

City of Meansville

WHEREAS, the City of Meansville has completed its 2017-2037 Comprehensive Plan update; and

WHEREAS, the updated Comprehensive Plan was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and


WHEREAS, the two required public hearings were conducted; and

WHEREAS, the Comprehensive Plan was transmitted to the Three Rivers Regional Commission and the Georgia Department of Community Affairs for review; and

WHEREAS, the Department of Community Affairs has reviewed the Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning; and

NOW, THEREFORE, LET IT BE RESOLVED, the City of Meansville Council hereby adopts this 2017-2037 Comprehensive Plan on this 23^d day of October 2017.

BY:


Sandy Mitchell, Mayor Pro Tem

ATTEST:



CITY OF MEANSVILLE



Meansville City Hall

Comprehensive Plan Update

2017-2037

Prepared By: City of Meansville – August 2017

Technical Assistance Provided By: Three Rivers Regional Commission

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City of Meansville

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August 21, 2017

Three Rivers Regional Commission
P.O. Box 318
Griffin, GA 30224

RE: Comprehensive Plan Update Submittal

The City of Meansville has completed an update of its comprehensive plan 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 city clerk, Jerome Finley at 770 567-3258 or cityofmeansville@bellsouth.net.

Sincerely,



Sandy Mitchell
Mayor Pro-tem
City of Meansville

Enclosures
17 pages

Meansville

Vision

The City of Meansville is a diverse and welcoming community that celebrates our small town character, while seeking sustainable growth that protects our natural and historic resources, and preserves our values, qualities, and culture.

History

The City of Meansville, Georgia is a small community of approximately 182 people (2010 Census) with its greatest population recorded in the 1980 at 303. Meansville is located in southern Pike County. The city is rural in character as is the entire county. There are no large industries or commercial operations.

Chartered in 1898, the City of Meansville traces its formation back to 1822 when a community was formed after the Georgia Legislature created the county of Pike from Monroe. The community quickly became a very self-sufficient and prosperous unit. Over the years, Meansville has seen the formation of many businesses and a surprising number of industries occupied the area. At one time Meansville boasted general merchandise stores, a jail, cotton warehouses, cotton gin, a bank, post office, depot, hotel, school, a small courthouse, drug store, millinery shop, service station, a casket company, barber shop, teletype service, Pecan processing plant, peach packing shed, school, 3 churches, fire station, water system, and a large cannery facility. Of these, Meansville still has one active church congregation within the city limits, maintains its modern and well equipped volunteer fire department, and operates its own water system. No other businesses are active with the city.

Meansville began as commercial and agricultural center of a large area of Pike County, offering the people, who were nearly all farmers a source of all of their necessary supplies and markets and processing facilities for their crops. Today few people work here or even in Pike County, but it still offers a quiet, clean and safe community where people can live and raise their children. We still think it is a fine place to call home!

Need and Opportunities

Infrastructure

The City of Meansville Water Department includes 3 drilled wells inside the city limits and all connecting distribution system piping and valves. The city has 120 service connections, most inside the city limits. The city does serve a few customers outside the city limits. Meansville was the first water system in Pike County to receive its water permit from the State of Georgia Environmental Protection Division. The initial well and distribution lines were put in during the early 1950's. The 75,000 gallon tank was purchased in the 1970's with help from Senator Herman Talmadge. Two additional wells were put in during the 1970's and 1980's.

Most of the distribution water mains and valves are original to the system and the system is prone to breakage. One well currently does not have an operational pump due to a lightning strike over a year ago. However, the system can function on one operational well and one backup. A Community Development Block Grant was received by the city several years ago that replaced all the old water mains, valves, hydrants and service connections in south corner of the city limits. Future plans are to replace the 1950's water mains, valves and meters as money becomes available through a combination of SLOST, grants, water surcharge, and LOST funds.

The City of Meansville has approximately 3 miles of roadway which includes about 1 mile of State Highway 109, all of which is paved. Presently, all city roads are in excellent condition. The State Highway and associated right-of-ways are maintained by the Georgia DOT. Means Street, Colquitt Street, and Pecan Street were resurfaced using a Community Development Block Grant in 2010. Curb, gutter, and drainage improvements were made to Pecan and Colquitt streets using CDBG funds. Green Street and Collier Ave. were resurfaced and culverts were replaced as needed using funds from a county-wide SPLOST and Georgia DOT LMIG funds in 2017. City right-of-ways, as well as, roads are maintained by Pike County through intergovernmental agreement.

Public Health and Safety

Meansville has a volunteer fire department that is one of the older stations in Pike County. The station is well equipped and all equipment is modern and up to date. There are two pumpers (with one being purchased new using SPLOST funds) and

a smaller pumper on loan from the Georgia Forestry Commission. Hydrants are well maintained and highly visible. The City of Meansville has a mutual aid agreement with Pike County and answers many calls outside of the city limits. As part of the mutual aid agreement, Pike County gives the Meansville Volunteer Fire Department \$5000.00 per year for the purpose of maintaining and upgrading equipment. Meansville matches this amount and pays utilities, fuel, office supply, and miscellaneous through LOST and TAVT.

There is a constant need to evaluate equipment, service vehicles and replace equipment as needed. The City of Meansville has no capital reserve to aid in major spending issues. The COM is considering a surcharge on utilities to help build a capital reserve for the fire department.

- Meansville has entered into an intergovernmental agreement with Pike County to provide Animal Control with the city. This will be funded through fines assessed animal owners through the court system and Pike County.
- An emergency evacuation program has been developed to address tornadoes, hurricanes, floods, etc. This is being accomplished through agreements with local churches for temporary housing and intergovernmental agreements with the necessary government bodies.
- The City of Meansville has an annual trash pick up day. The city's collection service provider, Dependable Waste, provides a large dumpster for citizens to get rid of furniture and other items. (No tires, batteries or paint).

Housing and Land Use

The housing in Meansville is generally comprised of single family dwellings with most being older homes. The land use is primarily classified as agricultural and residential as prescribed in 1990. The zoning map denotes A-R agricultural-residential, R-1 single family residential—low density, R-2 single family residential-medium density, O-1 office residential, P-R planned development-residential, C-1 commercial-light/neighborhood, C-2 commercial-general/highway, and M-1 manufacturing.

Zoning and land use has not been changed since the late '80s with the latest maps dating to 1990. The city realizes the need to update these areas and is in the process of doing so. Three Rivers personnel are producing a new map of Character

Areas in Meansville. The city is working to update its zoning and land use maps with the help of council, city attorney, public input and Three Rivers personnel.

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 green space or parkland.

The following list identifies character areas found within the City of Meansville. Each character area listed contains a description and desired development patterns, recommended land uses and a list of implementation measures.

****Character Area Map attached**

Historic Town Center

Description

Meansville's location along a rural highway has made for a charming, historic town center. The town's location along a rural scenic highway has left behind historic filling stations, barns, and homes. Many of the historic buildings remain in reasonable condition.

Desired development patterns

Meansville encourages plans, building design and landscaping that are sensitive to natural features of the site, including topography and views.

Specific land usage

Land dedicated to homes, sites, buildings and structures greater than 50 years of age.

Implementation Measures

Georgia Historic Resource Survey- Collection and recording of information about extant historic buildings, including architectural descriptions, age, history, setting and location in the community.

Georgia Register of Historic Places Nomination- State's official listing of historic buildings, structures, sites, objects, and districts worthy of preservation. Designation offers eligibility for incentives for preservation and rehabilitation.



Agriculture/Low Density Residential



Description

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

Desired development patterns

Meansville recommends large minimum lot size requirements to limit development density and protect farmland and rural character; 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](#).

Traditional Residential

Description

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

Desired development patterns

Meansville recommends a distribution of affordably-priced homes throughout the town; new residential development that matches the mix of housing types and styles or 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 Meansville 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.

Parks



Description

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

Desired development patterns

Meansville 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

Character Areas for City of Meansville, Georgia



Legend

- Roads
- Mainville, Overlay
- City Boundary
- Park
- Traditional Residential
- Historical Residential
- Historical Town Center
- Agriculture, Low Density Residential

Three Rivers Regional Commission
Three Rivers Regional Commission
 1000 North Main Street
 Meansville, Georgia 30551
 Phone: 706.854.2200
 Fax: 706.854.2201
 www.threeriversrc.com

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

Produced by: Three Rivers Regional Commission
 June 26, 2017

COMMUNITY GOALS

Economic Prosperity

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

Resource Management

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

Efficient Land Use

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

Local Preparedness

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

Sense of Place

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

Regional Cooperation

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

Housing Options

The City of Meansville shall enhance residential preservation through updated historic design guidelines. The neighborhoods will be an interactive community where residents have easy access to schools, parks, residences and businesses by way of sidewalks, bike access path, and roads.

We will stimulate infill housing development in existing neighborhoods. We will increase investments in the existing neighborhoods.

Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking and cycling, employing traffic calming measures

throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Community Health

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

COMMUNITY POLICIES

Development Patterns

Our decisions on new development will contribute to, not take away from, our community's character and sense of place.

We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.

We encourage development whose design, landscaping, lighting, signage, and scale add value to our community.

We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.

Our gateways and corridors will create a "sense of place" for our community.

We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.

We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, parks, and necessary services without having to travel by car.

Creation of recreational facilities and set-aside of greenspace are important to our community.

We are committed to providing pleasant, accessible public gathering places and parks throughout the community.

We are committed to redeveloping and enhancing existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.

We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

We support new land uses that contribute to protecting the environment and preserving meaningful open space.

We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices

Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.

Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, as well as local vehicular circulation.

We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).

We support creation of a community-wide pedestrian/bike path network.

We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

Resource Conservation

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 minimize inefficient land consumption to preserve green open space and natural resource areas.

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 factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.

Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.

We will promote the protection and maintenance of trees and green open space in all new development.

We will promote low impact development that preserves the natural topography and existing vegetation of development sites.

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 community.

We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

We will promote enhanced solid waste reduction and recycling initiatives.

Community Facilities and Infrastructure

Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.

We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.

We will limit development within our community to areas that can be reasonably served by public infrastructure.

The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.

Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.

The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.

We will invest in parks and open space to enhance the quality of life for our citizens.

Social and Economic Development

We will support programs for retention, 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 in Greenfield (previously undeveloped) areas of our community.

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 eliminate substandard or dilapidated housing in our community.

We will stimulate infill housing development in existing neighborhoods.

We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).

Governmental Relations

We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.

We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)

We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.

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 decision that are likely to have an impact on our community or our plans for future development.

We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

Community Work Programs

The Community Work Program Element is the chosen implementation strategy which the community has identified to begin its path toward improvement and its desired future growth and development. These are the immediate steps the community has chosen to address identified community issues, needs and opportunities, and begin the journey to achieve the desired community vision.

**City of Meansville
Comprehensive Plan Work Program
Report of Accomplishments**

| Project/Activity | Start Date | Completion | Responsible Party | Accomplished | Funding Source |
|--|------------|-------------------|-------------------|------------------|----------------------------|
| Upgrade Water System-Replace all water lines on Means, Colquitt, Pecan, and Buffer Streets | 2008 | 2010 | City DCA | Yes | CDBG |
| Resurfaced Mean, Colquitt, and Pecan Street. | 2010 | 2010 | City DCA | Yes | CDBG GDOT |
| Install curb and gutter on Colquitt and Pecan Streets. Install new culverts. Improve drainage. | 2010 | 2010 | City DCA | Yes | CDBG GDOT |
| Beautification Projects in the city. | 2007 | 2017 (ongoing) | City | Yes (ongoing) | Nelson Memorial Fund |
| Resurface Collier Avenue and Green Street. Replace culverts and improve drainage. | 2016 | 2017 | City County | Yes | SPLOST LMIG |

City of Meansville
Comprehensive Plan Community Work Program
Community Work Program 2017

| Project/Activity | Start Date | End Date | Responsible Party | Cost Estimate | Funding Source |
|---|-------------------|-----------------|--------------------------|----------------------|--|
| Upgrade Water System —Replace water lines along Hwy 109, Collier Ave. and Milner Street. | 2017 | 2021 | City | 150,000 | City; SPLOST; Grants |
| Volunteer Fire Department —update equipment as necessary: replace fire hoses, maintain vehicles, upgrade fire station | 2017 | 2021 Ongoing | City | 5000 | City; LOST; County; Grants |
| Park and Recreation —a)upgrade the city’s walking track and install park benches; b) establish water lines for watering garden areas; c) add additional playground equipment at the Means Street Park. | 2017 | 2020 | City | 25,000 | City; LOST; GRANTS; Nelson Memorial Funds |
| Historic Preservation —Maintenance of the City’s depot which houses the city hall needs new windows, painting, and new a/c system | 2017 | 2021 | City | 4,000 | City; LOST |
| Update Zoning and land use plans and maps —Zoning and land use has not been addressed since the late ‘80s. Zoning and land use needs to be updated and new maps produced. | 2017 | 2019 | City | 2000 | City; 3 Rivers |
| Update City Charter -- The City’s Charter is out of date and needs to be revised. | 2017 | 2018 | City | 1000 | City |
| Roads —resurface Milner Street, improve ROW drainage, and add paved area at fire station. | 2017 | 2018 | City | 30000 | City; LMIG; SPLOST |
| Intergovernmental Agreements — Intergovernmental agreements need to be reviewed and updated pertaining to the Pike County Service Delivery Strategy | 2017 | 2017 | City; Pike County | 500 | City; Pike County |

PLANNING PROCESS

October 25, 2016 – Initial, Required Public Hearing at the Board of Commissioners’ Meeting
 January 25, 2017 – Stakeholders’ Meeting; General Public Invited
 February 9, 2017 – Joint Planning Commission / Stakeholders’ Meeting; General Public Invited
 March 9, 2017 - Joint Planning Commission / Stakeholders’ Meeting; General Public Invited
 April 18, 2017 – Joint Meeting with Leaders of the 5 Cities, Planning Commission, Public
 August 21, 2017- Required 2nd Public Hearing

STEERING COMMITTEE

Melvin Colquitt, councilmember
 Betty Bradshaw, councilmember
 Virlon Rachels, councilmember
 Sandy Mitchell, councilmember
 Scott Huckaby, water superindendent
 Lee Milby, citizen economic development
 Jerome Finley-(non citizen) facilitator

SWOT ANALYSIS-City of Meansville

| | |
|--|---|
| <p style="text-align: center;">STRENGTHS</p> <ul style="list-style-type: none"> <li style="margin-bottom: 5px;">✚ City leadership <li style="margin-bottom: 5px;">✚ Strong faith community <li style="margin-bottom: 5px;">✚ Sense of place <ul style="list-style-type: none"> <li style="margin-bottom: 5px;">✚ Park <li style="margin-bottom: 5px;">✚ Location <li style="margin-bottom: 5px;">✚ Low crime rate <li style="margin-bottom: 5px;">✚ Quality of life | <p style="text-align: center;">WEAKNESSES</p> <ul style="list-style-type: none"> <li style="margin-bottom: 5px;">✚Lack of funds <li style="margin-bottom: 5px;">✚Lack of Commercial Sales tax base |
| <p style="text-align: center;">OPPORTUNITIES</p> <ul style="list-style-type: none"> <li style="margin-bottom: 5px;">✚ Technology Choices <li style="margin-bottom: 5px;">✚ Beautification of City <li style="margin-bottom: 5px;">✚ Create Bicycle Path | <p style="text-align: center;">THREATS</p> <ul style="list-style-type: none"> <li style="margin-bottom: 5px;">✚ Financial limitations |

