

City of Mansfield

AGENDA

City Council Meeting Agenda
February 8, 2021 – 7:00 p.m.
Zoom Meeting ID# 917 9518 8855
Page 1 of 1

- I. Call to Order: Mayor GW Davis Jr @ 7:00 PM
- II. Invocation & Pledge of Allegiance: Mayor GW Davis Jr
- III. Agenda Adoption: 5/0
- IV. Citizen's Comments on Agenda: *Limited to Agenda Items only for 5 minutes each* None
- V. Approval of Minutes: 5/0
 - a. January 11, 2021 Council Meeting Minutes
- VI. Enter Executive Session:
 - a. Legal Matters 5/0 (Note* The vote was taken after Mayor and Council came out of ES and was back into Regular Council Meeting)
- VII. Leave Executive Session:
- VIII. New Business:
 - a. Comprehensive Plan Adoption Resolution 5/0
 - b. Parental Leave Policy 5/0 Nay / TABLED until March 8 CM
- IX. Citizen's Comments on Non-Agenda Items: *Limited to 5 minutes each* 2 Comments
- X. Adjournment: 5/0 – 7:37 PM

City of Mansfield

MINUTES

City Council Meeting Minutes
February 8, 2021 – 7:00 p.m.
Zoom Meeting ID# 917 9518 8855
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PRESENT: GW Davis Jr, Bryan Hale, Blair Northen, Marty Smallwood, Helen Robertson, Austin Mitchell

OTHERS PRESENT: Scott Cole, Wayne Blackwell, William J Kinard, Vicki Cowan

The honorable Mayor GW Davis Jr called the meeting to order at 7:00 PM, after thanking everyone for attending the meeting through ZOOM he asked if there were any prayer needs that anyone would like to share, including his prayers requests for Councilman Bryan Hale who is healing from COVID-19 and for our Country. With no other requests, a moment of silence was observed. The mayor lead everyone in the pledge of allegiance afterwards.

Councilman Austin Mitchell made the motion to adopt the agenda and Councilman Blair Northen gave the second. All Council voted 'aye'. The motion passed 5/0.

There were no citizens comments on agenda items.

Councilman Austin Mitchell made the motion to approve the January 11, 2021 Council Meeting Minutes and Councilman Bryan Hale gave the second. All Council voted 'aye'. The motion passed 5/0.

The honorable Mayor GW Davis Jr announced that they were about to move into Executive Session to address potential litigation and asked the City Clerk to move everyone into the ZOOM waiting room.

Executive Session minutes are in a sealed envelope labeled "February 8, 2021 Executive Session Minutes" and stored in a pre-determined secured area at Mansfield City Hall.

With Executive Session over, the honorable Mayor GW Davis Jr asked the City Clerk to move everyone back into the ZOOM meeting.

Councilman Austin Mitchell made the motion to proceed with the Release of All Claims to settle for the dollar amount requested. Councilman Blair Northen gave the second. All council voted 'aye'. The motion passed 5/0.

Councilman Blair Northen made the motion to adopt the Comprehensive Plan and Resolution and Councilman Austin Mitchell gave the second. All council voted 'aye'. The motion passed 5/0.

Councilman Marty Smallwood made the motion to accept the Parental Leave Policy and Councilman Blair Northen gave the second. There was ample several questions asked regarding the policy and how to enforce it along with an employee's vacation and sick time. All Council voted 'nay'. The motion DID NOT pass 5/0.

Councilman Blair Northen then made the motion to TABLE the Parental Leave Policy and Councilman Marty Smallwood gave the Second. All Council voted 'aye'. The motion passed 5/0

Councilman Marty Smallwood asked a question for a citizen regarding the status of Paladin Wireless getting the Wi-Fi up the City's water tower. The mayor commented on email threads he was apart of regarding the question. The City Clerk will forward the email threads to the council.

Mr. Chris Fulmer, 150 Pine St, commented that he enjoyed listening to the meeting and appreciates the work that goes into preparing for them. He then commented how much he and his wife enjoyed the portion of Cricket Frog Trail that runs through Mansfield and encouraged the City to pave this portion. Also, stating that he spoke to a few Council and understands financial position of the City. The honorable Mayor GW Davis Jr also said the City is looking for funding.

Councilman Austin Mitchell made the motion to adjourn the meeting and Councilman Bryan Hale gave the second. All Council voted 'aye'. The motion passed 5/0.

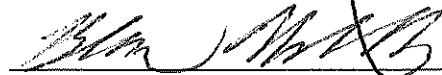
The meeting adjourned at 7:37 PM.

GW Davis Jr, Mayor

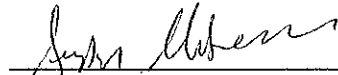


Marty Smallwood, Post 1

Helen Robertson, Post 2



Blair Northen, Post 3, Mayor Pro Tempore



Austin Mitchell, Post 4

Bryan Hale, Post 5

TONIGHT'S MEETING IS BEING HELD VIA A ZOOM MEETING BEGINNING AT 7 PM. SEE INFORMATION BELOW TO JOIN THE MEETING. YOU CAN JOIN THE MEETING AT 6:45 PM. THIS INFORMATION IS ALSO POSTED ON THE CITY'S OFFICIAL FACEBOOK PAGE – CITY OF MANSFIELD, GEORGIA

Jeana Hyde is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/99340370307?pwd=UzR4bWpOY1JqUGQyQnBmM3I5L1NoQT09>

Meeting ID: 993 4037 0307

Passcode: 622551

One tap mobile

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+13126266799,,99340370307#,,,,*622551# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 993 4037 0307

Passcode: 622551

Find your local number: <https://zoom.us/u/abQZEa2BPO>

AFFIDAVIT FOR EXECUTIVE SESSION

Affidavit of GW Davis Jr, the Honorable-Mayor of the City of Mansfield, Newton County, State of Georgia

Personally, appeared before the undersigned attesting officer duly authorized to administer oaths who, on oath, after being duly sworn, deposes and says:

(1)

My name is GW Davis Jr and I reside at 65 Cypress St, Mansfield GA 30055.

(2)

I presided over a meeting of the Mansfield City Council, which took place on February 8, 2021 at 7:00 pm via a ZOOM Meeting ID# 917 9518 8855.

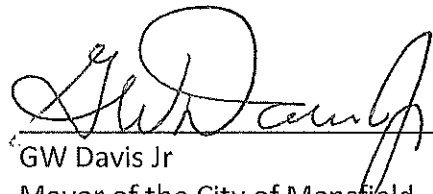
(3)

The Executive Session of the meeting was devoted to matters covered within the specific exceptions to the Open Meetings Act, as provided in O.C.G.A. 50-14-3.

(4)

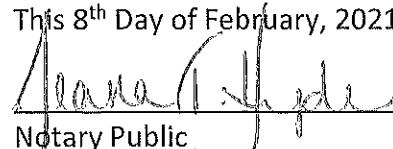
Specifically, the matters attended to are covered by O.C.G.A. Section(s): O.C.G.A. 50-14-2(1) and O.C.G.A. 50-14-3(b)(1)(B) and consisted of discussion of legal matters.

Further Affiant sayeth not.

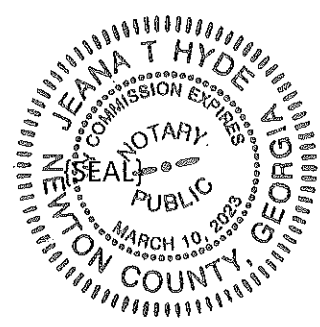


GW Davis Jr
Mayor of the City of Mansfield

Sworn to subscribe before me,
This 8th Day of February, 2021.

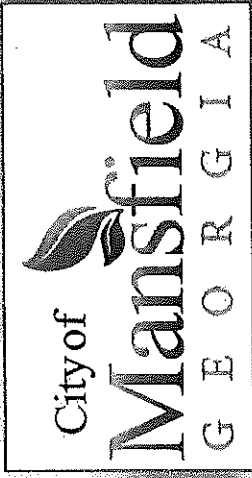
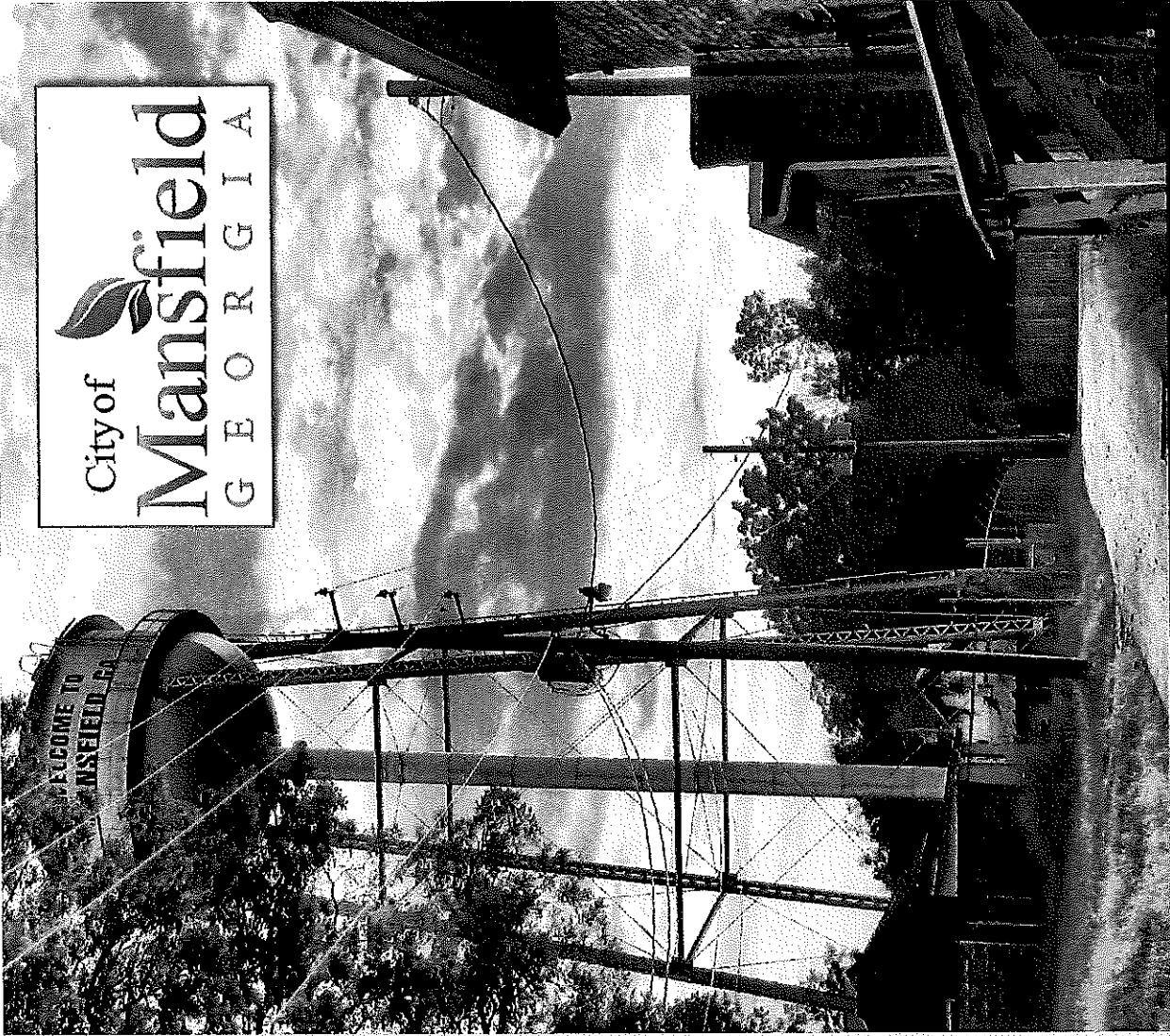


Notary Public
My Commission Expires: 3/10/2023



Mansfield, Georgia Comprehensive Plan

2021 Update



NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Developed by the Planning & Government Services Division of the Northeast Georgia Regional Commission

Acknowledgements

Steering Committee

GW Davis Jr, Mayor
Jeana Hyde, Administrator
Blair Northen, Mayor Pro Tem
Wayne Blackwell, Business Owner/Resident

Identified Stakeholders

All Mansfield Residents (via email distribution list)

Local Businesses/Organizations: Chris Nichols, restaurateur; Rural Real Estate Pros, Ken Whitehead; Mansfield Masonic Lodge #295; Mansfield Elementary School; Bandit Holdings, Marty McClure; Le Mont Vintage Homes, Brendon Frasier; Mansfield Market Place, Ricky Bruce and Charlotte Elmore; Tabernacle of Praise; Mansfield Methodist Church, Mike Davis; Too Unique, Sandra Johnson; The Shoppe on West, Chelsea McGee; Beaver Manufacturing; The Building Superstore, James Read; Rooster's Drive Inn, Ken Anderson; Mansfield Baptist Church, Jeff Perkins; Bethel Grove Baptist Church

Newton County Government: Stan Edwards, District 1 Commissioner; Sheriff's Department, Susan Gray; County Manager, Lloyd Kerr; Economic Development, Serra Hall

Other: Newton Trails, Duane Ford; MEAG, Holly Bisig; Electric Cities of Georgia, Chris Carter

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Northest Georgia Regional Commission

Burke Walker, Executive Director

Eva Kennedy, Planning & Government Services Director

John Devine, AICP, Principal Planner (project lead)

Jon McBrayer, GIS Specialist

Stephen Jaques, Project Specialist

Chapter 1

Introduction & Overview

Purpose

This comprehensive plan serves as a decision-making guide for local government officials and community leaders. Based on input from the public, stakeholders, and a steering committee, the plan identifies needs and opportunities, goals and policies, land use practices, and an implementation framework for key elements.

Process

The comprehensive plan process follows the rules of the Georgia Department of Community Affairs (DCA), Minimum Standards and Procedures for Local Comprehensive Planning, effective 10/1/2018.

Public Input & Steering Committee

The planning process began with an **initial public hearing** and was followed by a series of **community input sessions** during which residents, stakeholders, and the steering committee were invited to discuss local trends and aspirations, as well as participate in a Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis. The process also included **two online questionnaires** and **smaller in-person meetings and focus groups** at which city leadership and/or steering committee members facilitated informal input sessions. **Steering committee members were also available to take questions and comments** throughout the process (as presented at the first public hearing), and **Mansfield's website had a comprehensive plan section** added for the process. The City held a **final public hearing** before transmittal of the plan to the DCA for review.

Northeast Georgia Regional Commission

The Northeast Georgia Regional Commission's (NEGRC) Planning & Government Services Division oversaw the development of this plan, including facilitating input meetings.

Chapter 2

Needs & Opportunities

The following list of needs and opportunities results from a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted at the first input meeting with both steering committee and public in attendance, as well as professional analysis of relevant data.

**Italicized entries indicate high priorities (with STWP project number in parentheses)*

Population

Mansfield has a total population of 432 and is projected to see an annual 1.18% growth rate through 2024. Nearly 30% of the population is over 55, with a median age of 41, both exceeding state averages (26% over 55, median age 37). The community is expected to continue aging: by 2024, 34% of the population is expected to be older than 55, with the median age rising to 43. Households with at least one member with a disability represent 40% of the community – far higher than the state average of 25%. Additionally, 40% of households draw Social Security (Esri BAO). *Given the aging population, the City should develop a plan for senior and disability-based service delivery and should look into arranging transportation options for those who may not be able to drive. (6)*

According to public input, the City's many longtime residents have good connections with neighbors. Mansfield may find it easier than other similar towns to cultivate a sense of community and improve leadership opportunities.

An estimated 28% of the population lived below the poverty line in the past 12 months, although only 5.2% received public assistance and 21% received food stamps; these figures are significantly higher than state averages. Median household income stands at \$80,000, far exceeding the state average (\$57,000), yet state and local per-capita figures converge at approximately \$30,000 per year. This apparent disconnect may be reflective of Mansfield households tending to have multiple earners at a higher rate than the Georgia average.

Planning, Land Use, and Housing

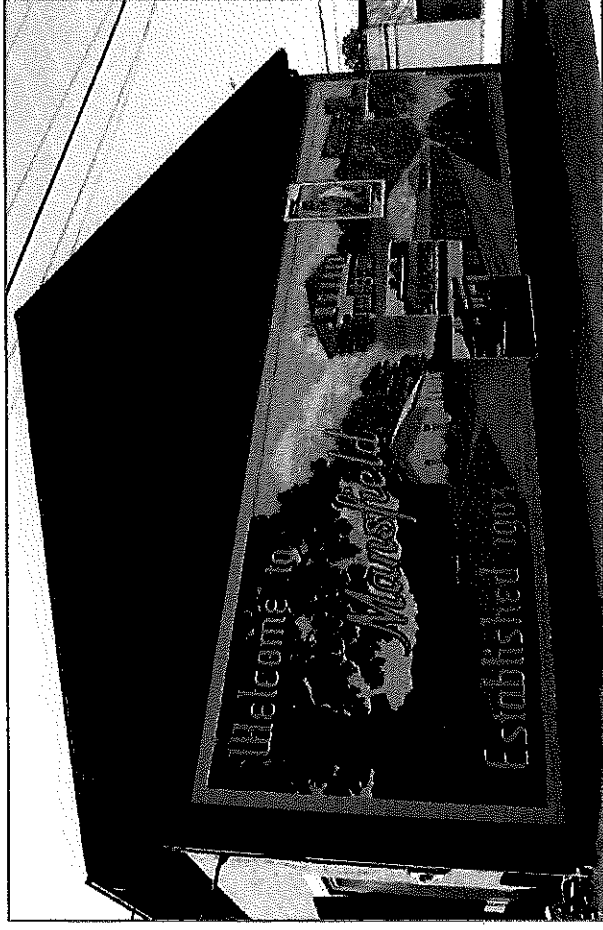
The housing stock in Mansfield is 94% detached single-family and 6% mobile homes, with no multifamily units. Despite having an aging housing stock (65% of houses are over 40 years old), the median home value in Mansfield was \$232,500 and is projected to rise to \$267,188 by 2024 (Esri BAO); both figures are approximately \$40,000 dollars higher than the state median.

While homeownership reaches approximately 70%, the average cost of housing consumes 33% of residents' income, which is considered to be cost-burdened by the Center for Neighborhood Transportation's (CNT) Housing and Transportation Affordability Index. Increasing available housing options to include 2- to 10-unit buildings could help Mansfield reduce the cost of housing and provide more flexible living arrangements, especially for seniors and those without the means to buy a detached home. *Adopting a housing plan would allow the City to frame a strategy and begin achieving goals, including stakeholder-referenced wishes to expand lifecycle housing options and increase homeownership. (7)*

During the SWOT analysis, community members and City officials addressed the issue of development regulations that require all newly subdivided parcels to be at least two acres in size. This conflicts with Mansfield's stated vision of attracting new residents, and builders have told leadership that they would be unable to construct multiple-dwelling developments given this situation. Additionally, maintaining a large-lot minimum acreage is likely to cost Mansfield undue resources because of the inefficiency of providing services and infrastructure to low-density, dispersed residences. *The City plans to update zoning and development regulations to address this, and to*

ensure that other areas of the ordinances meet community standards and help achieve common goals. (8)

Input meeting attendees referenced the opportunity to beautify the City. Potential avenues include improving or demolishing blighted structures, tidying unkempt properties, and landscaping/streetscaping.



Transportation

According to the CNT Index, residents spend an estimated 28% of their income on transportation, and they travel approximately 26,000 miles per year in private vehicles. This places Mansfield in the highest quartile for annual vehicle-miles traveled nationally. An estimated 80% of Mansfield workers commute alone by car, with approximately 48% traveling in excess of 30 minutes to their job sites (Esri BAO). This figure includes the 14% of all workers who drive at least 60 minutes to their jobs. Only 8.3% of workers commute less than 10 minutes to work, while 40% of workers leave Newton County for employment (Esri BAO). Supporting local business development and connecting residents to local employment opportunities could be an effective strategy for reducing the need to travel long distances for goods, services, and employment.

With the completion of construction on Mansfield's segment of the nearly countywide Cricket Frog Trail, the City has an opportunity to capitalize on the facility. By linking neighborhoods to the trail through complete streets and other trail projects, promoting the community as a destination for families to live and visit, and supporting small-business growth downtown, Mansfield could begin to see increased demand for residential and commercial development, new revenue streams, and a healthier, more active community. *Mansfield should adopt a complete streets ordinance and develop a complete streets and trails plan to improve accessibility throughout the community. (4, 9)*

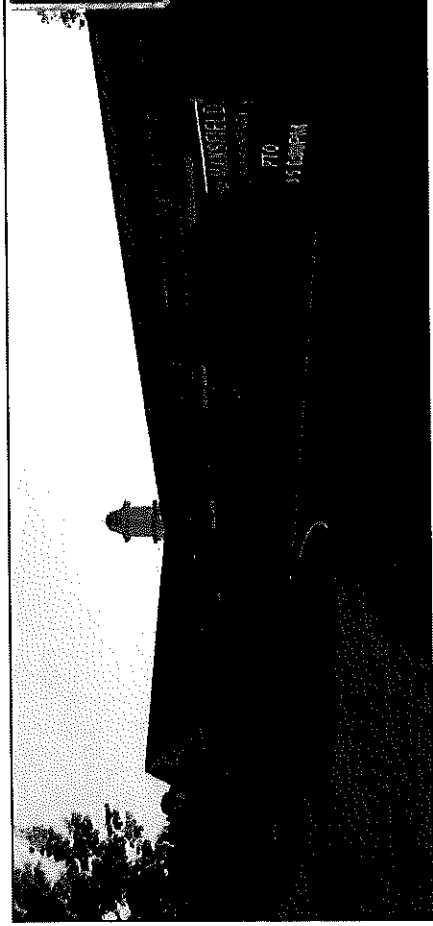
Road safety for all users is a concern for stakeholders: meeting attendees referenced the need to slow and reduce traffic on main roads and in neighborhoods. *In addition to the bicycling and walking*

elements addressed above, a communitywide transportation safety program could include traffic calming, intersection improvements, and other measures, with the City working with Newton County and the Georgia Department of Transportation to implement improvements. This and the complete streets plan can be combined into one planning process and document. (4)



Natural and Cultural Resources

According to public input, walking and socializing with neighbors are popular pastimes in Mansfield. The City should work to encourage these activities by ensuring that parks, trails, and streets are safe and comfortable for walking, as well as free of litter and debris. Additionally, the City should seek to ensure that every resident has a park within walking distance.



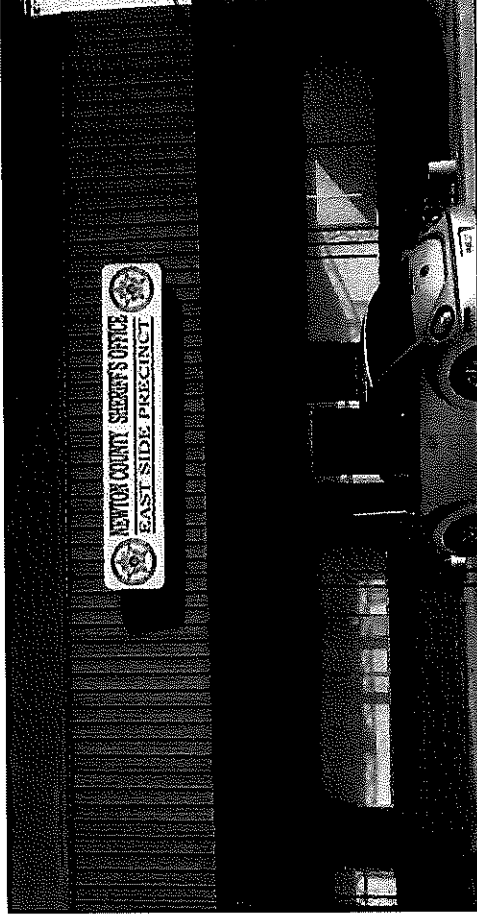
Meeting attendees also discussed the need for increased law enforcement in the community; concerns ranged from speeding to blight, dilapidation, and property nuisance. However, no one suggested that the City reinstitute its decommissioned police department; rather, stakeholders would like to improve Mansfield's partnership with the Newton County Sheriff's Office. Currently, the Sheriff maintains a precinct at the old Mansfield city hall, with the City providing the space at no cost and the County paying utilities.

The City plans to make repairs and other improvements to both its water pollution control plant and electrical substation. (13, 14)

Community Facilities and Services

Major renovations in 1998 and 2003 to Mansfield Elementary, operated by Newton County Schools (NCS), suggest that the school will remain a key component of the community well into the future. However, given the City of Oxford's recent loss of its in-town school, Palmer-Stone Elementary (also operated by NCS), stakeholders indicated a need to communicate with the district on the importance of keeping the facility operational as an elementary school.

The Federal Communications Commission and the State of Georgia considers much of Mansfield to be "served" by broadband (standard of 25 Mbps download and 3 Mbps upload). However, meeting attendees and online questionnaire respondents continually noted issues with internet speed and connectivity, indicating that the state and federal reports are not representative of the situation in the community. Stakeholders made similar comments regarding the quality of cellular service in Mansfield. *Since portions of the City remain unserved or underserved, the local government should create and implement a broadband and cellular improvement strategy. (10)*



Intergovernmental Coordination

Public participation indicates that Mansfield has good relationships with other local governments in Newton County. Municipalities and the County maintain membership in the nonprofit Newton County Tomorrow to collaborate on common concerns, and communities assist each other regularly.

Economic Development

Mansfield has a low unemployment rate of 3.4%, and its primary industries are services, manufacturing, and construction. Manufacturing accounts for almost 25% of employment, which is approximately 15% higher than the state average. This can likely be attributed to the presence of Beaver Manufacturing downtown. Services employ almost half of Georgia's workforce, but only 36% of Mansfield's (Esri BAO). The primary occupations of Mansfield's residents include white-collar work such as administrative support, blue-collar work such as construction, and services; blue-collar work makes up a higher percentage of workers in Mansfield than in the State of Georgia (Esri BAO).



An estimated 18% of Mansfield's population that is over the age of 25 does not have a high school diploma, while almost 60% have a high school diploma, G.E.D., or some college experience; approximately 23% have a college degree (Esri BAO). The state's average for these three categories is 12.5% with no diploma; 48% with a high school diploma,

G.E.D., or some college; and 40% with a college degree. Given the employment options and population demographics of Mansfield, the City should consider tapping into regional workforce training such as that provided by the NEGRC.

Meeting attendees and questionnaire respondents would like to see more businesses locate in town. As activity and interest generated from the Cricket Frog Trail increases, Mansfield has an opportunity to capitalize by recruiting and nurturing new small-business development. *A basic, downtown-focused economic development strategy could identify simple implementation measures aimed at giving residents more dining, shopping, and services options. Additionally, enrollment in the Georgia Main Street Program and/or formation of a downtown development authority could be beneficial to consider. (1, 11)*



Chapter 3

Vision

The City of Mansfield will continue to be a small, rural community offering a quiet lifestyle and friendly neighborhoods that embrace all kinds of people. As we change and grow, we will welcome new small businesses that offer our residents the chance to shop, dine, and access services such as healthcare and banking in town. The Cricket Frog Trail will attract new visitors and allow our residents to access other parts of Newton County on foot or by bicycle; we will leverage this increased interest and exposure to target public projects that improve our quality of life and encourage private-sector investment.

Goals & Policies

1. Target public investments to improve the community and create private-sector interest
2. Pursue small-business development downtown, especially in retail, dining, healthcare, and day-to-day services
3. Ensure that growth references and respects Mansfield's history through preservation, adaptive reuse, and context-sensitive design
4. Create a small-town atmosphere that capitalizes on the Cricket Frog Trail, including supporting local business development, ensuring that development standards create an attractive and welcoming environment for trail users, connecting the trail to neighborhoods with complete streets (and other trails), and establishing dedicated trail upkeep standards
5. Provide public greenspace, encourage healthy lifestyles, and ensure accessibility for all residents
6. Improve internet and telecommunications service
7. Increase road safety for all users
8. Engage the public to strengthen participation in City affairs

Chapter 4

Land Use

Pursuant to State of Georgia planning rules, the following Future Development Map (FDM) and Defining Narrative provide the physical planning component of the comprehensive plan. The FDM is based on "character areas," which may provide greater flexibility than traditional land use maps in which each parcel is assigned a single category such as Residential or Commercial.

The Department of Community Affairs defines a character area as a specific district or section of the community that:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, [an] arts district, a neighborhood, or a transportation corridor);
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.)



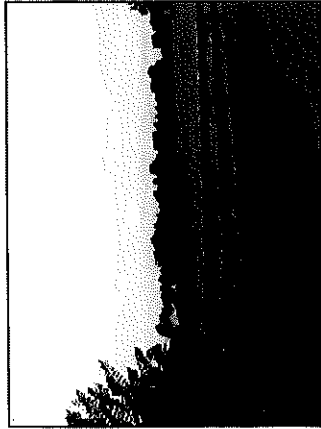
Future Development Character Areas Compatibility Index

Character Area	Description of Character Area	Zoning Compatibility	Appropriate Land Uses
Agriculture	Lands in an open or cultivated state, including woodlands, crops, and livestock use. Single-family residential structures are found, but only in association with a farm as the primary use of land.	A	Ag/Forestry
Downtown	Traditional central business district and immediately adjacent commercial area, anchored on its western edge by the city's sole industry, Beaver Manufacturing, and identified for a mix of uses. This will be a highly walkable area.	B, M, PR, Future Mixed-Use Classification	Commercial, Office, Public Institutional, Mixed-Use, Residential, Light Industrial, Park/Rec/Conservation
Rural Residential	Large-lot (one acre or greater), single-family residential development with open space, pastoral views, and a high degree of building separation.	CR	Ag/Forestry, Residential, Public Institutional, Park/Rec/Conservation
Traditional Neighborhood	Existing neighborhoods and land planned for future residential development. Smaller lots (predominantly single-family residential), walkable areas with complete streets, preserved tree canopy, and neighborhood-appropriate commercial activity.	PR, Future Neighborhood-Appropriate Commercial Classification	Residential, Public Institutional, Mixed-Use, Office, Commercial, Park/Rec/Conservation
Business Park	Existing commercial site annexed in 2016 to house Blackwell's Market Place as it moved from its downtown location. Serves as gateway into Mansfield, and the City may eventually expand this area beyond the one parcel it currently occupies (through potential future annexation).	B	Commercial

Defining Narrative

Agriculture

These areas comprise working farmland and related properties within the City of Mansfield and, together, are an important component of the rural heritage of the community. In light of farmland losses in recent years, it is crucial that agricultural areas be preserved. Primarily consisting of cultivated lands, this character area may also contain homestead residences and farm-related structures.



Compatibility

Zoning: A

Land use: Ag/Forestry

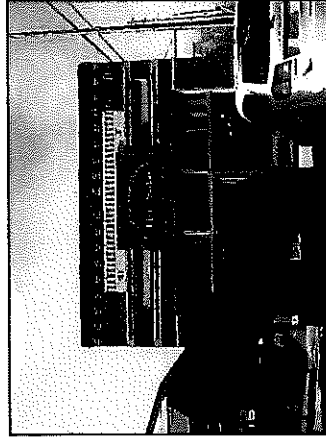
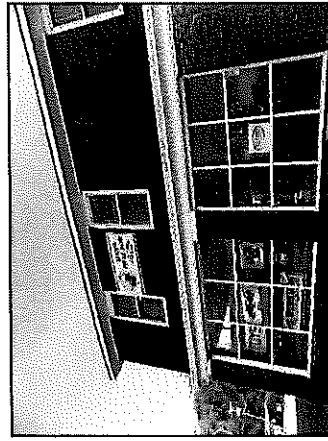
Implementation Measures

- Assist local farmers in selling their products through agritourism development, farmers markets, and similar activities
- Encourage voluntary resource preservation through conservation easements
- Protect riparian areas by enforcing buffers
- Protect rural and environmentally sensitive areas from encroachment by incompatible uses
- Protect tree canopy
- Develop multi-use paths within greenway buffer zones
- Facilitate habitat preservation and active living by developing greenway and/or trails networks

Downtown

Much of the community's vision for this area, and for the City in general, focuses on bringing new interest and economic activity while preserving historic buildings and encouraging new development to complement the original fabric of the city. The Beaver Manufacturing facility, a light-industrial operation that serves as the city's main employer, provides plenty of daytime interest, but after-hours activity is low. The new City Center plaza and Mansfield's segment of the Cricket Frog Trail (whose completion would connect the City to Covington and Porterdale) provide needed public gathering space.

While a variety of architectural styles may be appropriate, the intent is that new construction be scaled and massed similarly to what currently exists, especially as related to parking provision and buildings addressing the street with direct pedestrian access as a priority. A new mixed-use zoning class may be added for downtown, but land use patterns, narrow roadway widths, and natural environments should remain largely unaltered. All infrastructure investments should be made primarily with the city's complete streets goals in mind.



Compatibility

Zoning: B, M, PR, Future Mixed-Use Classification
 Land use: Commercial, Office, Public Institutional, Mixed-Use, Residential, Light Industrial, Park/Rec/Conservation

Implementation Measures

- Recruit desirable businesses
- Establish business incubator to leverage Stanton Springs
- Rehabilitate and revitalize buildings and infrastructure
- Provide information to interested property owners regarding funding opportunities for historic rehabilitation
- Protect tree canopy
- Pocket parks
- Plan for and implement complete streets
- Capital Improvement Programs — focused public spending
- Urban redevelopment/downtown development planning
- Smart growth audit
- Mixed-use zoning
- Sign regulations
- Overlay districts

Rural Residential

This area preserves rural character through low residential density. Large residential lots with one-acre minimums are the norm, while building size, style, and setbacks vary. New developments should preserve open space and concentrate residences as closely as possible to existing transportation corridors and activity nodes. Small, neighborhood-scale parks and networks of multi-use paths and extensive sidewalks should be developed to connect residents to commercial and civic centers in this geographically small town. Street connectivity should be incorporated within and between developments and neighboring character areas. Appropriate, small-scale public or institutional uses are also encouraged.



Compatibility

Zoning: CR

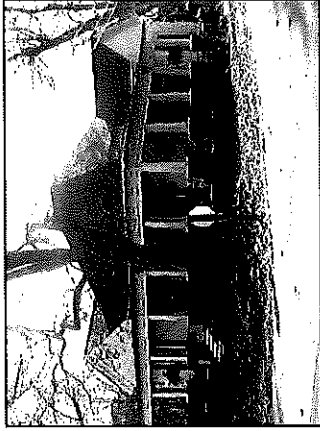
Land use: Ag/Forestry, Residential, Public Institutional, Park/Rec/Conservation

Implementation Measures

- Encourage voluntary resource preservation through conservation easements
- Protect riparian areas by enforcing buffers
- Implement context-sensitive design principles in streetscaping, building situation, traffic management, etc.
- Create multimodal connections to nearby commercial and civic centers
- Protect tree canopy
- Plan for and implement complete streets that prioritize bicycling and walking
- Cluster Development – set aside a significant portion of new developments as undivided, protected open space

Traditional Neighborhood

“Smart growth” principles guide development in these dynamic and diverse areas. The city would like to ensure that future construction adheres to the traditional neighborhood patterns created in this district. Small, neighborhood-scale parks and networks of multi-use paths, extensive sidewalks, and neighborhood-appropriate commercial operations should be developed to connect residents to recreational, economic, and civic activity (creation of such a commercial zoning classification is proposed). Street connectivity should be incorporated within and between developments. Appropriate, small-scale public or institutional uses are also encouraged.



Compatibility

Zoning: PR, Future Neighborhood-Appropriate Commercial Classification
 Land use: Residential, Public Institutional, Mixed-Use, Office, Commercial, Park/Rec/Conservation

Implementation Measures

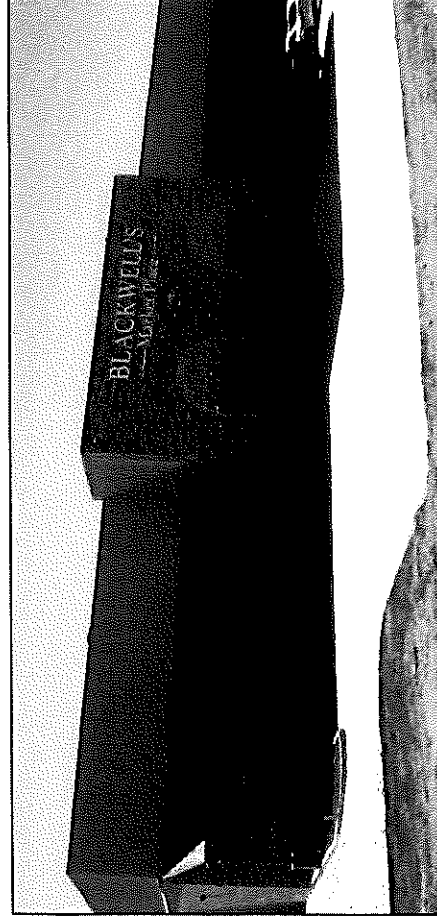
- Rehabilitate and revitalize buildings and infrastructure
- Protect tree canopy
- Plan for and implement complete streets
- Implement context-sensitive design principles in streetscaping, building situation, traffic management, etc.
- Pursue quality, creative design in higher-density residential development
- Ensure that new residential infill development is compatible with the surrounding neighborhood
- Compact Development – develop land efficiently and configure buildings on a block scale
- Addition of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood
- Residential development with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences

Business Park

The new Business Park character area represents a single, newly annexed parcel to the east of the traditional Mansfield city limits. The City added the property when Blackwell's Market Place moved from downtown Mansfield to a new-construction site along County Road 213. The property also includes an Ace Hardware franchise, with space for potential additions of other businesses.

New development should complement the existing architecture in style and scale. Mixtures of materials such as brick and stone, front-of-building parking, and attractive signage characterize the desired attributes of any new additions on-property. The Cricket Frog Trail corridor passes directly behind the site.

Mansfield could eventually expand this character area by potential future annexation, although plans for that do not currently exist.



Compatibility

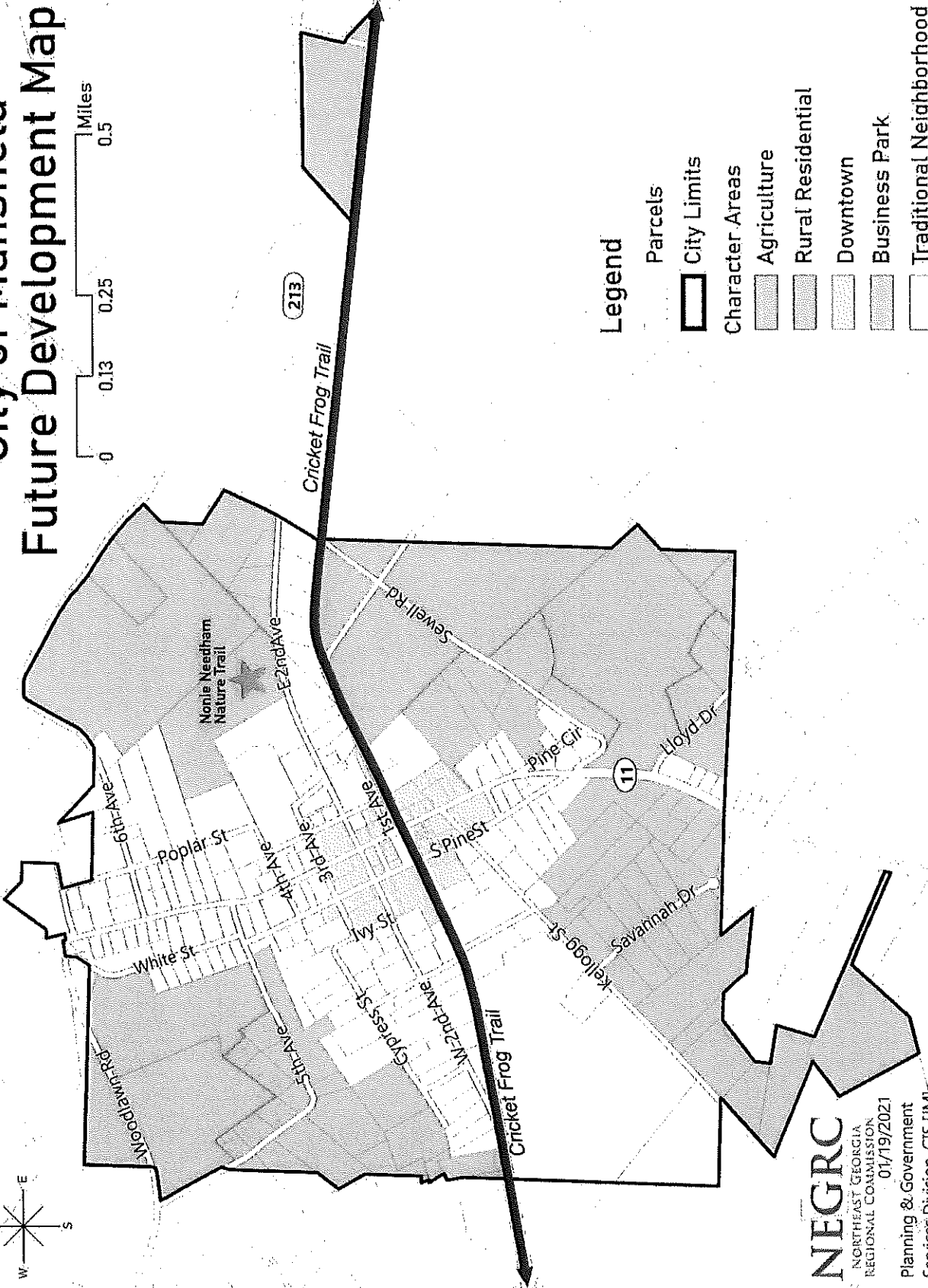
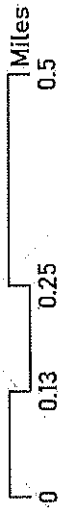
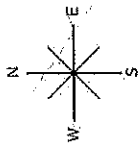
Zoning: B

Land use: Commercial

Implementation Measures

- Choose businesses to recruit and support
- Gather community opinions on economic development
- Create a network of trails and greenways
- Complete Streets – Accommodate all road users
- Sign Regulations – Control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs (DCA model code available)
- Design Standards – Ensure compatibility with existing character
- Consider form-based concerns to ensure compatibility

City of Mansfield Future Development Map



Legend

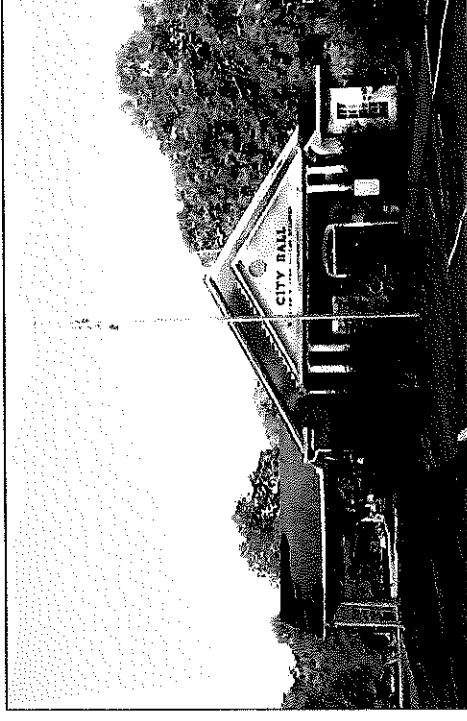
- Parcels
- City Limits
- Character Areas
 - Agriculture
 - Rural Residential
 - Downtown
 - Business Park
 - Traditional Neighborhood

NEGRC
 NORTH EAST GEORGIA
 REGIONAL COMMISSION
 01/19/2021
 Planning & Government
 Services Division, GIS [JM]

Chapter 5

Community Work Program

The Short-Term Work Program (2021-2025), updated every five years, provides a list of specific activities that the community plans to address as immediate priorities. A Report of Plan Accomplishments, which provides status commentary on the previous work plan (2016-2020), follows.



Short-Term Work Program, 2021-2025

(* entries with an asterisk represent carryover items from the previous STWP)

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
*1	Develop downtown plan for economic development, historic preservation and façade/property rehabilitation, complete streets connectivity, tourism, etc.	2024	Mayor & Council, staff, potential DDA, NEGRC	\$2,000	City, DCA
*2	Inventory housing stock and develop blighted properties plan	2024	Mayor & Council, staff, NEGRC	\$1,500	City, DCA
*3	Seek assistance from NEGRC on protecting and enhancing historic resources; implement projects where feasible	2022	Mayor & Council, staff	Varies by project	City, DCA, grants
*4	Develop local complete streets and trails plan to improve safety for all modes (especially bicycling and walking) and addresses traffic calming and safe routes to school	2022	Mayor & Council, staff, NEGRC	\$1,000	City, GDOT
*5	Develop facilities for walking and bicycling, including connectivity to Nontie Needham Nature Trail and a trailhead in the city center	2021-2024	Mayor & Council, Newton Trails, other partners	Varies by project	City, Newton Trails, grants
*6	Devise senior and disability-based services plan, including housing and transportation	2023	Mayor & Council, staff, NEGRC	\$1,000-\$2,000	City, DCA, GDOT
*7	Adopt housing plan to provide more diverse options, referencing lifecycle housing and increased homeownership	2025	Mayor & Council, staff, NEGRC	\$1,000-\$2,000	City, DCA
8	Review and update zoning and development ordinances	2021	Mayor & Council, staff, NEGRC	\$1,000-\$2,000	City, DCA
9	Adopt complete streets ordinance or policy	2023	Mayor & Council, staff, NEGRC	\$1,000	City, GDOT
10	Create and implement a broadband and cellular improvement strategy; apply for state Broadband Ready Community Designation	2021-2022	Mayor & Council, staff	Minimal	City
11	Consider enrolling in the GA Main St. program and forming a DDA	2021	Mayor & Council, staff	None	NA
12	Acquire and develop community greenspace similar to Madison, GA	2021-2025	Mayor & Council, staff	Unknown	City, grants
13	Rehabilitate water pollution control plant	2021-2022	Mayor & Council, staff	\$1,000,000	City, grants, loans
14	Conduct repairs on electrical substation	2021-2023	Mayor & Council, staff	\$500,000	City, grants, loans

Report of Plan Accomplishments, 2016-2020

#	Activity	Status	Notes
1	Designate staff member or elected official to serve as public engagement officer to increase community participation in local government activities (meeting notices, social media, etc.)	Completed	
2	Implement Honorary Councilmember program similar to City of Oxford (citizen shadows councilmember for a month)	Abandoned	No longer a priority
3	Identify suitable locations (especially downtown) for commercial development that is consistent with the community's vision, and seek out developers and business owners (establishing a DDA or Main Street Program might be beneficial in assisting with this)	Abandoned	No longer a priority
4	Study/implement mechanisms to discourage big-box development	Completed	
5	Develop downtown plan for economic development, historic preservation, complete streets connectivity, tourism, etc.	Underway	2024 completion
6	Develop branding plan to promote city, especially to retirees and employees of the nearby Stanton Springs industrial park	Completed	
7	Update zoning code to ensure that new development is compatible with the community's vision as expressed in this comprehensive plan, and to create mixed-use and neighborhood-appropriate commercial classifications	Completed	
8	Inventory housing stock and develop blighted properties plan	Underway	2024 completion
9	Review annexation policies and establish specific future needs	Completed	
10	Seek assistance and advice from NEGRC historic preservation planners on how best to protect and enhance historic resources	Underway	2022 completion
11	Apply for Recreational Trails Program funding for trail improvements (including trailhead at city center) and connectivity	Postponed	2023 completion; assembling matching funds
12	Create a cultural and recreation board to recommend and implement programming, planning, and other related work	Abandoned	Lack of community interest in membership
13	Designate a facilities and services committee of elected officials, staff, and citizens to study and advise on specific needs, especially as related to young, aging, and disabled populations; it should also evaluate ways to use the depot and the "old, old city hall"	Abandoned	No longer a priority

City of Mansfield Comprehensive Plan 2021 | Community Work Program

#	Activity	Status	Notes
14	Develop capital improvements program out of facilities and services committee recommendations and other identified needs	Abandoned	No longer a priority
15	Build or designate a public restroom location downtown	Abandoned	No longer a priority
16	Beautify downtown by creating a City Center plaza and attractive, safe streetscapes while working with landowners to improve private properties	Completed	
17	Increase law enforcement presence, either through a shared-services agreement with a neighboring jurisdiction or increased presence of sheriff's deputies	Completed	
18	Prepare for emergencies by establishing a volunteer response unit and continuing to participate in county-wide disaster planning	Ongoing	(Not for carryover into STWP)
19	Adopt the Northeast Georgia Plan for Bicycling and Walking	Ongoing	(Not for carryover into STWP)
20	Develop a local complete streets and trails plan that improves safety across all modes, especially bicycling and walking	Underway	2022 completion
21	Partner with Newton Trails to develop the proposed rail-trail and other trails	Underway	2024 completion
22	Develop and implement a plan for SR11 in collaboration with GDOT	Abandoned	No longer a priority
23	Evaluate and improve traffic control to increase safety and reduce traffic in collaboration with Newton County and GDOT	Underway	2030 completion (not for carryover into STWP)
24	Prioritize transportation needs for inclusion in future community and regional plans (ex.: T-SPLOST)	Completed	
25	Develop a sidewalk improvement program, particularly for connecting to the Nonie Needham Nature Trail and Educational Path	Underway	2030 completion (not for carryover into STWP)

Appendix

Appendix: Participation Records

Public Hearings: 7/13/20 & 12/14/2020

Board OKs \$19M for Newton County's Flood Mitigation

Newton County's Flood Mitigation Board OKs \$19M

Newton County said County Manager Lloyd Kerr will eliminate the need for a public hearing for the beginning of its comprehensive planning process on July 13, 2020 at 6:00PM in the Mansfield Community House, 3158 Hwy 11, Mansfield GA 30055. The purpose of the public hearing is to brief the community on the planning process and opportunities for public participation therein.

NOTICE

The City of Mansfield announces a Public Hearing for the draft comprehensive plan at 6PM on December 14, 2020 at the Mansfield Community House 3158 Hwy 11 Mansfield GA 30055. The purpose of the Public Hearing is to brief the community on the contents of the plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule.

City of Mansfield

2021 Comprehensive Plan

Public Hearing Agenda

Public Hearing
2021 Comprehensive Plan
July 13, 2020 @ 6 PM
Mansfield Community House
Page 1 of 1

- I. Call to Order:
- II. Invocation:
- III. Pledge of Allegiance:
- IV. New Business:
 - a. 2021 Comprehensive Plan Kick-off
- V. Adjournment:

City of Mansfield

2021 Comprehensive Plan

Public Hearing Agenda

Public Hearing
2021 Comprehensive Plan
December 14, 2020 @ 6 PM
Mansfield Community House
Page 1 of 1

- I. Call to Order:
- II. Public Hearing:
 - a. 2021 Comprehensive Plan
- III. Adjournment:

Input Meetings: 11/12/20 & 11/19/20

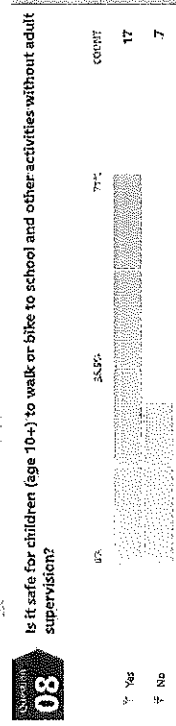
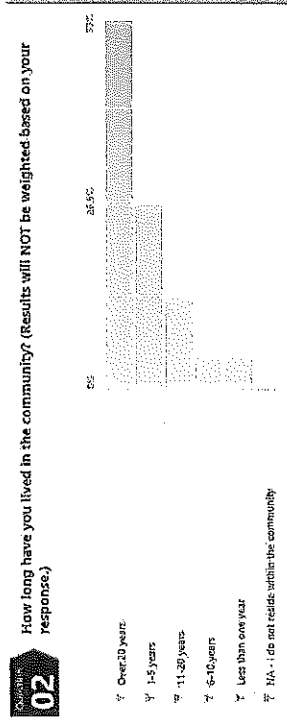
GoToMeeting Hub
by Logitech

NOV 12 **Mansfield Comprehensive Plan Public Meeting**
 2:09 PM - 86 min | ID: 166418845

GoToMeeting Hub
by Logitech

NOV 19 **Mansfield Comprehensive Plan Public Meeting**
 2:25 PM - 58 min | ID: 376560101

Online Questionnaires



Facilitated Discussion Form

City of Mansfield Comprehensive Plan
Community Meeting Facilitator Discussion

Meeting/Group Name: _____

Date/Location: _____

Facilitator/Attendees: _____

Question 1: How should the community change over the next 5-20 years?

Question 2: What can the local government do to improve your quality of life?

Question 3: What is the MOST important factor to the community's future success?

Comprehensive Plan Update Questionnaire

To provide your responses, please click within questionnaire questions or tap the tabs below (mobile/tablet).

City of Mansfield 2021 Comprehensive Plan Update Questionnaire
 Please complete the questions below. The purpose of the questionnaire is to gather information and guide the Mansfield Regional Commission and the City of Mansfield through the update of the comprehensive plan. Your answers will be anonymous and will be used to identify needs within the community.

To what extent should the community allow for new development?
 100%

Please use this Map for the next question.

City of Mansfield Future Development Map

The Department of Community Affairs (DCA) and the Northeast Georgia Regional Commission (NEGRC) have completed their review of the following local plan document. Interested parties were asked to submit their comments about the document during a 15-day period, beginning on 12/18/20 and ending on 01/02/21. This report contains DCA's review and findings, the NEGRC's review, and a list of comments received from interested parties.

Name of Document: Mansfield Comprehensive Plan

Review Type: Comprehensive Plan Update

Submitting Local Government(s): City of Mansfield

Plan Preparer (if not local government): NEGRC

Department of Community Affairs Review & Findings

Our staff has reviewed the comprehensive plan update for the City of Mansfield and has determined that it adequately addresses the Minimum Standards for Local Comprehensive Planning. As soon as [the NEGRC] provides written notice that the plan has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will award Qualified Local Government status to the [City of Mansfield].

NEGRC Review

The submitted plan is generally consistent with the Regional Plan & Regional Resource Plan.

Yes No

Findings & Recommendations:

The Plan is generally consistent with the Regional Plan and Regional Resource Plan.

There are potential conflicts with neighboring jurisdictions' comprehensive plans.

Yes No

Findings & Recommendations:

No potential conflicts were found.

Opportunities for inter-jurisdictional/regional solutions to common issues [findings & recommendations]:

Mansfield could work with Newton County and the Georgia Department of Transportation to ensure that streets are safe and comfortable for biking and walking as well as expanding trails in the area.

Review of internal consistency [findings & recommendations]:

Providing extensive sidewalks to the Rural Residential Character Area may create more installation and maintenance expenses than the tax revenue produced by these properties can sustain. This Character Area should be de-prioritized for multi-modal infrastructure until after more compact areas like Downtown and Traditional Neighborhoods have been addressed.

Stephen Jaques
Project Specialist

Comments from Interested Parties
None Received.



Mansfield City Hall
3146 Highway 11 South, P.O. Box 35
Mansfield, Georgia 30055
770.786.7235 | www.mansfieldga.gov

December 18, 2020

Eva Kennedy
Director, Planning & Government Services
Northeast Georgia Regional Commission
305 Research Dr.
Athens, GA 30605

RE: Comprehensive Plan Submittal

Dear Ms. Kennedy,

Please accept the transmittal of this comprehensive plan for review. As required by the Georgia Department of Community Affairs, I hereby certify that we have held the required public hearings, involved the public in development of the plan, and considered both the Regional Water Plan and the Rules for Environmental Planning Criteria.

I look forward to the completion of this review and to our adoption of the comprehensive plan.

Sincerely,

A handwritten signature in black ink, appearing to read "GW Davis Jr.", is written over the word "Sincerely,".

GW Davis Jr, Mayor
City of Mansfield

RESOLUTION

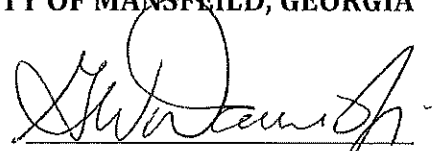
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the **City of Mansfield, Georgia**, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the **City of Mansfield** that the Comprehensive Plan Update for the **City of Mansfield, Georgia** dated 2021, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

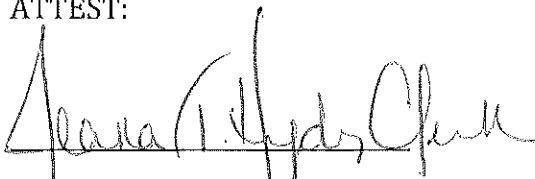
Adopted this 8th day of **February, 2021**.

CITY OF MANSFIELD, GEORGIA



GW Davis Jr, Mayor

ATTEST:



Jeana T Hyde, City Clerk



Section X.C of the Employment Handbook of Mansfield, Georgia dated September 2012, as amended, is hereby amended to add Section 6: Parental Leave Policy

6. Parental Leave. Paid parental leave is granted to employees following the birth of an employee's child or the placement of a child with an employee in connection with adoption. An employee may receive up to six (6) weeks of paid parental leave during any "rolling" 12-month period, measured backward from the date that any Parental Leave was utilized. Paid parental leave taken under this policy will run concurrently with leave under FMLA; thus, any leave taken under this policy that falls under the definition of circumstances qualifying for leave due to the birth or placement of a child due to adoption, the leave will be counted toward the 12 weeks of available FMLA leave per a 12-month period. All other requirements and provisions under FMLA will apply. The total amount of leave granted to the employee under FMLA will not exceed 12 weeks during the 12-month FMLA period. After the paid parental leave is exhausted, the balance of FMLA leave (if applicable) will be compensated through employee's accrued sick, annual, or compensatory leave. Upon exhaustion of accrued sick, annual or compensatory leave, any remaining leave will be unpaid leave. If a holiday occurs while the employee is on paid parental leave, such day will be charged to holiday pay; however, such holiday will not extend the total paid leave entitlement.

Each week of paid parental leave is compensated at 100 percent of the employee's regular, straight-time weekly pay, to be paid on Mansfield's regularly scheduled pay dates. Approved paid parental leave may be taken at any time during the three-month period immediately following the birth, adoption or placement of the child for adoption. Paid parental leave may not be used or extended beyond the three-month time frame. Any unused paid parental leave will be forfeited at the end of the three-months. Upon termination of employment with Mansfield, any unused paid parental leave for which the employee was eligible will not be paid out.

To be eligible an employee must:

- a. Be employed full-time with at least one (1) full year of service,
- b. Have worked at least 1,250 hours during the last 12 consecutive months, and
- c. Have given birth to a child, be the spouse of the individual who has given birth to a child, or adopted a child (adopted child must be age 17 or younger), and
- d. provide their supervisor with notice of the request for leave at least 30 days prior to the proposed date of the leave (or if the leave was not foreseeable, as soon as possible); however,
- e. Employee parents of the same child working in the same department may not use paid parental leave at the same time.

Effective Date: [Effective Date]