaston is the county seat. The other incorporated area is Yatesville.

Purpose of the plan

The Upson County Joint Comprehensive Plan shall provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities that currently exist within the community. Goals, policies, and specific implementation measures are also listed to set policy for particular segments and specific areas of the city.

At the time of the plan update, the members of the Upson County Board of Commissioners were:

Norman Allen, Chairman
Lorenzo Wilder, District 1
James Ellington-District 2
Ralph Ellington, District 3
Frank Spraggins, District 4

The members of the Thomaston City Council were:

J.D. Stallings, Mayor
Doug Head, Mayor Pro Tem
Lakeitha Reeves, District 1
Jeff Middlebrooks, District 2
Ryan Tucker, District 3
Donald M. Greathouse, District 4

The members of the Yatesville City Council were:

James Maddox, Mayor
Wanda Dozier, Councilmember
David Moore, Councilmember
Chris Mulling, Councilmember
Robert Releford, Councilmember
Ronnie Riggins, Councilmember

Comprehensive Plan Steering Committee and Public Participation

Upson County and the City of Thomaston and City of Yatesville Councils appointed a Joint Comprehensive Plan Steering Committee to assist and guide the update of the comprehensive plan. A series of consecutive meetings took place to address the components of the plan update. Simultaneously, the Thomaston-Upson Community Heart and Soul kicked off a public feedback and participation process. The Steering Committee included members of the city council, city government, and other community stakeholders. The members of the committee were:

Donald M. Greathouse, Thomaston City Councilman
Bobby Bickley, business owner/economic development representative
Norman Allen, Upson County Board of Commissioners Chairman
James L. Maddox, Mayor-City of Yatesville
Catherine B. Baity, attorney/Upson County appointee
Larry Dawson, citizen/Upson County appointee
Curtis Wilder, citizen/Upson County appointee
Jeff Sanders, grant writer/Thomaston appointee
Joey Smith, pastor/Thomaston appointee
Priscilla McCoy, citizen/Thomaston appointee
Jennifer Rogers, Upson County appointee



Community Heart & Soul meeting

COMMUNITY GOALS AND POLICIES

The purpose of the Community Goals and Policies section is to guide and direct Upson County & cities of Thomaston and Yatesville's decision-making process for the future of their communities.

VISION STATEMENT



Our vision is simply: involving everyone, embracing change, and achieving our potential.

LIST OF COMMUNITY GOALS:

Economic Prosperity

- Encourage and support technical school training for high school students.
- Encourage development or expansion of businesses that are suitable for the communities.
- Investigate the possibility of a rail spur in the county.
- Consider the redevelopment of the Martha Mills and Thomaston Mills areas.
- Broadband Services –
 - Essential telecommunications services for all businesses, government agencies, especially Public Safety and Emergency Services and residents shall be developed, established, reliable, diverse and kept up-to-date.
 - Competitively-priced, high-speed broadband infrastructure will be in place to foster developing, attracting and retaining internet-reliant businesses.

Resource Management

- Encourage and promote recreation.
- Promote the efficient use of natural resources.
- Identify and protect environmentally sensitive areas of the community.
- Utilize appropriate waste management techniques.
- Foster water conservation and reuse.
- Continue the recycling program in Yatesville.
- Set aside environmentally sensitive areas for greenspace use.



Efficient Land Use

- Maximize the use of existing infrastructure.
- Carefully plan expansion of public infrastructure.
- Maintain open space in agriculture and forestry areas.

Community Facilities

- Invest in and improve fire stations in the county and cities.
- Expand Thurston and Salem fire department coverage.
- Explore the need for a paid county fire department.
- Consider implementing fire tax districts in the county.
- Explore the possibility of artesian wells in the northern part of the county.
- Collaborate with local high schools to train interested youth for firefighting careers.
- Broadband Services –
 - All residents will have made available to them, affordable high-speed broadband access to their homes.
 - Local government in Upson County shall support the development of broadband in the County and its municipalities, taking a leadership role when necessary, adopting policies to facilitate broadband deployment, finding ways to leverage existing assets.

Sense of Place

- Protect and enhance the community's unique qualities.
- Maintain downtowns as focal points of the communities.
- Protect and revitalize historic areas of the communities.
- Encourage new development that is compatible with the traditional features of the communities.
- Protect scenic and natural features that are important to defining the character of our communities.

Regional Cooperation

- Cooperate with neighboring jurisdictions to address shared needs.
- Continue to foster a positive working relationship between Upson County, Thomaston & Yatesville.
- Participate in regional planning efforts.

Housing Options

- Promote safe housing in our communities.
- Address the issue of the lack of affordable middle class housing in our communities.

Transportation Options

- Address the transportation needs, challenges and opportunities of all community residents.
- Foster alternatives to transportation by automobile such as walking and biking.
- Explore the possibility of a rails to trails project.

Educational Opportunities

- Make educational training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions.
- Expand local educational programs.
- Coordinate with local economic development programs to ensure an adequately trained workforce.

LIST OF COMMUNITY POLICIES:



Economic Development

- ❖ We will support programs for diversification, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- ❖ We will target reinvestment to declining existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects.
- ❖ We will take into account access to housing and impacts on transportation when considering economic development projects.
- ❖ We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- ❖ We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- ❖ We will encourage working together with nearby counties in our economic development efforts.
- ❖ We will continue to support the efforts to provide assistance to small businesses.
- ❖ We will all work together to help recruit industry into the Upson County area.

❖ **Broadband Support –**

- We will engage with telecom providers in direct dialog to address telecom reliability.
- We will support increased knowledge and use of broadband resources and capabilities through promotion and support of digital literacy programs in schools, libraries, technical colleges, senior centers, workforce development programs and non-profits.
- We will consider alternatives models for broadband investment and infrastructure development such as public-private partnership models.
- We will collaborate with other Three Rivers Regional Commission counties, other neighboring counties and elected representatives to find resources to launch the implementation of joint broadband infrastructure projects.
- We will work toward breaking down broadband funding silos by cooperative relationships and enhanced communications among schools, colleges, libraries and health care facilities, communities, local governments, public safety agencies and broadband providers.
- We will support appropriate state and federal legislation for funding broadband programs and projects. Oppose detrimental state “pre-emption” legislation that takes away local control.

Natural and Cultural Resources

- ❖ The protection and conservation of our community’s resources will play an important role in the decision-making process when making decisions about future growth and development.
- ❖ We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- ❖ We will promote the protection and maintenance of trees and green open space in all new development.
- ❖ We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our communities.
- ❖ Continue to maintain urban forest. (Thomaston)
- ❖ We will ensure safe and adequate supplies of water through protection of ground surface water sources.

Community Facilities and Services

- ❖ Our communities will invest in new and expanded infrastructure.
- ❖ We will upgrade our infrastructure investments as required going forward.
- ❖ We will continue to support the Four County Joint Broadband Project.
- ❖ We will continue to invest in parks and open space to enhance the quality of life for our citizens.
- ❖ We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- ❖ We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.
- ❖ We will invest in vibrant community centers and activities.
- ❖ We are committed to bring our fire departments up to modern standards.
- ❖ Continue to upgrade/replace fire hydrants and waterlines.
- ❖ Promote efforts to increase the cultural and recreational activities/amenities in the Upson County area.
- ❖ We will continue to assist in improving recreational amenities for local residents.
- ❖ Work with arts council to bring events to GGMP. (Thomaston)
- ❖ Broadband Support –
 - Upson County local governments shall approve the ordinances, resolutions and support programs necessary to obtain Broadband Ready status.
 - We will work with all willing providers to identify barriers and solutions to deployment.
 - We will work with all willing providers to expand broadband and mobile networks.
 - We will support and work with all willing communities to organize and develop last-mile connectivity plans. The last mile refers to portions of the telecommunications network chain that physically reaches the end-users premises.
 - We will support the provision of an increased number of public-access computers and Wi-Fi hotspots in county libraries and other public spaces throughout the county where need or additional need has been identified.
 - We will advocate for open-access broadband infrastructure whenever feasible.

Housing

- ❖ We will support and encourage quality workforce housing.
- ❖ We will encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).
- ❖ We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- ❖ Continue code enforcement efforts. (Thomaston)

Land Use

- ❖ We will encourage development that is sensitive to the historic context, sense of place, and overall setting of the communities.
- ❖ We want development whose design, landscaping, lighting, signage, and scale adds value to our communities.
- ❖ We will preserve the rural character of our communities where feasible.
- ❖ We are committed to promoting downtown revitalization.

Intergovernmental Coordination

- ❖ We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- ❖ We will consult other public entities in our area when making decisions that are likely to impact them.
- ❖ We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our communities.
- ❖ Continue to support workforce development opportunities to help reduce the high school dropout rates in Upson County Schools.
- ❖ We will promote an increased partnership with Upson County, the City of Thomaston, and City of Yatesville.
- ❖ Make annual reviews of the Service Delivery Strategy for Upson County, the City of

Thomaston, and the City of Yatesville.

- ❖ We will update Service Delivery Strategy as needed.
- ❖ We will continue to implement the Service Delivery Plan.

Transportation

- ❖ We will continue to support efforts for the development of an East-West Corridor for Highway 74.
- ❖ We will continue to support efforts for a bypass around the City of Thomaston.
- ❖ We will support road, bridge and transportation infrastructure improvements.
- ❖ Continue milling and paving of city streets. (Thomaston)
- ❖ Maintain State Route Corridors through town. (Thomaston)

NEEDS AND OPPORTUNITIES

The Needs and Opportunities section addresses what Upson County and cities of Thomaston and Yatesville currently lack or sectors of the communities where improvements are needed. This section also lists existing opportunities available that should be utilized.

To help gain a more accurate and balanced list of needs and opportunities, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis was conducted.

SWOT Analysis Chart (Strengths, Weaknesses, Opportunities, Threats)

Results of the Upson County Joint Comprehensive Plan SWOT Analysis

<p style="text-align: center;">STRENGTHS</p> <ul style="list-style-type: none"> • Safe communities • Great teachers • Greenspace • Thomaston has its own power supply • Progressive & energized Thomaston City Council • Flint River • Positive cooperation between Thomaston & Upson County • Airport • Hospital • Parks • Historic resources 	<p style="text-align: center;">OPPORTUNITIES</p> <ul style="list-style-type: none"> • Expanding recreation on the Flint River • Building a reservoir in the NE part of County/artesian well • More greenspace and park development • Promote home ownership • Import-Export Highway development • Strengthen and utilize code enforcement • Recruit more industry and commercial businesses • Adaptive use of mill houses • Golf cart community in Silvertown • Improve image of public schools
<p style="text-align: center;">WEAKNESSES</p> <ul style="list-style-type: none"> • Lack of citizen involvement • Section 8 housing imbalance • Lack of citizen motivation • Large amount of rental properties • Citizens who tend to oppose change • Storm water management issues • Lack of a trained/skilled workforce • Blight • Lack of student motivation • Need for a new water reservoir • Lack of a trained and skilled workforce • Lack of parking 	<p style="text-align: center;">THREATS</p> <ul style="list-style-type: none"> • Apathetic society • Drugs • Fewer grants available • Road and bridge deterioration (aging infrastructure)

LIST OF NEEDS AND OPPORTUNITIES

The Plan Steering Committee identified needs and opportunities that exist within Upson County and the cities of Thomaston and Yatesville. This list should help guide future planning efforts and prioritize projects undertaken by the communities.

The Needs and Opportunities for Upson County and the Cities of Thomaston and Yatesville are as follows:

Economic Development

- ◆ Upson Regional Medical Center expansion, airport improvements and enhancements to Flint River Technical College.
- ◆ Future investments in increased water and sewer capacity.
- ◆ The loss of major employers and increased unemployment plagued by such events.
- ◆ A rebuilding of the economic base by increased employment opportunities and the need to diversify the industrial base.
- ◆ The development of programs to provide assistance to small businesses.
- ◆ Strengthen the partnerships between Flint River Tech and the Industrial Development Authority in attracting and training a highly educated and competitive workforce.
- ◆ Market and increase the redevelopment opportunities that exist for the now vacant Thomaston Mill's site. (Thomaston)
- ◆ Increase the economic viability of the downtown area through revitalization and marketing efforts. (Thomaston)
- ◆ Establish a plan to beautify and increase economic development activities in the Town of Yatesville. (Yatesville)
- ◆ Investigate the institution of local taxes in the Town of Yatesville to offset the town's fiscal capacity to establish services that improve the overall quality of life for local residents. (Yatesville)
- ◆ We need to expand broadband availability throughout the communities to support residential and business access to a vital resource that has become increasingly indispensable to daily functions.
- ◆ There is a need to recruit solar industries to our communities.

Facilities and Services

- ◆ Increased diversity in local leaders commissioned to carry out the policies, goals, and objectives of the local communities.
- ◆ Enhance procedures to assist in decreasing the school dropout rates and enhance methods to assure that parents/guardians are actively involved in their children's education.
- ◆ Improve the provision of social services in support of strengthening the relationships of families and their children.
- ◆ Ensure that all residents have equal access to public facilities throughout the local area. The provision of public facilities includes trash collection, drinking water, public health services, and parks and recreation (Upson County).
- ◆ Increase law enforcement visibility in local communities that will support develop/redevelopment opportunities. (Thomaston)
- ◆ Improve recreational activities/amenities for local youth such as the development of a Boys and Girls Club, etc. (Thomaston)
- ◆ Employ activities that allow local residents to develop a more defined sense of pride in the community. (Thomaston)
- ◆ Ensure that adequate infrastructure and services are available to meet the needs of current and proposed residential and commercial entities. (Thomaston)
- ◆ Conduct a study on the infrastructure and services needs to enhance the employment opportunities for the Town of Yatesville. (Yatesville)
- ◆ Improve recreational activities/amenities for local residents in the Yatesville area. It is proposed that a local plan be developed to foster the need for such improvements. (Yatesville)
- ◆ Improve the opportunity for senior citizens to access transportation services and adequate health care services. (Yatesville)
- ◆ Broadband availability is limited in the areas away from central Upson County. Partnerships and outside source funding opportunities can be used to increase broadband availability in the unserved areas of Upson County.

Housing

- ◆ A need exists to maintain the unique character and architectural heritage of Upson County as increased housing and commercial developments are proposed and approved.
- ◆ Improve the standards of new homes being proposed for development or placement in the County.
- ◆ Increase home ownership and affordable housing opportunities for local residents on new and redeveloped properties. (Thomaston)
- ◆ Increase and enforce regulations to improve or demolish substandard housing/neighborhoods and to control littering in the local community. (Thomaston)

Land Use

- ◆ Develop growth patterns that are conducive to the preservation of the communities' agricultural areas.
- ◆ Minimize land use conflicts that are counteractive to the quality of life and the welfare of local businesses and residents in the community.
- ◆ Ensure that designated land uses are connected to transportation systems (current/proposed) that are most beneficial. (Upson County)

Natural and Cultural Resources

- ◆ Inventory and evaluate the natural and historic resources in the area and develop ways to promote them to tourists
- ◆ Increase cultural and recreational activities/amenities in the area.

Transportation

- ◆ The proposed widening of Highway 36 between Thomaston and Interstate 75.
- ◆ The proposed development of a new Highway 19 Bypass.
- ◆ Increase the overall aesthetics of major corridors such as Highways 19 and 36, which provide gateways into the City of Thomaston. Improve the overall appearance of local sidewalks, signage, landscaping, greenspace, and businesses in the community. (Thomaston)

- ◆ Participate in the transportation study to evaluate the opportunities of connecting LaGrange to Macon via Upson County utilizing Highway 74.

Intergovernmental Coordination

- ◆ It is a mandatory requirement that Upson County's Service Delivery Strategy be duly updated and submitted with the Comprehensive Plan.
- ◆ A need exists for the promotion of better partnership opportunities between governmental entities.

ECONOMIC DEVELOPMENT

The overall population in the Three Rivers Regional Commission (TRRC) area of Georgia has been on an upward trend. Since the 2000 Census, the region’s population has grown by 20%. However, the growth has slowed since the 2010 Census. The estimated population for the region for the year 2016 was 510,721. Three TRRC counties are currently experiencing a decrease in population and that includes Upson and its neighboring county of Meriwether. However, the region is projected to reach over 570,000 in population by the year 2025. Table 1 demonstrates the population change in Upson and the surrounding counties of Upson in the Three Rivers region. It shows that Upson County has declined in population since the 2000 Census.

TABLE 1

Population Change				
Source: US Census, American Community Survey				
County	2000	2010	2016	2010-2016
Lamar	15,912	18,317	18,469	2.76%
Meriwether	22,534	21,992	21,074	-0.75%
Pike	13,688	17,869	17,941	0.81%
Upson	27,597	27,153	26,335	-0.88%
TRRC	403,944	489,781	510,721	2.70%

According to the Three Rivers Regional Commission Workforce Development Board Local Plan 2016-2019, the ten-county region is economically and geographically diverse. The region encompasses three interstates, several population centers, and is adjacent to a large metropolitan area. The area’s economy is relatively diverse and includes several major industries including manufacturing, healthcare, and logistics. On the next page, Table 2 shows a high-level overview of the region’s industries. The largest percentage increase in jobs over the past ten years have been in educational services, administrative and support, waste management and remediation services, management of companies and enterprises, health care and social assistance, professional and scientific services, accommodation, and food service. The largest percentage decrease in jobs over the past ten years have been in crop and animal production, mining, quarrying, oil and gas extraction, construction, finance and insurance, real estate, rental and leasing. The most specialized industries, when compared to the United States as a whole, are manufacturing, utilities, administrative and support, waste management, and remediation services.

TABLE 2

Industry Snapshot				
Source: Economic Modeling Specialists, Inc.				
Description	2006 Jobs	2015 Jobs	2006 - 2015	2006 - 2015% Change
Crop and Animal Production	1,547	749	798	52%
Mining, Quarrying, and Oil and Gas	178	116	62	35%
Utilities	1,208	1,176	32	3%
Construction	13,310	9,191	4,119	31%
Manufacturing	29,905	29,094	811	3%
Wholesale Trade	5,225	5,417	192	4%
Retail Trade	20,662	22,006	1,344	7%
Transportation and Warehousing	3,607	4,015	408	11%
Information	3,144	2,600	544	17%
Finance and Insurance	4,481	3,456	1,025	23%
Real Estate and Rental and Leasing	1,967	1,600	367	19%
Professional, Scientific, and Technical	3,458	4,182	724	21%
Management of Companies and	886	1,371	485	55%
Administrative and Support and	10,550	16,003	5,453	52%
Educational Services	1,032	1,675	643	62%
Health Care and Social Assistance	16,097	21,253	5,156	32%
Arts, Entertainment, and	1,535	1,498	37	2%
Accommodation and Food Services	13,048	14,782	1,734	13%
Other Services (except Public	4,839	5,411	572	12%
Government	30,460	27,303	3,157	10%
TOTAL	167,249	173,379	6,130	4%

Figures 1 and 2 show the commuting patterns of Upson County. Most residents who work outside the county drive to neighboring counties or as far as Fulton County. Those who work in Upson County are driving in from neighboring counties or as far as Coweta and Houston Counties.

FIGURE 1

Three Rivers Region Commuting Patterns Outflow



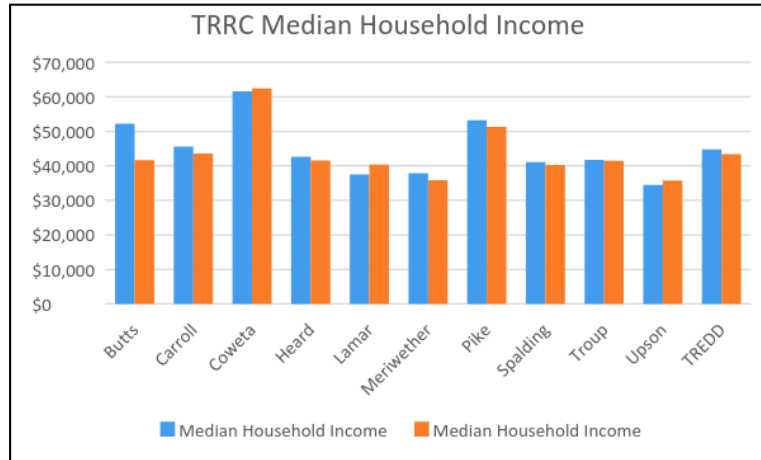
FIGURE 2

Three Rivers Region Commuting Patterns Inflow



Despite the growing economy and higher rates of employment, the median household income of the TRRC region was estimated to decrease from the 2010 census to the present. Coweta, Lamar, and Upson Counties were the only three to have increases in median household income.

FIGURE 3



Source: American Community Survey, 2016

According to the American Community Survey, seven of ten counties within the TRRC region show a decrease in the median household income. Butts County had the most drastic change from the year 2010 to 2016, with a decrease of 25%. Upson County was one of the three counties to have an increase in median household income in the Three Rivers Region.

TABLE 3

Median Household Detailed Income			
County	2010	2016	Change
Butts	\$52,257	\$41,667	-25.42%
Carroll	\$45,559	\$43,586	-4.52%
Coweta	\$61,550	\$62,461	1.46%
Heard	\$42,685	\$41,525	-2.79%
Lamar	\$37,536	\$40,344	6.96%
Meriwether	\$37,845	\$35,832	-5.62%
Pike	\$53,213	\$51,338	-3.65%
Spalding	\$41,100	\$40,246	-2.12%
Troup	\$41,770	\$41,489	-0.68%
Upson	\$34,509	\$35,774	3.54%
TRRC	\$44,802	\$43,426	-0.82%

Source: US Census, American Community Survey

Regional graduation rates, for the year 2016, can be seen below in Table 4. Within the TRRC region, Carrollton City School District had the highest graduation rate at 91.3% and Spalding County had the lowest at 73%. There is approximately a 25% percent difference from highest rate and the lowest.

TABLE 4

Educational Achievement

System Name	2016 Graduation Rate (%)
Butts	80.7
Carroll	84.7
Carrollton City	91.3
Coweta	84.7
Heard	84.5
Lamar	83.1
Meriwether	86.7
Pike	86.8
Spalding	73.0
Thomaston-Upson	84.5
Troup	76.9

Source: Georgia Department of Education, 2016, 4-year Graduation Rates by District

Broadband Services

In June 2019, the OneGeorgia Authority established the *Georgia Broadband Deployment Initiative (GBDI)*. As part of that Initiative, a fund was established to provide a program of financial assistance that includes grants, loans and other forms of assistance to finance activities that lead to installation or expansion of facilities and equipment which provide broadband services in unserved areas. Broadband services are defined by the State of Georgia as wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least three (3) megabits per second in the upstream direction to end users and in combination with such service provides access to the internet or computer processing, information storage or protocol conversion.

The GBDI fund can be tapped by applying for funding. Eligible applicants, such as counties and cities, partner with a service provider. There are 110 possible points to be scored when applying for the GBDI funding. Eight of those points can be gotten by the governmental partner in the application holding the ***Broadband Ready Community*** designation. That designation can be achieved by 1) a county or municipality having a Comprehensive Plan that includes a broadband element to ensure

that a community adopts a strategy that demonstrates the promotion of broadband and 2) a county or municipality adopting the broadband model ordinance or its equivalent that signals that the government has taken steps to reduce obstacles to broadband infrastructure development.

Upson County (Ordinance No. 272 adopted March 9, 2021) and the City of Thomaston have adopted their broadband ordinances.

The Upson County portion of the statewide *Georgia Broadband Availability Map* shows that a large portion of the central portion of Upson County has broadband available, but the eastern and western areas are unserved. Upson County will pursue filling these gaps.

Georgia Broadband Availability Map

Legend

- Served & Unserved Areas
- Served
 - Unserved
 - No Locations

Description

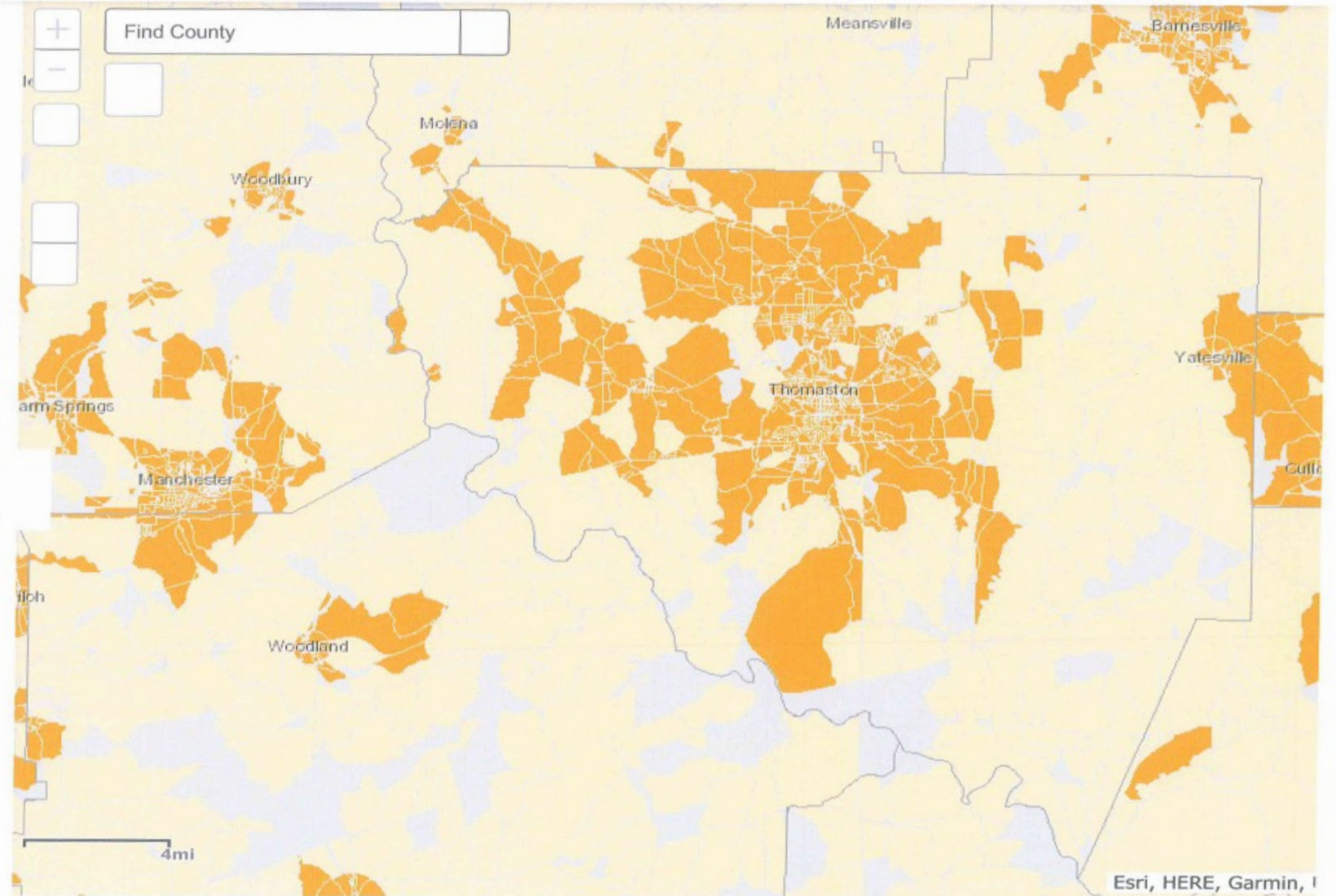
The map portrays broadband statistics for the State of Georgia. Statistics are available by census block, county and legislative boundary.

Click in the map to see county statistics. Zoom in until census blocks appear and click in the map to see relevant statistics. Use the map tools described below for additional searches.

- Use the County Search tool at the top of the map to locate a county by name and see associated statistics
- Use the Query tool to search for legislative districts and see associated statistics

Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband.

Broadband data is provided by the various Internet Service Providers of Georgia. Location data are from commercially available sources.



CHARACTER AREAS AND LAND USE

Character areas are geographic sub-areas of a community, which contain unique characteristics and physical form. According to the Department of Community Affairs, character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas may be identified by the types of development found there which vary from historic downtowns, commercial/industrial areas, or residential neighborhoods. Other character areas may lack development and include more natural features such as greenspace or parkland.

Character areas have been identified individually for Upson County and the cities of Thomaston and Yatesville. Each local government's character area list contains a description and desired development patterns, recommended land uses, and a list of implementation measures. Current photos are also included, which give an actual snap shot into each distinct character area.

UPSON COUNTY

Agriculture



Description

The majority of the land area within Upson County is designated as agriculture. Residential development is sparse and the area contains active agriculture and timberland.

Desired Development Patterns

This area of Upson County will likely be the least affected by future residential growth. The maintenance of the rural character and the protection of the view shed along the roadways will be important. Conservation subdivisions should be promoted if residential development occurs in the future. Natural resources should be utilized for passive recreational opportunities.

Land Uses

Land uses permitted within the character area include single-family residential, agriculture.

Implementation Measures

- Promotion of the use of conservation subdivisions to preserve rural character and greenspace
- Support passive recreational activity
- Support local farmers and maintain productive agricultural land uses
- Protect the environment and water supply watersheds by utilizing best practices for land disturbance and farming activity

Industrial



Description

Upson County's industrial areas are located mainly in the northern part of the County with a couple of locations located due south of the City of Thomaston.

Desired development patterns

Upson County recommends increased industrial recruitment that could include additional manufacturing, wholesale trade, and distribution activities.

Specific land usage

Land designated for light industrial and industrial according to the Upson County zoning ordinance.

Implementation measures

- Maintain sewer access
- Expand sewer where possible
- Adequate roadways and access
- Buffer and landscape requirements
- Collaboration with the Thomaston-Upson IDA
- Protect environmentally sensitive areas from industrial uses
- Brownfield site remediation

Parks/Recreation/Conservation



Description

Within the Upson County, there exists small pockets of land containing parks, recreation and

conservation. These areas contain amenities such as playground, picnic areas, and greenspace.

Desired development patterns

Upton County recommends continued conservation of these areas to protect the environment, watershed, and wildlife.

Specific land usage

Land designated for parks and recreational usage.

Implementation measures

- Land preservation
- Limit new development
- Conservation easements
- View shed preservation
- Open space preservation
- Greenspace acquisition
- Promote passive recreation opportunities
- Buffer requirements
- Utilize Land and Water Conservation Fund for park development
- Partner with the Trust for Public Land for land acquisition and protection

Residential



Description

The greatest potential for developing residential in Upson County will be around the incorporated municipalities and close to highway corridors. New residential development should match the design and quality of existing housing and reflect traditional neighborhood design (TND) principles. Conservation subdivisions would also be considered to conserve open space and rural character.

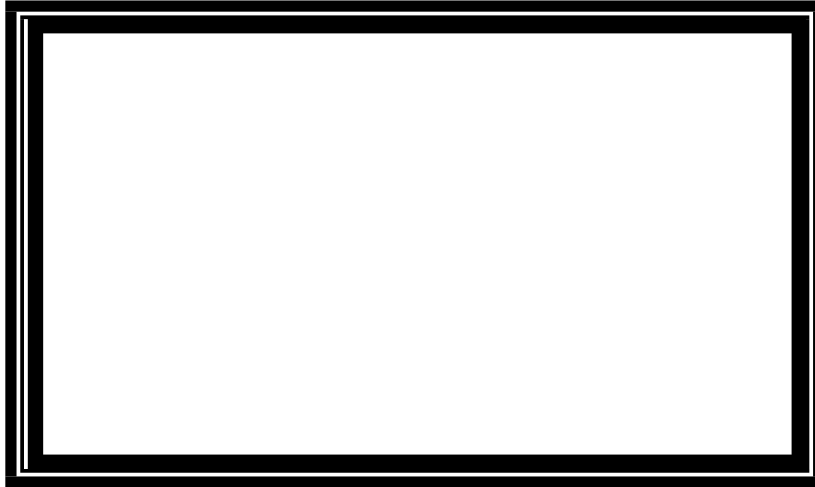
Land Uses

Land uses permitted in this character area include single-family residential, neighborhood commercial.

Implementation Measures

- Promote traditional neighborhood design (TND) standards.
- Promote connectivity between developments.

Rural Community



Description

Small crossroad communities exist throughout Upson County. Each community acts as a rural village, which maintain distinct character. Many of these communities still contain local landmarks such as churches, old stores, schools, and historic homes. Rural communities in Upson County include Crest, Thurston, Sunnyside, Salem, Logtown, and the once incorporated town of The Rock.

Desired Development Patterns

The maintenance of the unique sense of place within each rural village will be desired. Preservation of remaining historic structures should be pursued. Creating a historic district or overlay district for priority villages should be considered.

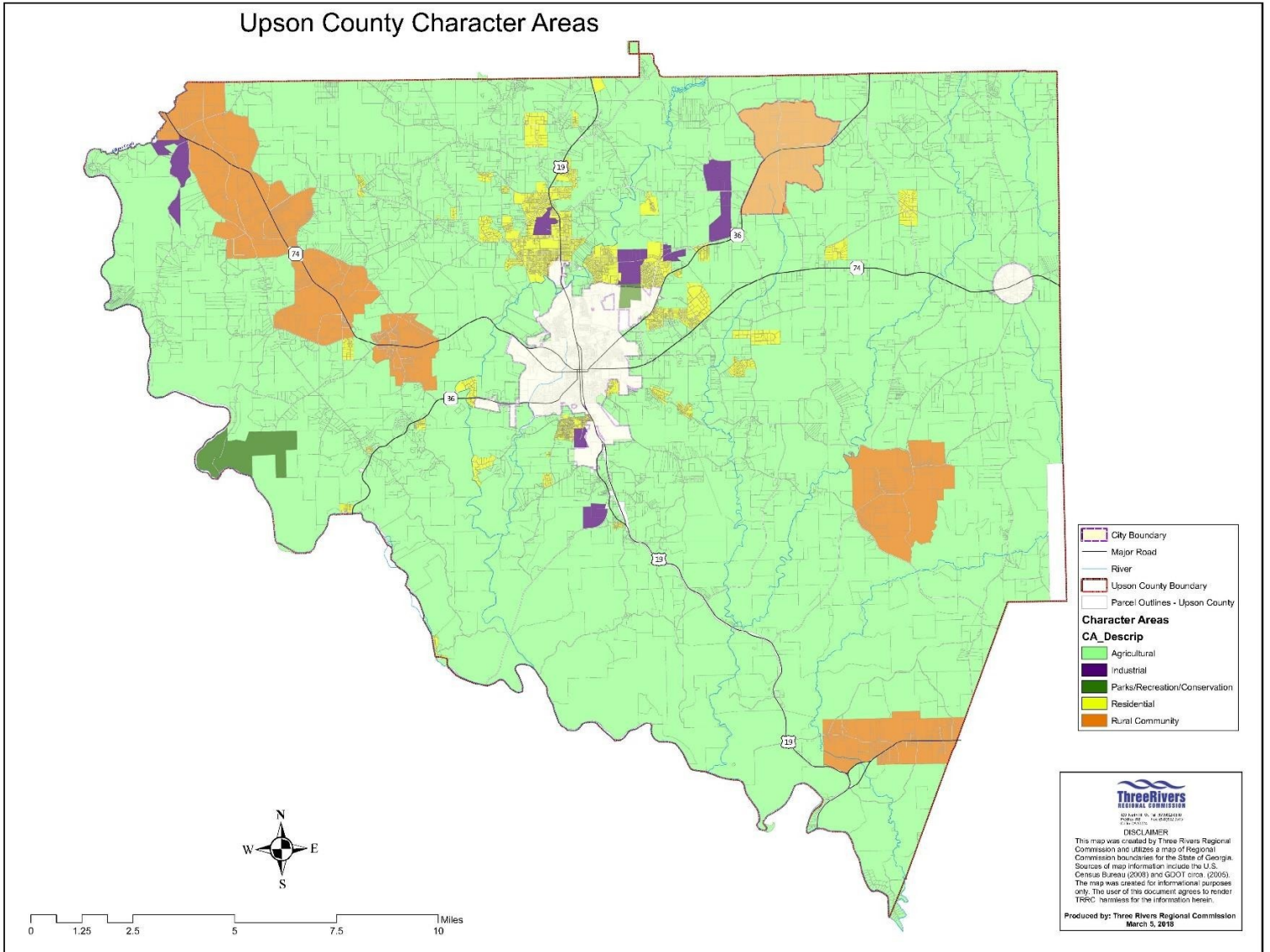
Land Uses

Land uses allowed within each rural village includes residential, neighborhood commercial, public/institutional.

Implementation Measures

- Promote the designation of historic districts such as local overlay districts or listing on the National Register of Historic Places.
- Support neighborhood commercial, which respects and compliments the historic architecture located within each village.
- Promote the community with the scenic corridor brochure.
- Support the preservation of existing historic structures.

Upson County Character Area Map



CITY OF THOMASTON

Residential Development



Description

The Residential Development character area contains, on a small scale, suburban style residential development as well as historic homes. The area has the potential for increased subdivision style residential and homes that complement adjacent historic homes where appropriate.

Desired Development Patterns

New residential development should match the design and quality of existing housing and reflect traditional neighborhood design (TND) principles. Conservation subdivisions would also be considered to conserve open space and rural character.

Specific Land Uses

Land uses allowed within this character area include single family residential.

Implementation Measures

- Promote the use of traditional neighborhood design (TND) principles.
- Promote the use of conservation subdivisions.
- Support connectivity between developments.

Commercial Gateway Corridor

Description

Thomaston has a commercial area that is mainly along one major highway that runs through the City. There is a variety of businesses such as small business as well as commercial strip mall developments.

Desired development patterns

Thomaston recommends improvement in street appearances and amenities of commercial businesses.



Specific land usage

Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a storefront or office building.

Implementation measures

- *Community Improvement District (CID)* - Self-taxing entity formed by property owners, businesses, institutions and/or citizens, within a specific geographic area. A CID can be formed to provide additional services, to make the area safer and more attractive, or for various other purposes;
- *Enterprise Zones*- Offers incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate underdeveloped or declining areas.

Industrial Development



Description

Thomaston’s industrial development areas are located in the northern parts of the City. The Thomaston Industrial Park is a proven site for business. The tenants include the Southern Company, Solutions Pest & Lawn, Criterion Technologies, and Chief Manufacturing. The Central Georgia Business and Technology Park is a 240-acre park that features the entire utility infrastructure an industry would need. The Technology Park was recently named “Guaranteed Ready for Accelerated Development” (GRAD) by the Georgia Allies, and has a master plan that prospects may use when planning the construction of their operation.

Desired development patterns

Thomaston recommends increased industrial recruitment, which could include additional manufacturing, wholesale trade, and distribution activities.

Specific land usage

Land designated for light industrial and industrial according to the Thomaston zoning ordinance.

Implementation measures

- Maintain sewer access
- Expand sewer where possible
- Adequate roadways and access
- Buffer and landscape requirements
- Collaboration with the Thomaston-Upson IDA
- Protect environmentally sensitive areas from industrial uses
- Brownfield site remediation

Downtown



Description

The City of Thomaston has a historic downtown square in the heart of the city. Within the center of the square sits the historic courthouse. Surrounding the courthouse are quaint shops and cafes with landscaping and greenspace areas.

Desired development patterns

Thomaston recommends maintaining and developing these properties to remain aesthetically attractive in the community.

Specific land usage

Historical commercial uses as well as public uses

Implementation measures

- Greenspace
- Open space protection
- Downtown development

Commercial Development

Description

Thomaston has a commercial development area that has developed mainly along one major highway that runs through the City. Currently the most thriving businesses are department stores and chain restaurants along with other small businesses. Most of this development occurred in the 1980's until current time. Development occurred in the classic sprawl type pattern.

Recommended development patterns

Thomaston recommends improvement of sidewalk and street appearance and amenities of commercial centers; and shared parking arrangements that reduce overall parking needs.



Specific land usage

Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Implementation measures

- *Community Improvement District (CID)* - Self-taxing entity formed by property owners, businesses, institutions and/or citizens, within a specific geographic area. A CID can be formed to provide additional services, to make the area safer and more attractive, or for various other purposes;
- *Enterprise Zones*- Offers incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate underdeveloped or declining areas

Martha Mill Re-development



Description

The City of Thomaston has a historic area in the northeast part of the City. It is known as the Martha Mill Re-development area. This area was once home to the Martha Mill, which was built in the 1920,'s and produced textiles. It is known as the Silvertown area of Thomaston. It was annexed into the City in 1958.

Desired development patterns

Thomaston recommends maintaining and developing these properties to remain aesthetically attractive in the community with mixed uses while preserving greenspace where feasible.

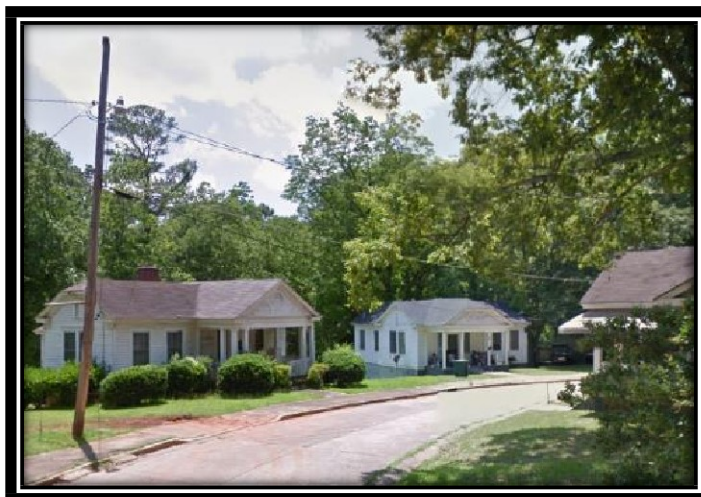
Specific land usage

Residential and commercial and possible mixed-use is recommended for this area.

Implementation measures

- Greenspace
- Open space protection
- Historic preservation
- Explore mixed use type developments

East Thomaston Re-development



Description

The City of Thomaston has a historic area in the eastern part of the City. It is known as the East Thomaston Re-development area. This area was once home to the Thomaston Mill, which was built in 1899 and produced textiles. This area was annexed into the City in 1970.

Desired development patterns

Thomaston recommends maintaining and developing these properties to remain aesthetically attractive in the community.

Specific land usage

Residential use is recommended for this area.

Implementation measures

- Greenspace
- Open space protection
- Historic preservation

Medical Park**Description**

The medical park area in the City of Thomaston contains many physician and health care offices as well as the Upson Regional Medical Center.

Desired development patterns

Thomaston recommends maintaining and developing these properties to remain aesthetically attractive in the community.

Specific land usage

Office and medical uses are recommended for this area.

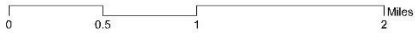
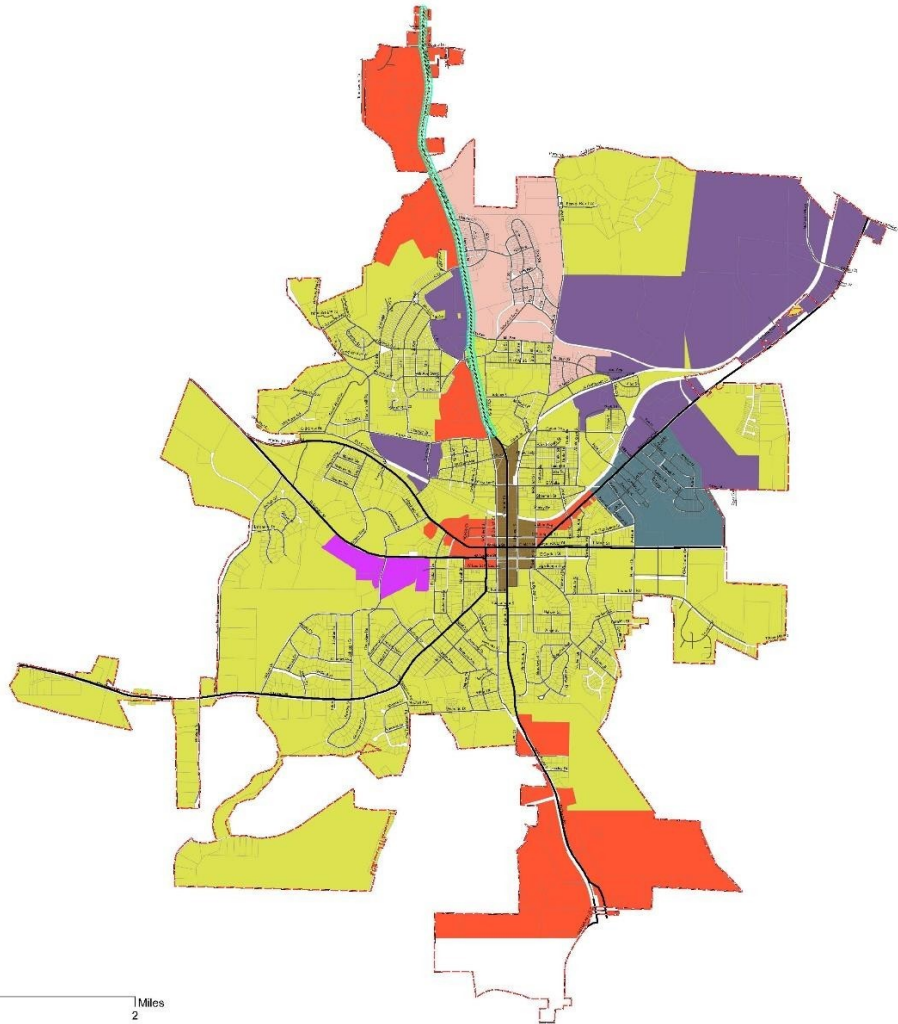
Implementation measures

- Greenspace
- Open space protection



City of Thomaston Character Area Map

Character Areas for City of Thomaston, Georgia.



- City Limits
- Major Roads
- Local Roads
- CHARACTER AREAS**
- Residential Development
- Martha Mill Re-development
- East Thomaston Re-development
- Industrial Development
- Medical Park
- Downtown
- Commercial Development
- Commercial Gateway Corridor

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DISCLAIMER
This map was created by Three Rivers Regional Commission and utilizes a map of Regional Commission boundaries for the State of Georgia. Sources of map information include the U.S. Census Bureau (2008) and GDOT circa (2005). The map was created for informational purposes only. The user of this document agrees to render TRRC harmless for the information herein.

Produced by: Three Rivers Regional Commission
March 5, 2016

CITY OF YATESVILLE

Commercial



Definition

Yatesville has a commercial area that is mainly along one major highway that runs through the City. Currently the most thriving business is a small grocery store along with other small businesses.

Desired development patterns

Yatesville recommends improvement of street appearance and amenities of commercial businesses.

Specific land usage

Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses

may be located as a single use in one building or grouped together in a storefront or office building.

Implementation measures

- *Community Improvement District (CID)* - Self-taxing entity formed by property owners, businesses, institutions and/or citizens, within a specific geographic area. A CID can be formed to provide additional services, to make the area safer and more attractive, or for various other purposes;
- *Enterprise Zones*- Offers incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate underdeveloped or declining areas.

Park Recreation



Description

Within the City of Yatesville, there exists small pockets of land containing parks and recreation. These areas contain amenities such as playground, picnic areas, and greenspace.

Desired development patterns

Yatesville recommends continued conservation of these areas to protect the environment, watershed, and wildlife.

Specific land usage

Land designated for parks and recreational usage.

Implementation measures

- Land preservation
- Limit new development
- Conservation easements
- View shed preservation
- Open space preservation
- Greenspace acquisition
- Promote passive recreation opportunities
- Buffer requirements
- Utilize Land and Water Conservation Fund for park development
- Partner with the Trust for Public Land for land acquisition and protection

Public Institutional



Description

Land inside the City of Yatesville containing government owned buildings and property is

classified as public institutional.

Desired development patterns

Yatesville recommends maintaining and developing these properties to remain aesthetically attractive in the community.

Specific land usage

Land designated for government use of properties.

Implementation measures

- Greenspace acquisition
- Open space protection

Residential



Description

Yatesville's residential area is one of the largest components of the city. Most homes were built prior to 2010.

Desired development patterns

Yatesville recommends a distribution of affordably priced homes throughout the town and new residential development that matches the mix of housing types and styles of older, closer-in neighborhoods or the community.

Specific land usage

Land designated for single-family and multi-family dwelling units organized into general categories of net densities according to the Franklin zoning ordinance.

Implementation measures

- *Housing for Low to Moderate-Income Households and Special Needs Populations* - Affordable housing to meet the needs of persons with disabilities; quality, affordable rental units for large families (rental units with 3 or 4 bedrooms); affordable rental housing to serve the elderly population; or new single family units for moderate-income, first-time homebuyers.

Agriculture/Timber



Definition

This area represents most of the City's land and is actively farmed for vegetables and livestock. Most of the agriculture/timber character area is along major highways running through the City.

Desired development patterns

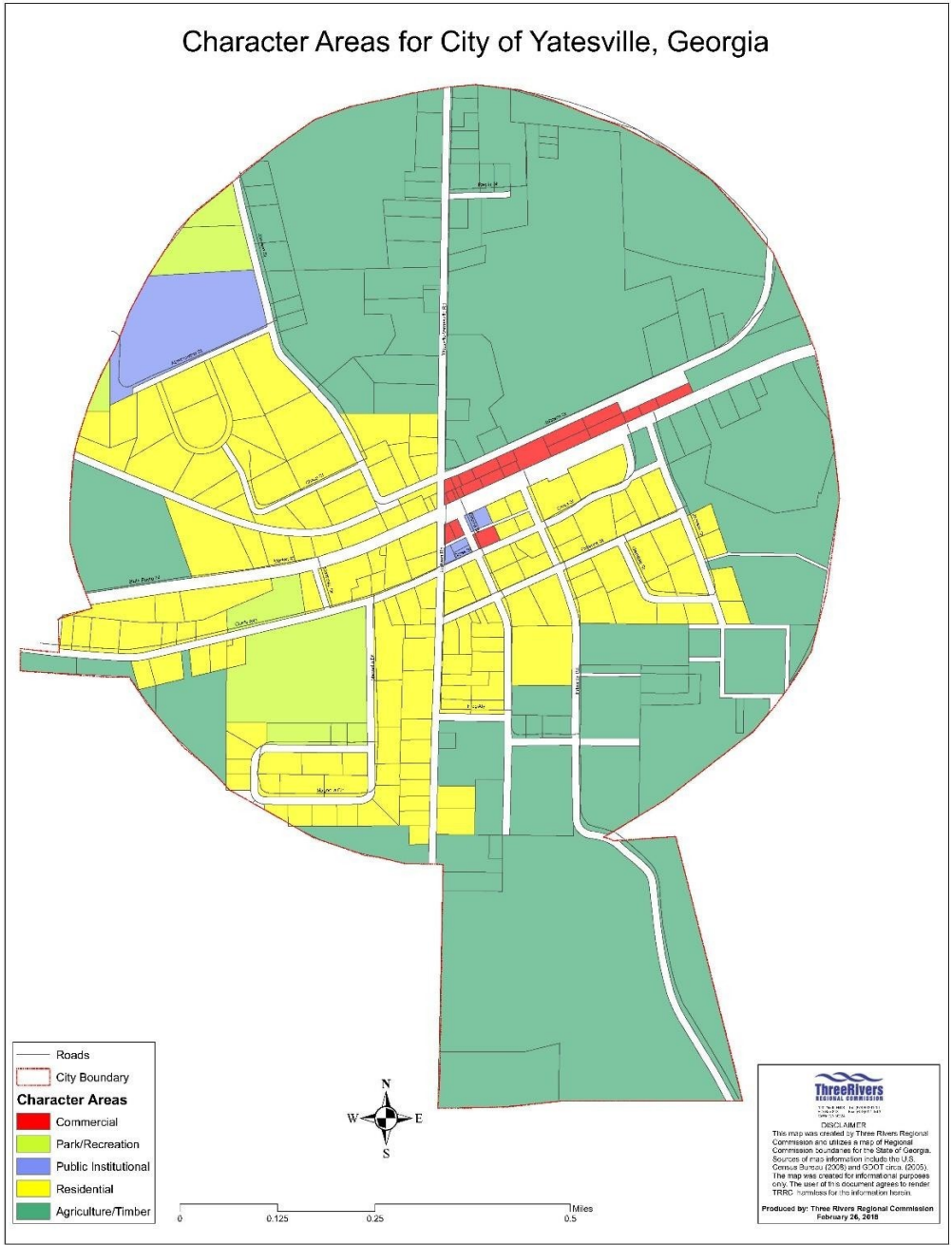
Yatesville recommends large minimum lot size requirements to limit development density and protect farmland, timberland and rural character and preservation of environmentally sensitive areas by setting them aside as public parks or trails.

Specific land usage: This character area is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Implementation measures:

- *Purchase of Development Rights*-Purchase of private development rights, by a qualified conservation organization or government agency, to protect properties from development and preserve open space
- *Scenic Byway Nomination Georgia's Scenic Byways*- Nominating and designating certain roads for recognition and preservation of their unique or significant intrinsic scenic, natural, archeological, historic or cultural qualities. State and national programs are linked.

City of Yatesville Character Area Map



COMMUNITY WORK PROGRAMS 2018-2023

The Upson County, Thomaston, and Yatesville Community Work Programs are a list of priority projects to be undertaken by the County and cities within in the next five years. The Community Work Program includes the specific activity or project, an estimated timeframe in which to complete the activity, the responsible entity overseeing the activity, the estimated cost, and the likely source of funding.

A Report of Plan Accomplishments serves as a status report for the previous Short Term Work Program covering the years 2018-2023.



Upson County- Short Term Work Program 2013-2018 Report of Plan Accomplishments

Activity	Status	Explanation
Develop GIS-Based Map to show Zoning Districts, Utility Lines, County Roads and Rights-of-Way	Postponed	Due to priorities; Moved to new CWP
Create a County Purchasing Policy	Complete	
Study Updating Building Ordinances	Underway	Moved to new CWP
Implement Computer Technology Upgrades and Improvements	Complete	
Review status of Previous SPLOST Projects and Develop a List of Future Projects	Complete	
Develop and Implement Plan to Maximize Beneficial Use of County Website and other Electronic Media to Improve Customer Service	Complete	
Develop County-Wide Inventory Control System	Complete	
Upgrade 911 Phone System and Study Need for Additional Upgrade	Underway	Moved to new CWP
Organize a County Fire Department Using the Current Volunteer Departments to include a Station near the Airport	Complete	
Construct sewer collection lines to provide services to the Northside area, west of US Hwy 19	Underway	Moved to new CWP
Construct sewer collection lines to provide services to the Northside area, east of US Hwy 19	Underway	Moved to new CWP
Install water system mains to interconnect Lincoln Park	Postponed	Due to water rate negotiation; moved to new CWP
Develop additional water supply capacity at Hickory Ridge	Dropped	Due to lack of property owner interest and support
Develop a groundwater potable water source at Lincoln Park	Postponed	Due to water rate negotiation; moved to new CWP
Review and analyze County water system	Underway	Moved to new CWP
Perform remapping of County water system	Underway	Moved to new CWP
Continue to assist in improving recreational amenities for local residents	Ongoing	Moved to policies
Develop Tee Ball Complex	Complete	
Renovate Civic Center	Complete	
Develop Sprewell Bluff as a major County facility	Complete	
Support improvement and expansion of Lawhorn Scout Base and Camp Thunder	Complete	
Develop an Implementation Plan for ADA Improvements to County Facilities and Create ADA Committee	Complete	
Enhance the County's Severe Weather Warning System	Complete	
Review and Upgrade the County Code Enforcement Program	Complete	
Support the Four County Joint Broadband Project	Ongoing	Moved to policies

Develop a Citizen’s Academy to educate interested citizens about County functions and departments	Dropped	Lack of resources and time
Review County Permit Fee Structure	Underway	Moved to new CWP
Study potential implementation of Special Taxing Districts for Sewer and Water Service	Underway	Moved to new CWP
Support the efforts to provide assistance to small businesses	Ongoing	Moved to policies
Study the potential to reform the IDA as a stand-alone agency	Dropped	Lack of interest and support
Develop and Implement a City/County Marketing Study	Dropped	Lack of interest and support
Create a joint owner/city/county task force to create a plan for redevelopment of the closed mills	Dropped	Mills were torn down
Study the potential to have a SPLOST specifically for the IDA	Dropped	Lack of interest and support
Develop a plan to more fully support and be involved in the school system	Complete	
Implement a repair and resurfacing program for approximately 100 miles of roadway	Complete	
Complete second phase of widening US 19 North from County Road to Atwater Road	Postponed	Due to GDOT; in new CWP
Continue to support efforts for the development of an East-West Corridor for SR 74	Ongoing	Moved to policies
Support road, bridge and transportation infrastructure improvements	Ongoing	Moved to policies
Review and analyze opportunities to improve transportation services for senior citizens	Complete	
Develop a plan for growth patterns that are conducive to preserving the agricultural character of the community	Complete	
Develop a sign ordinance	Complete	
Rehabilitate housing in Lincoln Park	Complete	
Conduct an inventory and evaluate the natural and historical resources in the area and develop ways to promote them to tourists	Postponed	Due to lack of time and resources; moved to new CWP
Make annual reviews of the Service Delivery Strategy for Upson County, the City of Thomaston and the City of Yatesville to update it as needed	Ongoing	Moved to policies
Work with the City of Thomaston and the Town of Yatesville to help recruit industry into the Upson County area	Ongoing	Moved to policies

Upton County- Community Work Program 2018-2023				
Activity	Years	Responsible Party	Cost	Funding Sources
Develop GIS-Based Map to show Zoning Districts, Utility Lines, County Roads and Rights-of-Way	2018-2019	County	\$20,000	SPLOST
Study updating building ordinances	2019-2022	Staff of BOC	\$1,000	GF
Upgrade 911 Phone System and study need for additional upgrade	2018-2019	County	\$250,000	City, staff time
Construct sewer collection lines to provide services to the Northside area, west of US Hwy 19	2018-2020	County	\$1.6 million	SPLOST, grants
Construct sewer collection lines to provide services to the Northside area, east of US Hwy 19	2018-2023	County	\$1.6 million	SPLOST, grants
Install water system mains to interconnect Lincoln Park	2019-2022	County	\$500,000	SPLOST, grants
Develop a groundwater potable water source at Lincoln Park	2019-2022	County	\$100,000	SPLOST, grants, GF
Review and analyze County water system	2019	County	TBD	Staff time
Preform remapping of County water system	2019	County	TBD	SPLOST, GF
Review County Permit Fee Structure	2019	County	TBD	Staff time
Study potential implementation of Special Taxing Districts for Sewer and Water Service	2019	County	TBD	Staff time
Complete second phase of widening US 19 North from County Road to Atwater Road	2019	GDOT	TBD	GDOT
Conduct an inventory and evaluate the natural and historical resources in the area and develop ways to promote them to tourists	2020-2023	County, IDA & Chamber of Commerce	Staff of BOC	GF

Purchase bus for Senior Center	2019-2021	County	\$100,000	GF
VOIP Phone System for IT	2018	County	\$20,000	GF
Purchase 2 trucks for IT	2019	County	\$60,000	GF
Purchase 2 network servers IT	2019	County	\$12,000	GF
Install Network Firewall	2019	County	\$5,0000	GF
Purchase Tax Commissioner Software	2019	County	\$25,000	GF
Network Server installation	2020-2022	County	\$24,000	GF
20 KW Generator	2020	County	\$10,000	GF
Upgrade and expand the airport	2018-2023	County	\$11,635,789	Federal/State/Local
Purchase trucks and equipment for road department	2018-2023	County	\$1,000,000	GF
Purchase and install softball lighting	2018-2020	County	\$148,000	GF
Purchase and install Civic Center bleachers	2018-2020	County	\$101,000	GF
Civic Center racquetball floor	2019-2021	County	\$98,000	GF
Purchase and install baseball lights F#13 and F#2	2019-2021	County	\$188,000	GF
Maintenance building extension recreation	2019-2021	County	TBD	GF
Resurface and restripe Civic Center parking lot (ADA)	2018-2020	County	TBD	GF
Repair/replace fences at James Dawkins football complex	2018-2020	County	TBD	GF
Renovate softball press box and concession stand	2019-2021	County	TBD	GF
Repair and replaces fences on CC F#1,2,3, & 13	2019-2021	County	TBD	GF
Community playgrounds	2020-2022	County	TBD	GF
Replace 15 tables and 50-100 chairs for CC	2020-2022	County	TBD	GF
Outdoor batting cages	2021-2023	County	TBD	GF
Replace one lawn mower	2021-2023	County	\$7,500	GF
Replace staff car	2021-2023	County	\$30,000	GF
Replace tractor	2021-2023	County	TBD	GF

Replace sign for Civic Center	2021-2023	County	TBD	GF
Purchase generator for Civic Center	2021-2023	County	\$186,000	GF/grants
Achieve Broadband Ready Community status in pursuit of funding sources to provide for maximum extension of coverage of broadband resources to benefit the needs of the community.	2021-2023	County, Cities, Providers	TBD	Grants, GF, Private Funds

City of Thomaston- Short Term Work Program 2013-2018 Report of Plan Accomplishments

Activity	Status	Explanation
Undertake Park Improvements	Underway	Moved to new CWP
Replace Sidewalks in Silvertown West Village	Postponed	Revised the scope; Moved to new CWP
Continue Milling and Paving of City Streets	Ongoing	Moved to new CWP
Maintain State Route Corridors through downtown	Ongoing	Moved to policies section
Continue code enforcement efforts	Ongoing	Moved to policies section
Work with Arts Council to bring events to GGMP	Ongoing	Moved to policies section
Continue to maintain Urban Forest	Ongoing	Moved to policies section
Update Service Delivery Strategy with County Government	Ongoing	Moved to policies section
Implement Service Delivery Strategy with County	Ongoing	Moved to policies section

**City of Thomaston- Community Work Program
2018-2023**

Activity	Years	Responsible Party	Cost	Funding Sources
Undertake Park Improvements	2018-2019	City	\$800,000	City, Donations, grants
Replace Sidewalks in Silvertown West Village	2018-2019	City	\$250,000	City, grants
Milling and paving of city streets	2018-2023	City	TBD	City, GDOT, grants
Complete transfer sewer pipe from Bell Creek to Town Branch	2018-2020	City	\$1,000,000	One Georgia grant, SPLOST
Holloway Drainage Project	2018-2023	City	\$1,000,000	GEFA
Weaver Park Drainage Project	2018-2023	City	\$700,000	GEFA
Develop Electric Portion of GIS Mapping System	2018-2023	City	\$15,000	City
Paving Various City Streets	2018-2023	City	\$300,000	City
Industrial Park Liftstation Upgrade	2018-2023	City	\$350,000	GEFA
Avenue N Sewer Project	2018-2023	City	\$1,000,000	CDBG, GEFA, SPLOST
Wastewater rehab-various	2018-2023	City	\$5,000,000	USDA
Create & Implement Main Street Program	2018-2023	City	\$75,000	City
Backwash Tank Water Plant	2018-2023	City	\$200,000	SPLOST
Hickory Bend Streambank Restabilization	2018-2023	City	\$50,000	City
Replace Roof Police Department	2018-2023	City	\$200,000	City
Remodel Armory Building	2018-2023	City	\$900,000	City
Purchase Ladder Truck	2018-2023	City	\$925,000	City
Design/Build Fire Department	2018-2023	City	\$7,000,000	Grants, City , Bond Issue
Replace Flooring City Hall	2018-2023	City	\$30,000	City
Implement FOG Program	2018-2023	City	TBD	Staff

Replace 40 cal Glocks with 9MM Glocks	2018-2023	City	\$10,000	City
Develop and Implement Stormwater Utility	2018-2023	City	\$100,000	City
Replace Various City Vehicles and Service Vehicles	2018-2023	City	\$500,000	City/GMA lease
Install Lights GGP Tennis Courts	2018-2023	City	\$25,000	City
Explore City Dog Park	2018-2023	City	\$20,000	City

City of Yatesville - Short Term Work Program 2013-2018 Report of Plan Accomplishments

Activity	Status	Explanation
Install central heating and air and add two heaters in the bay area only of the Training Area of the Fire Department	Complete	
Replace windows in the office and training areas of the Fire Department	Complete	
Install new furnishings in the Council Room	Complete	
Install Mural Artwork in the cooperation with local downtown business owners in the City	Dropped	Lack of interest
Develop a Master Plan for the Recreation Park	Complete	
Landscape the property surrounding the walking-track at the Recreation Park	Dropped	Lack of funding
Perform upgrades to the interior and exterior of the Community Building	Complete	
Develop zoning ordinances for the City	Dropped	Lack of interest
Upgrade the electrical systems for appropriate lighting at the Ball Field	Complete	
Continue to upgrade/replace fire hydrants and waterlines	Ongoing	Moved to policies
Continue to support workforce development opportunities to help reduce the high school dropout rates in Upson County Schools	Ongoing	Moved to policies
Install a playground in the City of Yatesville	Complete	
Continue to support efforts for the development of an East-West Corridor for Highway 74	Ongoing	Moved to policies
Promote efforts to increase the cultural and recreational activities/amenities in the Upson County area	Ongoing	Moved to policies

**City of Yatesville - Community Work Program
2018-2023**

Activity	Years	Responsible Party	Cost	Funding Sources
Develop soccer fields for recreation	2018-2020	City	\$100,000	SPLOST/GF
Add an additional playground with handicap access	2018-2023	City	\$100,000	SPLOST/GF
Install sidewalks on the Barnesville side of the city	2018-2023	City	\$250,000	GF/grants/Transportation funding
Add one well to the water system	2018-2020	City	\$100,000	GF/grants/loans
Replace old water meters with new ones	2018-2023	City	\$250,000	GF/grants/loans

PUBLIC PARTICIPATION

C S NC ,
CI N, &
E

**PUBLIC HEARING NOTICE FOR 2018-2038
COMPREHENSIVE PLAN UPDATE**

Upson County, the City of Thomaston, and the City of Yatesville are initiating the process to begin a full update of their joint comprehensive plan that was originally adopted in 2007. The full comprehensive plan update is required and will be prepared according to new rules promulgated by the Georgia Department of Community Affairs (DCA), which became effective on January 1, 2013.

The purpose of the public hearing is to brief the community on the process to be used to update the joint comprehensive plan, opportunities for public participation in development of the plan update, and to obtain input on the proposed planning process. Those interested in learning about and participating in the plan update should attend the meeting.

Following this process will allow participating local governments to maintain their Qualified Local Governments (QLG) status, and therefore be eligible for state grant funds, state loans, and state permits.

This public hearing will be held in the City/County room of the on Government , 106 Lee Str Th , Georgia on Tuesday, November 14, 2017 at 6:00 p.m. The public is invited to attend and participate in this public hearing.

12/25/17

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Kick-off Hearing

November 14, 2017 6:00PM

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Assess existing conditions and future needs

Establish community-based, long-term vision for the City's future

Establish policy guidance for future actions based on a shared vision

Formalize plan to leverage public and private investments

Most importantly, to meet state planning requirements

e e s e a



Elected Officials

City/County Staff

Consultant Team-TRRC

The Public

Steering Committee

a i g zO

- 20 years
- 5 year work program
- Intended to be updated regularly to account for changes in city, economy, and environment

5-year Work Program

20 year Vision

2018

2023

2038

e

-Vision Statement
-Goals
-Policies

-Community
Priorities

-Choose
Character Areas
or Traditional
Land Use

-Required for
Tier One
Counties

-Five-year
action plan
-List of projects

Proposed Schedule for Completion of the Upson County Joint Comprehensive Plan 2018-2038

Task	Jan	Feb	Mar	Apr	May	Jun
Initial Kick off/1 st public hearing	X					
Steering Committee meetings	X	X	X			
Public Vision Meeting (Open House)				X		
Comprehensive Plan Development		X	X	X		
2 nd public hearing/Letter of Transmittal for Review					X	
Review by the RC and DCA						X
Adoption by Local Governments						X

Economic Development Element

S S

Kimberly Dutton

Planner

Three Rivers Regional Commission

Franklin office

770-854-6026

ksdutton@threeriversrc.com

James Abraham

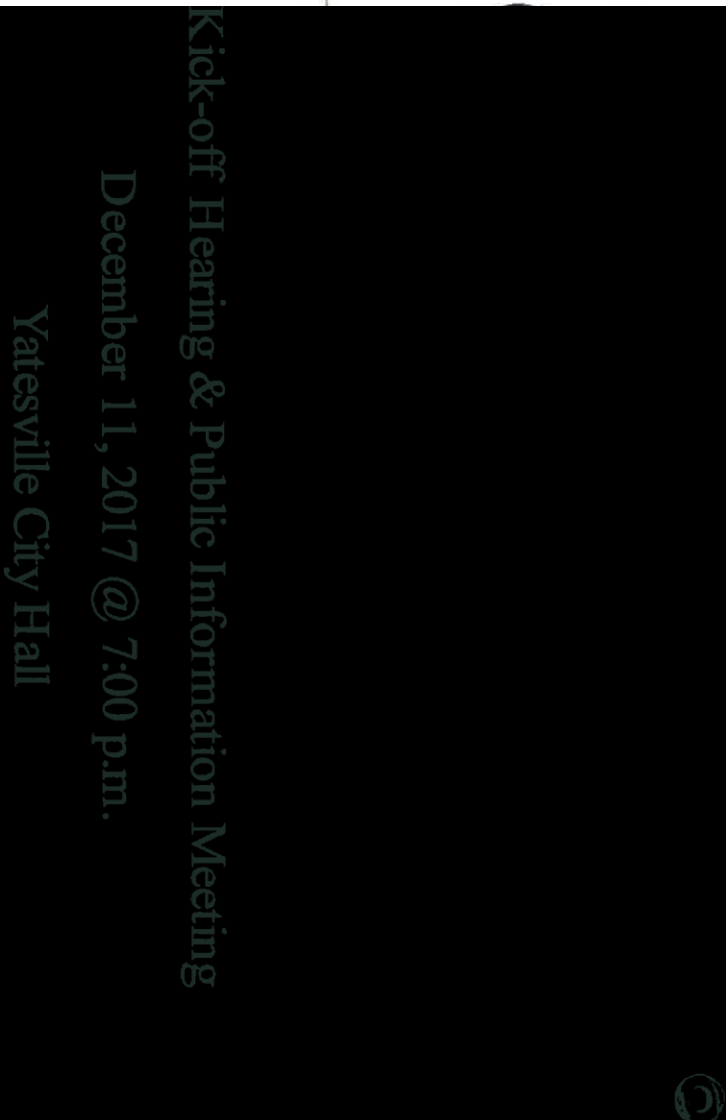
Planner

Three Rivers Regional Commission

Griffin office

678-692-0510

jabraham@threeriversrc.com



Kick-off Hearing & Public Information Meeting

December 11, 2017 @ 7:00 p.m.

Yatesville City Hall

The Comprehensive Planning Team

City of
Yatesville
Elected
Officials

The
General
Public

City of
Yatesville
Staff

The
Consultant
Team-
TRRC

The
Steering
Committee

Plan Framework

Community
Goals

Needs &
Opportunities

Land Use

Economic
Development
Element

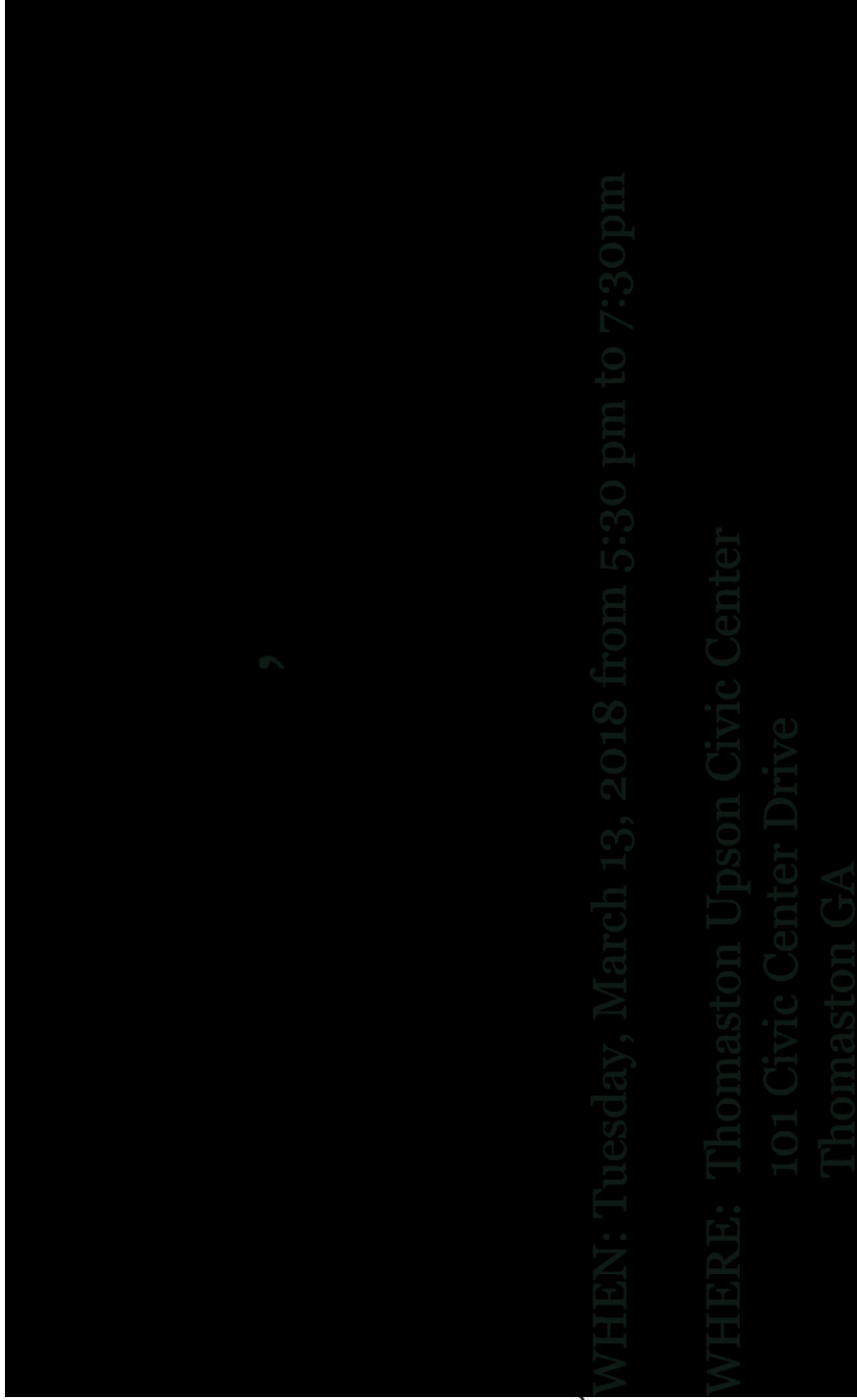
Community
Work Program

-Vision Statement
-Goals
-Policies
-Choose
Character Areas
or Traditional
Land Use
-Required for
Tier One
Counties
-Five-year
action plan
-List of projects

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<p>Kimberly Dutton Planner Three Rivers Regional Commission office 770-854-6026 Email: kond@threeriversrc.com</p>	<p>James A. Abraham, Sr. Planner Three Rivers Regional Commission Griffin office 678-692-0510 Email: jabraham@threeriversrc.com</p>
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WHEN: Tuesday, March 13, 2018 from 5:30 pm to 7:30pm

WHERE: Thomaston Upson Civic Center
101 Civic Center Drive
Thomaston GA



Elizabeth
Traylor

VISIONING EXERCISE

What are the things you like most about this community?

So the air issues are ^{new} and really

What things

dis beo

What would

- not look
- up and
- better school system.

VISIONING EXERCISE

What are the things you like most about this community?

- 2. we hip
- 3. Re
- 4. Rural atmosp
w/ I 55 TO Mason, Columbus, ATL
- 5.1

- 1. comm (Industrial Businesses
- 2. Maximixe on + improve
- 3. IN RE

- 1. Ave
- 2. L water C/F VACOS TO '15M

- 3. D I Industrial Usage

VISIONING EXERCISE

What are the things you like most about this community?

- Community support & involvement
Small Businesses
- Leadership that is
- Natural Beauty / Sp
- Easy access to larger cities

- Development areas for business tes

Vibrant with more businesses & opportunities for
y families & young professionals.

VISIONING EXERCISE

What are the things you like most about this community?

Quittless

More th
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laces for adults

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b



Upson County Joint Comprehensive Plan Update 2018-2038

Public Visioning Meeting Results

March 13, 2018

Housing

- special needs people need more housing
- middle class starter homes are needed
- new subdivisions to attract industry leaders/professionals
- landlords need to fix run down housing
- help for older people fixing their houses to keep them safe and with upkeep

Community Facilities

- people over 65 need help with gas and light bills
- newer fire department
- public safety complex
- attract recreation tournaments
- improve hotel/motel lodging
- youth development
- city pool expanded for fun waterpark things

Economic Development

- business can help young people with everyday skills (cooking, sewing, building workshops)
- senior center/work with preteens
- restaurants (chain), small family, ethnic
- additional lodging
- Publix, Kroger type grocery store needed
- more places to socialize in the evenings
- bowling alley for families
- more industry/manufacturing

-improved shopping facilities (guidelines for buildings)

Natural/Cultural Resources

- Sprewell Bluff (attract tourism)
- Bethel St revitalization
- Flint River canoe trail
- downtown revitalization
- Generation Park revitalization

Transportation

- senior bus to shopping malls
- bus for elderly and preteens
- Uber
- Rails to Trails/walking paths
- widening of Highway 36
- Export/Import highway
- signage for tourism on roadways
- road improvements (county and city)
- some streets need sidewalks and tree limbs need cutting

Vision

- a better place for our children and grandchildren

Notice of Public Hearing

Upson County will hold a public hearing on May 10, 2018 at 4:00 p.m. at the City/County government complex, located at 106 East Lee Street Thomaston, GA 30286. The purpose of the public hearing is to receive public comment on the updated Upson County-Thomaston-Yatesville Joint Comprehensive Plan for the planning period 2018-2038.

All interested citizens may comment at the public hearing. In addition, the County will accept written comments until 3 p.m. on May 10, 2018. Persons with special needs relating to handicapped accessibility or foreign language shall contact Jessica Jones at (706) 647-7012 prior to May 9, 2018, between the hours of 8 a.m. to 5p.m., Monday through Friday, except holidays. Persons with hearing disabilities may contact us through the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

Upton County, Thomaston & Yatesville
Comprehensive Plan Update 2018-2038
Steering Committee Meeting
January 11, 2018

AGENDA

1. Introductions.
2. Complete SWOT (strengths, opportunities, weaknesses & threats) Analysis.
3. Adjourn.

Upson County, Thomaston & Yatesville
Comprehensive Plan Update 2018-2038
Steering Committee Meeting
January 25, 2018

AGENDA

1. Discuss Needs & Opportunities.
2. Discuss Goals.
3. Adjourn.

Upson County Joint Comprehensive Plan Update
Steering Committee Meeting
February 8, 2018

AGENDA

1. Discuss Community Policies.
2. Adjourn.



REGIONAL CO - ISSION

UPSON COUNTY JOINT COMPREHENSIVE PLAN

Steering Committee Meeting

Thursday, February 8, 2018

Sign-in Sheet

Name	Position	Local Government / Organization
Jeff	manager	
U Smith	TRBL Planner	THOMASTON
F		
L		12

Upton County Joint Comprehensive Plan Update
Steering Committee Meeting
February 22, 2018

AGENDA

1. Discuss Character Areas.
2. Adjourn.

Upton County Joint Comprehensive Plan Update
Steering Committee Meeting
March 8, 2018

AGENDA

1. Discuss Community Goals.
2. Adjourn.

Upton County Joint Comprehensive Plan Update
Steering Committee Meeting
March 22, 2018

AGENDA

1. Discuss Results of Community Visioning meeting & draft a vision statement.
2. Adjourn.

UPSON COUNTY JOINT COMPREHENSIVE PLAN
 Steering Committee Meeting
 Thursday, March 22, 2018

Sign-in Sheet

Name	Position	Local Government / Organization
Donald M. Gauthier	Council	Macedonia Baptist Church
Joey Smith	Citizen / self-employed	Macedonia Baptist Church
Priscilla McLean	Dir of PRZ-Upper Co.	Upper Co. Schools
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]