

Meriwether County Joint Comprehensive Plan 2018-2038



REVIEW DRAFT

Prepared by Three Rivers Regional Commission

Meriwether County and the Cities of Gay, Greenville, Lone Oak,
Luthersville, Manchester, Warm Springs, and Woodbury

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INTRODUCTION

The Joint Comprehensive Plan Update was developed according to the guidelines and rules specified in the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning.

Why do we plan?

The comprehensive planning process sets a roadmap and vision for the future of the community. The plan will serve as a guide for future decision making by local elected officials and community leaders in areas such as economic development, transportation, housing, community facilities, intergovernmental and regional cooperation.

Meriwether County Commission

Alfred “Buster” McCoy, Chairperson

Mary Bray

Shirley Hines

Beth Neely-Hadley

Brian Threadgill

City Mayors

Ruth Nash, Town of Gay

Charlene Glover, City of Greenville

Phillip Dow, Town of Lone Oak

Ginger Hancock, City of Luthersville

Mike Brening, City of Manchester

Charles Lee, City of Warm Springs

Steve Ledbetter, City of Woodbury

Administration

Theron Gay, County Administrator

Where are we going from here?

The comprehensive plan process has set goals and a renewed vision for the next five years for the Meriwether County community. Over the next five years, the County and all seven cities will work to achieve the desired goals and strive to promote the vision. Specific projects and implementation actions for each community, for the next five years, can be found in the Community Work Program section of the plan.

Who is involved?

A plan steering committee was appointed and was comprised of a wide spectrum of community stakeholders including an elected official representing each local government. The committee was used to guide the planning process, develop the plan elements, and develop priority goals.

A series of public visioning events were held throughout the County over a two month period to canvass the public's vision for the future of the community.

A survey was developed and made available to gather as much detailed information from the public as possible. The survey was posted online and distributed in hard copy form. Over 600 surveys were completed and analyzed. The results of the survey can be found in the appendix of the document.

Appointed Comprehensive Plan Steering Committee

Beth Neely-Hadley, County Commission
Mary Bray, County Commission
Shirley Hines, County Commission
Ginger Hancock, City of Luthersville Mayor
Phillip Dow, Town of Lone Oak Mayor
Mike Brening, City of Manchester Mayor
Charles Lee, City of Warm Springs Mayor
L.C. Gates, City of Woodbury Councilman
Ruth Nash, Town of Gay Mayor
Charlene Glover, City of Greenville Mayor
Eric Pollard, District 1 Appointee
Ben Anderson, District 2 Appointee
Daniel Morgan, District 3 Appointee
Bob Prater, District 5 Appointee
James Stephens, Water and Sewer Authority
Rosa Plant, County Development Authority
Dr. Tim Dixon, School Superintendent
Karen Daniel, CEO Warm Springs Medical Center
Carolyn McKinley, Chamber of Commerce and
Economic Development Representative

Committee Support Staff

Theron Gay, County Administrator
Bill Gregory, County Finance Director
Jane Fryer, Industrial Development Authority
Ron Garrett, County Planning and Zoning
Doug Westberry, Manchester City Manager
Beverly Thomas, Administration
Allyson Stephens, Administration
Paul Jarrell, Three Rivers Regional Commission



Community Overview

Meriwether County

Meriwether County, which is located in the west central part of Georgia, was created in 1827. The County is surrounded by the larger cities of Atlanta, Columbus, and Lagrange, as well as Coweta, Spalding, Pike, Upson, Troup, Talbot, and Harris counties. It has a total area of 505 square miles.

Meriwether County has received much notoriety for serving as President Franklin Delano Roosevelt's (FDR's) "second home." The County contains many unique cultural landmarks such as FDR's famous Little White House and the oldest and longest covered bridge still standing in Georgia, the Red Oak Creek bridge. The bridge is one of the few remaining structures built by freed slave Horace King. Natural landmarks include the Flint River, the Cove, and the Pine Mountain Ridge.

Each city within Meriwether County has its own unique identity that, together, create the overall rural small town character of the County. The following represents a snapshot of each city.

Town of Gay

The Town of Gay is home to the semi-annual Cotton Pickin' Fair and other activities during the year. These events showcase local and regional culinary, crafts, and art which provide visitors with a true taste of the County's unique rural character. The Town sits on 0.9 square miles of land and has approximately 89 residents.

City of Greenville

The City of Greenville serves as the county seat of Meriwether. The Greenville Square sits in the center of town and is listed on the National Register of Historic Places. Downtown Greenville is home to many historic buildings including the 1903 domed courthouse and 1896 hanging jail, both of which are also listed on the National Register of Historic Places. The heart of Greenville has seen much revitalization in recent years with the rehabilitation of many structures and multiple phases of streetscape improvements. Greenville was also the home of Georgia's first African-American mayor. Greenville is comprised of 1.8 square miles, and has a total population of 843 residents.

Town of Lone Oak

Lone Oak is Meriwether County's smallest town in terms of land mass. It is comprised of 0.6 square miles, and is home to approximately 92 citizens. The Town is located in northwest Meriwether County and close to the Meriwether County Industrial Park which contains auto manufacturing supply companies serving the KIA plant in nearby Troup County.

City of Luthersville

The City of Luthersville comprises approximately 3.1 square miles and has a population of 874 residents. Luthersville is recognized as the “Gateway into Meriwether County” since it serves as a major entrance to the County from the north along GA Highway 27 Alt. Luthersville has the potential to be the location where increased residential growth occurs in the near future. The City of Luthersville has made a conscious effort to revitalize its commercial core.

City of Manchester

The City of Manchester is Meriwether County’s largest city. It was chartered in 1909, and served as a home for the Atlanta, Birmingham, Atlantic Railroad which is now the modern day railroad company, CSX. The area proved to be a prime location for the railroad as it continues to be today. Manchester has the potential to build upon its being a center for rail activity. The Manchester (Callaway) Mill was located here and was the site of the only large-scale textile mill operation in the County. It has since burned but still remains a part of the local identity. Manchester has of a population of approximately 4,230 citizens.

City of Warm Springs

Warm Springs is a regional tourism destination. It is the home of Franklin D. Roosevelt’s Little White House, and the Roosevelt Warm Springs Institute for Rehabilitation, which includes the therapeutic spring pools used by FDR prior to and during his presidency. Warm Springs is also the location of the only hospital within Meriwether County. The City of Warm Springs has a thriving downtown due to famous retail establishments. The City sits on 1.2 square miles of land, and has a population of approximately 425 residents.

City of Woodbury

The City of Woodbury is one of Meriwether County’s oldest cities. Woodbury has a historic commercial center containing opportunities for revitalization and mixed- use infill. The combined industrial and downtown development scope of the Woodbury Development Authority give the City potential for future growth. The railroad presence within the City offers opportunity for increased industrial and commercial development. The City currently is comprised of 2 square miles of land and 961 citizens.



COMMUNITY NEEDS AND OPPORTUNITIES

A comprehensive list of needs and opportunities was developed by the plan steering committee. The needs assessment was completed using a SWOT analysis exercise. The previous needs assessment from the previous comprehensive plan was reviewed to identify those issues that remain and continue to have an impact on the community.

The list represents a broad spectrum of needs, issues, and opportunities that exist within Meriwether County. The list was used as a basis for the development of the plan goals and policies.

SWOT Analysis

Below is the results of the SWOT analysis that lists those specific strengths, weaknesses, opportunities, and threats that were identified by community stakeholders.



Strengths

- Geography and location
- Natural resources
- Tourism
- Room for multi-sector growth
- Local leadership
- Intergovernmental cooperation
- School system
- Tourism cluster: Little White House, Fishery, Roosevelt Institute
- Warm Springs Hospital
- West Georgia Technical College
- Small town character
- Municipale water systems
- Fully manned fire stations
- Airport
- Industrial Development Authority



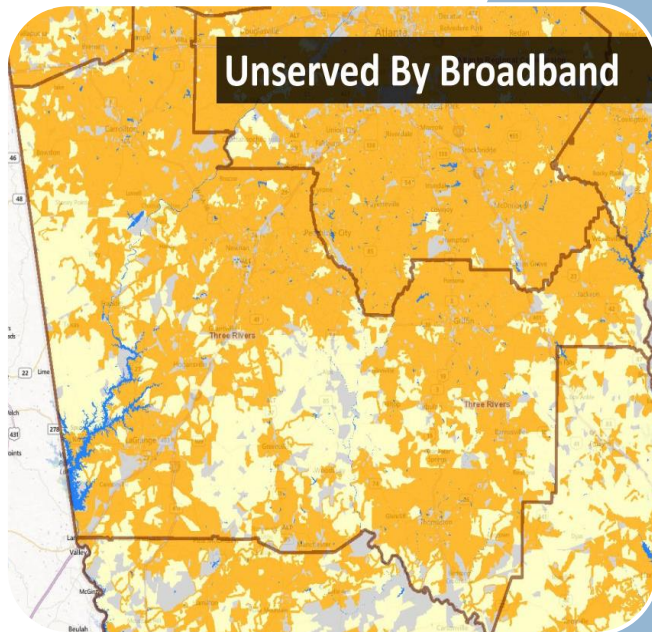
Weaknesses

- 500 miles of unpaved roads
- Lack of broadband
- Lack of senior housing
- Lack of sewer capacity
- Lack of recreation parks
- Lack of revenue diversity
- Many small municipalities competing for funds
- Lack of cohesive vision
- Perception of lack of jobs
- Brain drain
- Lack of county wide water
- High rate of poverty
- Outdated codes and ordinances
- Lack of passive parks, public greenspace, and trails



Opportunities

- Inland port for Manchester rail yard
- Strong volunteerism
- Lake Meriwether Park
- Possible future rail from Atlanta to Columbus
- Industrial expansion
- Trail development
- Downtown revitalization efforts
- Senior housing and programs
- Tiny house movement
- Centralization of community assets
- TSPLOST for infrastructure projects
- Airport expansion(s)
- Regional cooperation
- Social media presence



Threats

- Lack of healthcare options
- Declining population
- Lack of lodging outside of Warm Springs
- Lack of retail and evening hours
- Lack of quality affordable housing options
- Perception of school district
- Vacancy in downtowns
- Lack of broadband access
- Lack of growth in tax base
- Community individualism

List of Community Needs and Opportunities

Population and Geography

- Meriwether County is strategically located between Columbus and Atlanta.
- West Georgia Technical College offers area residents opportunities for training skills and workforce development.
- Need to create a community wide vision for the future that represents all factions and interests within Meriwether County.
- The County as a whole has a high rate of poverty and low median income levels which needs to be addressed.
- The Meriwether County community should build upon the existing spirit of volunteerism and engagement.
- Meriwether County is strategically located for future passenger rail from Atlanta to Columbus.
- There is a need to work collaboratively to keep existing residents and to attract new residents.
- The number of municipalities creates a lack of a holistic vision and individualistic prioritization of resources.
- Population is declining and comprehensive efforts to retain population are needed.
- Need to capitalize on the number of seniors living and moving into Meriwether County.

Economic Development and Tourism

- Active industrial expansion and recruitment opportunities continue with the efforts of the Meriwether County Development Authority, the City of Manchester Development Authority, the Woodbury Development Authority, and the Joint Industrial Development Authority with the City of Hogansville.
- The schools need to collaborate with local business and industry to promote workforce development opportunities.
- The existing industrial park and other strategic locations throughout the County offer room for increased business and industrial expansion.
- There is a critical need to expand broadband access throughout the County to maintain economic viability, educational attainment, employment opportunity and business development.
- Meriwether County has the opportunity to expand its tourism industry, product, and build upon the resources which make the area unique.
- Warm Springs offers a concentration of tourism opportunities which include, The Little White House, the National Fish Hatchery, Roosevelt Institute, and the downtown business district.
- There is a need to ensure all employment opportunities within Meriwether County are made available to local prospective workers.
- There is a need to create opportunities to keep younger and skilled citizens in the community after receiving secondary education.
- The CSX rail yard in Manchester offers a strategic location for railroad related economic activity and possible inland port opportunity.
- Expansion of the F.D. Roosevelt Airport will offer increased economic activity and access to regional markets.
- There is a need for increased lodging within the County.
- There is a need for increased entertainment opportunities and retail especially those open later in the evening.
- There is a need for community gathering spaces.
- There is a need to expand and diversify the tax base and revenue stream.
- Railroads offer rail spur opportunities for increased economic development.

Transportation

- Existing highway transportation infrastructure offers viable connectivity and growth opportunities.
- There exists 500 miles of unpaved roads which need improvement.
- Need to prioritize important roadways for paving.
- Passing a TSPLOST referendum offers the opportunity for increased funding for the implementation and improvement of county-wide transportation infrastructure.
- There is a need to repair and upgrade bridges throughout the County.
- There is a lack of pedestrian and bike trails within the County and cities.
- Construction of multi-use trails would increase accessibility, connectivity, and recreational opportunities.

Community Development and Housing

- The County has ample room for the growth and expansion of housing options.
- The senior population in the area presents an opportunity to diversify the housing choices within the County and meet the current needs.
- The tiny house movement and the demand for smaller homes offers Meriwether County and cities additional ways to expand housing types.
- A significant amount of the affordable housing stock is not of high quality.
- There is a need for higher quality housing, affordable housing, and workforce housing.
- The DCA GICH program offers housing education and partnerships which could benefit the community.

Community Facilities and Services

- Meriwether County and the cities have proactive and cooperative leadership that will continue to serve the greater community in the future.
- Municipal water systems offer the capacity and opportunity for expansion of water into the county.
- There is a significant lack in broadband services in Meriwether County which restrict economic growth and viability.
- Need to expand broadband access throughout the County.
- Need to seek partnerships and funding sources to expand broadband access.
- Need to expand sewer access into appropriate areas of the County.
- Need to take a comprehensive approach to revenue generation to include increased industry, heritage and eco-tourism, and downtown development.
- Need to study the feasibility of a county-wide water system and water/sewer authority.
- Need to study the feasibility of a centralized recreation department and school system.

Community Pride and Quality of Life

- Promotion of the “Meriwether Together” vision.
- Warm Springs Medical Center offers a wide range of vital services including 24-hour emergency care to Meriwether County, Warm Springs, and the surrounding area.
- Meriwether County boasts fully manned and upgraded fire stations to serve the community which has lowered the ISO rating.
- Need to increase recreational facilities and community gathering places.
- Need to centralize recreational facilities as much as possible to increase accessibility for all citizens.
- Need for increased amenities such as retail to attract and keep active population.
- The County along with the cities should increase the amount of both passive and active parks along with trails for increased recreation and quality of life for its citizens.
- Lake Meriwether Park offers increased recreational amenities.

- The desire for increased trail connectivity and open land offers opportunity for future trail projects.
- Need to increase healthcare options to local residents throughout the County.
- The County's lack of population and rural setting keep access to healthcare at a minimum.
- The school system continues to make positive strides toward offering a quality education for its younger citizens despite the lack of resources available.
- County wide and regional cooperation offer an environment for increased prosperity and quality of life.
- Need to address trash and litter throughout the County and especially along roadways.
- The small town and rural quality of life needs to be preserved.
- Many of the commercial downtowns within Meriwether County are in need of increased revitalization and reinvestment.

Natural Resources and Environmental Management

- Meriwether County contains abundant natural resources that warrant protection and promotion such as the Flint River, the Pine Mountain Ridge, and Lake Meriwether.
- Need to preserve prime agricultural land and environmentally sensitive areas.
- The Meriwether-Pike Scenic Byway and other scenic routes need protection from visual encroachment.
- The Flint River offers opportunities for increased eco-tourism such as an official "blue trail."
- There is a need to develop buffer requirements and best practices for timber harvesting within the County.

COMMUNITY GOALS

Vision Statement

Meriwether County, in partnership and cooperation with its municipalities, will strive to enhance the quality of life of its citizens, preserve community assets, including its rural character, small town sense of place, cultural and natural resources, and scenic beauty. Through progressive leadership, we will foster economic prosperity, expand recreation, promote tourism, maintain and improve transportation infrastructure, and promote quality attainable housing.

List of Community Goals and Policies

Below is the list of goals and policies identified by the community stakeholders. The list was developed by utilizing the needs assessment. Priority goals and policies have been developed into action items which can be found in the individual community work programs at the end of this document.

Population and Geography

- We will promote our strategic location between Columbus and Atlanta.
- We will create and foster a community wide vision for the future that represents all factions and interests within Meriwether County.
- Meriwether County and the cities will continue to work proactively together and through cooperative leadership, continue to serve the greater community in the future.
- We will work to address the high rate of poverty and low median income levels throughout the County.
- As a community, we will build upon the existing spirit of volunteerism and engagement to offer increased avenues for citizen participation.
- We will work collaboratively on initiatives to keep existing residents and to attract new residents to address the declining population.
- We will work to establish a holistic County-wide vision for growth which will promote the prioritization of resources in the ideal locations and where growth is likely to occur.

Economic Development and Tourism

- We will promote industrial expansion and recruitment in partnership with the Meriwether County Development Authority, the City of Manchester Industrial Development Authority, the Woodbury Industrial Development Authority, and the Joint Industrial Development Authority with the City of Hogansville.
- We will continue the efforts of the 4-county Broadband Authority, create new partnerships, and research additional funding sources to expand broadband access.
- We will support all of the municipal development authorities to promote the revitalization of downtowns and the recruitment of new businesses to fill vacant retail spaces.
- We will seek to expand the County industrial park and promote other strategic locations throughout the County.
- We will conduct and maintain a site inventory of industrial and commercial land to expand business
- We will recruit environmentally friendly industries.
- We will seek to expand utilities to feasible areas to support economic development growth.
- We will support and promote West Georgia Technical College and other educational programs for the use of area residents for job training skills and overall workforce development.
- We will promote the collaboration of local schools with local business and industry to promote workforce development opportunities.
- We will promote and expand the local tourism industry and build upon resources which make the area unique.
- We will promote all employment opportunities within Meriwether County to local prospective workers.
- We will create opportunities to keep younger and skilled citizens to remain in Meriwether County after receiving secondary education.
- We will support a feasibility study to create an inland port at the CSX rail yard in Manchester.
- We will promote the expansion of the F.D. Roosevelt Airport for increased economic activity and access to regional markets.
- We will seek ways to increase lodging within the County.
- We will promote increased entertainment opportunities and retail especially those open later in the evening.
- We will promote rail spur opportunities for increased economic development.
- We will promote the “Meriwether Miles” cycling event to increase tourism.
- We will seek a centralized visitors center.
- We will seek to implement uniform signage throughout the County.
- We will promote the County as a Camera Ready community.
- We will seek and utilize various funding options for the improvement and expansion of infrastructure such as Community Development Block Grants, GEFA Grants and Loans, and USDA Programs.
- We will partner with the Department of Community Affairs to promote downtown development and utilize programs such as the Downtown Revolving Loan Program.
- We will collaborate and participate in the planning of the Import-Export Highway from Macon to LaGrange to promote east-west connectivity and movement of freight.

Transportation

- In partnership with the Georgia Department of Transportation, and all local governments, we will maintain and improve the existing highway transportation infrastructure to ensure viable connectivity and growth opportunities.
- We will promote Meriwether County as a strategic location for future passenger rail access from Atlanta to Columbus.
- We will establish a program to prioritize the paving of roads throughout the County.
- We will work to promote SPLOST renewal and future TSPLOST funding as a way of implementing much needed transportation infrastructure.
- We will work with the Georgia Department of Transportation and all local governments to repair and upgrade bridges throughout the County.
- We will make the County and Cities more pedestrian and bicycle friendly.
- We will promote the development of pedestrian and bike trails to increase multi-modal connectivity and recreation.
- We will seek to increase accommodations for cyclists at key locations throughout the County.
- The City of Manchester will participate in east-west corridor (GA HWY 74) planning.

Community Development and Housing

- We will promote and foster quality growth and development in appropriate locations in the County.
- We will implement design guidelines to ensure that commercial structures are constructed with appropriate architectural design and landscaping.
- We will continue to enforce and update all land development ordinances.
- We will work to update existing codes and ordinances in every local government to enhance housing options and encourage quality housing.
- We will continue to streamline the review and permitting process to foster an inviting environment for future development.
- The cities in Meriwether County will make downtown revitalization and reinvestment a priority and take advantage of available funding programs.
- We will promote mixed-uses and housing in downtown areas.
- We will encourage appropriate infill housing.
- We will offer incentives for the rehabilitation of existing housing.
- We will seek to increase the diversification of housing choices within the County which will include quality affordable housing.
- We will seek to increase housing options for seniors and other special needs citizens.
- We will enforce and update the subdivision regulations to ensure quality housing development.
- We will promote higher quality building materials and design guidelines for residential developments.
- We will seek innovative zoning districts to accommodate diverse housing choices.
- We will encourage the conversion of mobile house to stick built style patio homes.
- We will seek partnerships and programs to address the variety of housing needs throughout the County such as the DCA GICH program.

- We will seek to remove or revitalize blighted commercial spaces and residential structures.

Community Facilities and Services

- We will seek to expand our water system outward from the cities where infrastructure exists and as part of the peripheral growth area strategy.
- We will continue to work towards establishing broadband services in Meriwether County which will support increased economic growth and viability.
- We will expand sewer access into appropriate areas of the County.
- We will seek comprehensive ways to diversify the tax base and sources of revenue for the County.
- We will seek to increase revenue generation from increased local business, industry, heritage and eco-tourism and downtown development.
- We will study the feasibility of a county-wide water system.
- We will seek to develop and complete a county-wide water master plan.
- We will work towards the centralization of community facilities and services such as schools, recreation, and government services to increase access and use of available resources.
- We will continue the expansion and upgrading of fire stations to serve the community to increase access to those services and to continue to lower the ISO rating.
- We will seek new and improved waste collection locations.
- We will promote the establishment of a county-wide recycling program.
- We will expand sidewalks where appropriate.

Community Pride and Quality of Life

- We will promote the “Meriwether Together” vision and initiatives.
- We will support and continue to partner with the Warm Springs Medical Center to foster increased access to medical care to Meriwether County and the surrounding rural area.
- We will seek to increase recreational facilities and community gathering places.
- We will seek to increase amenities and services such as retail.
- We will seek to increase the amount of both passive and active parks along with trails for increased recreation and quality of life for our citizens.
- We will promote and expand the amenities at Lake Meriwether Park to offer increased recreational activities.
- We will promote the efforts and programs of Keep Meriwether Beautiful and seek additional funding for beautification.
- We will work to address trash and litter throughout the County and especially along roadways.
- We will support the school system as it continues to make positive strides toward offering a quality education for our younger citizens despite the lack of resources and funding.
- We will seek ways to preserve the small town and rural quality of life in Meriwether County.
- We will promote and foster the local arts community.

Natural and Cultural Resources and Environmental Management

- We will protect and preserve the unique historical resources within the County and the Cities.
- We will promote our historic resources for tourism and economic development.
- We will promote and protect the abundant natural resources within Meriwether County such as the Flint River, the Pine Mountain Ridge, and Lake Meriwether.
- We will preserve the community's natural character and environmentally sensitive areas.
- We will promote the Meriwether-Pike Scenic Byway and other scenic routes and protect them from visual encroachment.
- We will promote the Flint River as a potential kayak and canoe trail, or "blue trail," in partnership with surrounding jurisdictions.
- We will promote the Flint River for eco-tourism.
- We will develop buffer requirements and best practices for timber harvesting within the County to protect views along road corridors.

ECONOMIC DEVELOPMENT ELEMENT

Meriwether County and its Cities know the importance of economic development and its role for a prosperous future. Economic development in Meriwether County occurs in various forms as evidenced in its long established tourism base, a growing industrial and manufacturing sector, commitment to small business, and in the focused revitalization of the historic downtown commercial districts. All these factors make for a vibrant economy and increased employment opportunities for its citizens.

As a Georgia Department of Community Affairs, Job Tax Credit Tier 1, Meriwether County will highlight economic development as part of this comprehensive plan. This section will focus on the local and regional economy while highlighting economic development priorities of the community, applicable goals and strategies from the Comprehensive Economic Development Strategy for the Three Rivers Region, and implementation items from the Georgia Department of Economic Development Tourism Resource Team Report.

Local Economy

Downtown Development

With seven municipalities within Meriwether County, downtown development is a key component of the community's economic vitality. All the cities within Meriwether County have a unique sense of identity. Those with historic commercial districts are maintaining that identity through various revitalization efforts.



Entities that promote revitalization efforts and downtown development within Meriwether County include the Chamber of Commerce, the Greenville Economic Preservation Society, the Luthersville Development Authority, the Manchester Development Authority, the Warm Springs Development Authority, and the Woodbury Development Authority, with each taking a different approach. The City of Warm Springs is a Georgia Main Street Affiliate and continues to make downtown a destination in partnership with local

business owners. The City of Warm Springs has also recently adopted a historic preservation ordinance. The Greenville Economic Preservation Society has played a key role in the multi-phased streetscape improvements and the rehabilitation of several historic commercial structures. The City of Greenville also collaborates with Meriwether County, due to the location of the County Courthouse, for improvement projects around the square. The City of Luthersville has focused on the most visible structure in their downtown, a former bank building, and has recently completed an exterior renovation using available funding assistance from the Georgia Department of Community Affairs.



Downtown Development Goals:

- Continue downtown revitalization efforts
- Seek public-private partnerships to increase economic activity downtown
- Continue and strengthen current downtown events and festivals which attract both locals and visitors
- Seek various funding sources for downtown revitalization projects

Industrial Sector

Within Meriwether County, the County Industrial Development Authority and the individual municipal development authorities of Manchester and Woodbury primarily promote industrial economic development. The Meriwether Industrial Development authority partnered with the City of Hogansville for the development of the industrial park. Meriwether County is also a member of the Joint Development Authority with Coweta and Fayette counties.

Industrial sites: City of Greenville, Manchester Industrial Park, City of Woodbury and Meriwether County Industrial Park.

Current industries: Mando, Mando Casting, Dongwon, SMS, Custom Truck Body, Crown Technology, Woodbury Stamping, Sims Bark, Complete Truck.



Industrial Sector Goals:

- Explore the feasibility of an Inland Port at Manchester.
- Study the possibility of an East-West Connector/GA 85.
- Seek to convert adjacent trailer park into industrial use.
- Replacement of Meriwether Park/County Line Road bridge.
- Expand infrastructure including broadband access
- Support the Import/Export highway planning.
- Partners in education committee
- Workforce development initiatives and partnerships

Tourism Sector

Tourism plays a large role in the economics of Meriwether County and its Cities. The vibrant tourism sector is based on both natural and cultural resources located throughout the County, which make the community unique. Centered on the hub of Warm Springs, sites include FDR's Little White House, The Roosevelt Institute, The Bulloch House Restaurant, downtown shops and nearby Pine Mountain. Meriwether County is also popular with outdoorsmen, hunters, and sportsmen. The film industry has also made Meriwether County home with many movies and TV series' utilizing the unique sites within the community. Local tourism efforts have been comprehensive and continue to promote classic tourism resources and the latest trends.



In 2014, Meriwether County hosted the Georgia Department of Economic Development Tourism Resource Team. After three days of canvassing the community and meeting with local stakeholders, a formal report was completed and presented.

The full report can be found here:

<http://www.marketgeorgia.org/resource/meriwether-county-tourism-resource-team-report>

The overall goal of the report is to increase investment in and development of new tourism product and to add depth and breadth to the visitor experience. Increase Meriwether County's tourism product development portfolio to create opportunity to introduce new audiences to Meriwether County's amazing variety of sites and attractions.

The strategy is to assist community leaders and tourism partners in fostering new tourism product within the County through the delivery of technical assistance and identification of financial resources and to encourage the creation of new opportunities/markets for Meriwether County tourism products through strategic partnerships, packaging and marketing.

Many recommendations were produced by the team. The implementation and consideration of these activities have the potential to boost economic development through tourism beyond the current level. Highlighted recommendations and implementation items are listed below.

- County wide historic resource survey and inventory (updated)
- Master preservation plan for the entire county encompassing every historic and natural resource
- Preservation ordinances, Certified Local Government, National Register, Local Districts
- Heritage tourism and local history museum
- Arts, Film, Theater
- Downtown Development – circuit riding main street manager
- Cultural and heritage district model code
- Signage program

- Local store featuring local products
- Adaptive reuse of historic structures
- Historic infill in downtowns
- Trails and nature based tourism
- Fairground/Conference center
- Marketing, branding, place making



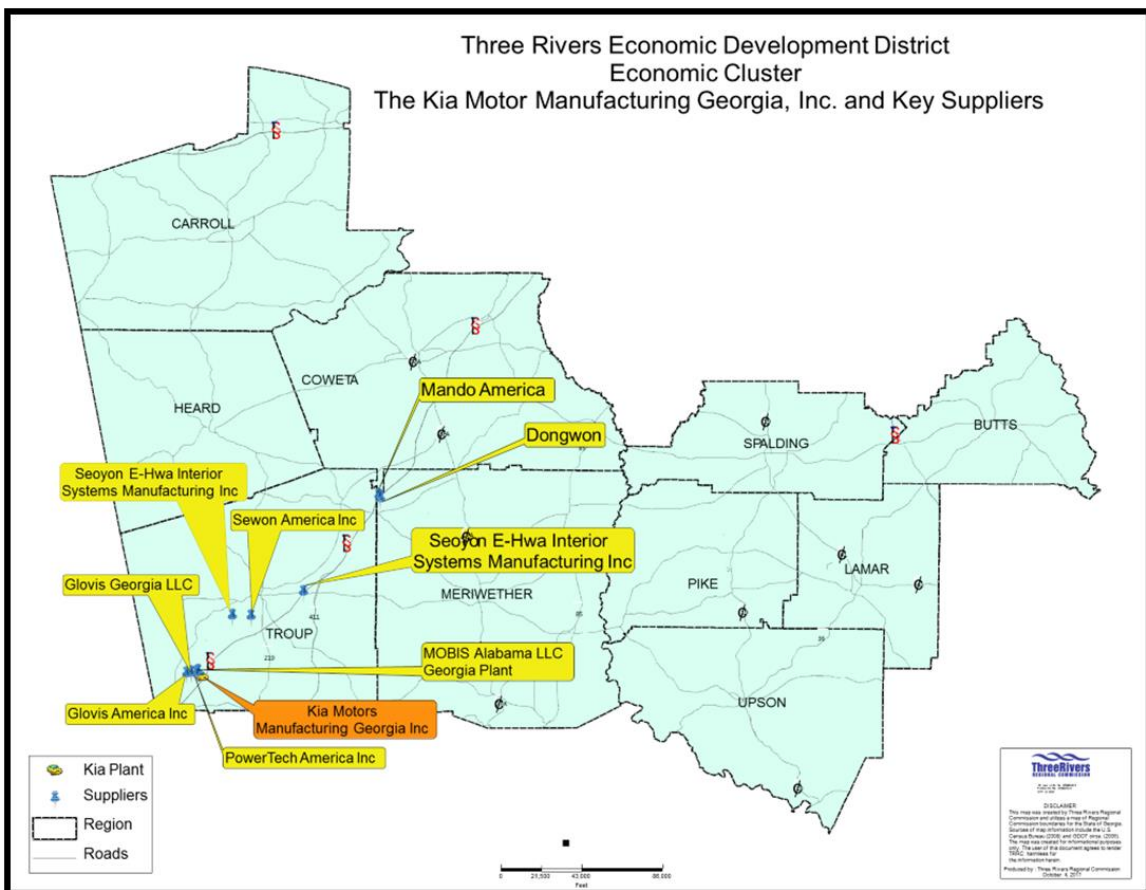
Regional Economy

Meriwether County plays a part in the regional economic development environment. Local economic development goals and priorities are also regional and vice versa. A Regional Comprehensive Economic Development Strategy (CEDS) for the Three Rivers region brings those shared goals together into a shared vision.

The purpose of a regional CEDS is to initiate and continue to sustain our local planning and implementation processes which create jobs, foster stability, diversify economies and improve living conditions in the region. The CEDS is an active mechanism for coordinating economic development activities as a valuable tool for bringing focus to planning and development efforts of unique and diverse communities throughout the Region.

The full CEDS document can be found on the Three Rivers Regional Commission website.

Within the regional CEDS, an economic development cluster is identified and centered on the KIA Motors Manufacturing plant and its regional suppliers. This includes the Meriwether Industrial Park which is home to Mando America and Dongwon. The proximity and access to this industrial market will continue to increase the industrial footprint, tax base, and distribution of infrastructure within Meriwether County.



The following economic development goals apply to Meriwether County and to the entire region.

GOAL 1 Improve overall quality of life for Three River’s residents and enhance the Three Rivers Economic Development District’s fiscal well-being.

Strategy 1: Increase the District’s commercial and industrial tax base.

Strategy 2: Implement the economic development visions outlined in the Comprehensive Economic Development Strategy and continue to attract and encourage quality developments to enhance the appeal of the Three Rivers Economic Development District.

Strategy 3: Continue to attract and retain a skilled workforce to meet the needs of business and industry in the District.

GOAL 2 Increase job availability within the Three Rivers Economic Development District.

Strategy 1: Establish workforce development and economic development as a top strategy for the District and improve resident’s access to jobs.

Strategy 2: Match workforce development services to skill levels and needs for residents.

Strategy 3: Utilize and promote established workforce development programs to residents.

GOAL 3 Establish the Three Rivers Economic Development District as a premier, unique, natural, and cultural destination in the State of Georgia.

Strategy 1: Encourage municipalities to implement and maintain design guidelines.

Strategy 2: Capitalize and build on existing natural and cultural assets through historic preservation and environmental design.

Strategy 3: Identify opportunities to create passive and active recreation.

Strategy 4: Identify opportunities to create cultural gathering spaces, events, and experiences.

GOAL 4 Protect the region’s cultural and economic diversity.

Strategy 1: Maintain the diverse business representation on local main streets and downtowns.

Strategy 2: Expand economic opportunities for low/moderate income citizens by targeting reinvestment and utilizing Community Development Block Grant (CDBG) funding and other financial resources.

Strategy 3: Promote workforce development through job fairs, mobile career unit strategies and work-based learning programs.

GOAL 6 Facilitate achieving economic development goals by the implementation of transportation Strategies.

Strategy 1: Continue to work with the State and local governments to implement existing transportation plans.

Strategy 2: Coordinate economic development decisions that support the goals of transportation efforts within the District.

Strategy 3: Explore multi-modal enhancements to the District.

GOAL 7 To support the expansion of Georgia’s Export/Import Highway from I-85 in LaGrange to I-75 in Macon.

Strategy 1: Collaborate with Troup, Meriwether and Upson Counties, Middle Georgia Regional Commission, Georgia Department of Transportation and Federal Highway Administration to evaluate parallel alternatives to I-20 that provide a direct route across the State of Georgia from the Port of Savannah to West Central Georgia.

Strategy 2: Conduct a corridor study to identify feasible locations and alignment alternatives for a multi-lane highway between LaGrange and Macon.

Strategy 3: Conduct public forums and other citizen involvement strategies to increase public awareness about the economic impact of Georgia’s Export/Import Highway.

GOAL 8 Increase the number of business and industries that establish, expand and maintain operations within the Three Rivers Economic Development District.

Strategy 1: Promote the Three Rivers Economic Development District as a business-friendly community.

Strategy 2: Provide subsidies, tax breaks, loans or grants to help new businesses establish themselves and existing business growth within the Three Rivers Economic Development District.

Strategy 3: Attract and attain a variety of businesses providing goods and services in all neighborhoods.

GOAL 9 Strengthen the role and vitality of main streets and downtowns, and building regional commercial districts.

Strategy 1: Improve the aesthetics of public places and spaces, existing squares, commercial streets through the use of available financing.

Strategy 2: Adopt Tax Allocation Districts (TAD) and Enterprise and Opportunity Zones, and other programs to target Strategy projects or district improvements

Strategy 3: Develop the quality, vitality mix of businesses within all commercial districts, main streets, and downtown squares.

Strategy 4: Promote more intense development of regional centers where appropriate to promote employment and tax base for major industrial/commercial centers.

Strategy 5: Build on existing nodes to create more efficiency in the regional centers and minimize the impact on other areas.

GOAL 10 Implement and refine the plans for the District’s largest industrial areas and plan for the reuse of underutilized buildings.

Strategy 1: Seek funding for brownfield cleanup and hazardous waste removal.

Strategy 2: Analyze trade-offs between loss and retention of industrial uses.

GOAL 11 Continue to support the State of Georgia's efforts to deepen the Savannah River to serve the Savannah Port.

Strategy 1: Interact with various state agencies and stakeholders to discuss the overall benefits of deepening the Savannah River channel to the Port of Savannah.

Strategy 2: Continuously educate our communities about the importance of the deepening of the Savannah River.

Strategy 3: Work with industries that seek to expand or establish a business that supports access to the Savannah Port.

GOAL 12 Establish program initiatives through public and private partnerships to improve soft skills of the District's workforce.

Strategy 1: Educate students K-12 about the importance of soft skills.

Strategy 2: Encourage public agencies and private industries to work together to find innovative methods to teach everyday skills of running a business.

Strategy 3: Strengthen mentorships and apprenticeships programs that focus on soft skills and on-the-job training; in particular by strengthening the College & Career Academies in the District.

Strategy 4: Encourage private industries to commit to workforce development in various community programs that target school-aged children ages 8 to 16 and assist with the development of career pathways.

Strategy 5: Expand job training for seniors in the District.

GOAL 13 Expand broadband to underserved rural communities and increase opportunities for business development.

Strategy 1: Continue the regional broadband taskforce to identify solutions to gain access to broadband in rural communities.

Strategy 2: Support state initiatives for broadband implementation and expansion.

Strategy 3: Seek various funding sources to help fund the expansion of broadband services to rural communities.

Strategy 4: Increase consumer awareness of the benefits of broadband access in rural areas.

GOAL 14 Expand Tourism opportunities within the Three Rivers Economic Development District.

Strategy 1: Seek opportunities that support natural and cultural tourism within the region.

Strategy 2: Seek opportunities to expand agri-tourism throughout the Three Rivers Economic Development District.

GOAL 15 Seek opportunities to expand movie and film production within the Three Rivers Economic Development District.

Strategy 1: Streamline permitting process.

Strategy 2: Identify a contact person from each local government to manage production companies.

Strategy 3: Develop a local database of shooting locations.

GOAL 16 Promote and expand agriculture in our District.

Strategy 1: Support agriculture education in our schools.

Strategy 2: Promote and support farmers markets.

Strategy 3: Promote extension agencies in our District.

Strategy 4: Support and encourage sustainable and local agriculture.

Strategy 5: Support local food in our schools.

GOAL 17 Expand and improve access to rural healthcare in our District.

Strategy 1: Seek funding for rural healthcare facilities.

Strategy 2: Expand mental health and geriatric facilities.

CHARACTER AREAS

Designated Character Areas

The geographic vision for Meriwether County and its Cities is accomplished with designating character areas. Character areas are defined as areas which have distinct development patterns, function, and land uses. Each area is used for the promotion of locally desired types of growth, development, and methods of preserving the community's unique sense of place.

Character areas within Meriwether County include downtowns, city residential, peripheral growth areas, residential village, rural development, crossroad communities, historic town center, public institutional, or, commercial nodes and corridor, mixed use development, industrial, mill village revitalization, railroad activity center, parks and conservation, trail corridor, and the Flint River corridor.

Downtowns

Defining Narrative

The downtown areas of the Cities of Greenville, Manchester and Warm Springs contain unique character and functionality. These areas are comprised of historic commercial structures and community landmarks and civic space such as the County Courthouse in Greenville. This character area contains a high degree of pedestrian connectivity between commercial and neighboring residential areas. Mixed-use is encouraged here such as residential space above retail.



Recommended Land Uses

- Commercial
- Governmental buildings and civic spaces
- Libraries, Post Office, police, fire, and rescue
- single-family and multiple-family
- Loft apartments
- Parks, recreational centers, and open space
- Small scale parking facilities

Implementation Strategies

- Promote the reinvestment and revitalization of existing historic buildings and structures.
- Promote extra parking to be located within the rear or side of the establishment.
- Installation of street trees, lighting, and other public improvements.
- Ensure pedestrian connectivity to all public places.
- Establish architectural design standards, to include the use of decorative columns, railings and awnings.
- Implement mixed use zoning classification to allow upper story lofts.
- Increase marketing efforts in order to create a community sense of place and to attract potential tenants and developers.
- Establish a strict sign ordinance.
- Encourage the promotion and preservation of historic and cultural resources by nominating them for placement on the National Register of Historical Places.
- Encourage the use of preservation tax credits for the rehabilitation of historic structures listed on the National Register of Historic Places individually or as part of a district.
- Promote façade and sign assistance programs.

City Residential

Defining Narrative

City residential land uses are designated within the Cities of Gay, Greenville, Luthersville, and Manchester. It is comprised of traditional residential spaces with similar street orientation, smaller lots, moderate pedestrian connectivity, and proximity to retail options and civic buildings. This designation also includes other uses such as institutional and neighborhood commercial. These areas are primarily located adjacent to the downtown commercial heart of the city and along the primary roadways leading into the historic town center. Many of the existing residential structures are historic and are likely eligible for the National Register of Historic Places. Appropriate infill development with proper design and scale will be encouraged in this area to retain integrity and sense of place.



Recommended Land Uses

- Single-family and multi-family residential
- Retirement communities and centers
- Master planned communities
- Traditional neighborhood development
- Governmental buildings and civic spaces
- Commercial, office, and institutional uses
- Parks, recreation, and open space areas

Implementation Strategies

- Ensure compatibility of new developments within the surrounding neighborhoods.
- Ensure that multiple-family developments are an appropriate scale and conform to the character of the surrounding neighborhood.
- Any commercial, office, or institutional uses should be small-scale developments, fitting into the community fabric, and providing goods and services to the neighborhood residents.
- Establish pedestrian connectivity to adjacent properties and activity centers
- Promote historic and cultural resources by nominating them for placement on the National Register of Historical Places.
- Allow for mixed-use and senior housing developments.
- Develop guidelines for development having architectural features, focal points, attractive signage, and connectivity to open space areas for residents.
- Seek to implement traffic calming measures and pedestrian crossings to ensure safety.
- Promote shallow front yard setbacks with wide sidewalks.

Peripheral Growth Areas

Defining Narrative

Land immediately outside the city limits and surrounding the incorporated areas of Meriwether County are part of the peripheral growth areas. The majority of this area is characterized by residential and commercial uses. Future development, especially residential, and expansion of existing infrastructure will be encouraged here. The expansion of water service into unincorporated Meriwether County will emanate from the cities where such services are offered. Land uses will likely resemble adjacent uses.

Recommended Land Uses

- Single-family and multi-family residential
- Retirement communities and centers
- Master planned communities
- Commercial, office, and institutional uses
- Parks, recreation, and open space areas



Implementation Strategies

- Promote the expansion and upgrade of community facilities such as water, sewer, and telecommunications.
- Promote small-scale development for future commercial, office, or institutional uses.
- Establish pedestrian connectivity to adjacent properties and activity centers via sidewalks and street connections.

Residential Village

Defining Narrative

This character area is designated for the promotion of small scale footprint housing development within the Town of Gay. The area contains very small parcels and was once slated for mobile home development but could be utilized for “tiny house” development. The residential village area could help diversify the housing options in the area and take advantage of recent trends in the market.



Recommended Land Uses

- Single family residential
- Pocket Parks
- Small scale neighborhood commercial

Implementation Strategies

- Allow flexibility within the zoning ordinance to provide flexible housing options.
- Provide future connections to adjacent properties and developments.
- Promote small scale housing as affordable workforce housing.

Rural Development

Defining Narrative

The area is characterized by agriculture, forestry, estate residential, and single family on large acre lots. Low-density development and conservation subdivisions are encouraged to preserve the rural character of the landscape. The preservation of the scenic and rural landscape is a priority in this area.



Recommended Land Uses

- Agricultural
- Equestrian
- Estate residential lots and single-family
- Conservation subdivisions
- Master planned communities
- Small-scale commercial uses providing neighborhood goods and services
- Passive recreational parks

Implementation Strategies

- Promote new development to be large lot or estate style having a minimum of 2 acres or greater.
- Promote agri-tourism and related uses such as equestrian centers, boarding stables, riding academies, nature preserves, botanical gardens and arboretums.
- Encourage a higher quality of building materials for residential development.
- Encourage workforce affordable housing.
- Encourage the rehabilitation of existing housing
- Encourage semi-pervious surfaces to be used within development.
- Preserve and maintain the scenic rural character of the area.
- Encourage new residential development to include buffer areas along roadways.
- Encourage the preservation of active farming activities such as crop cultivation, grazing, timber, and equestrian uses.
- Encourage new residential development that provides open spaces, and the conservation of natural resources such as conservation subdivisions.
- Encourage estate residential which preserves open land
- New residential development should be first located where existing infrastructure is available.
- Develop strict guidelines for the development of conservation subdivisions having architectural features, topographical design, and usable open space areas for residents.
- Develop and promote best practices for timber harvesting to minimize negative visual impacts along the roadways.
- Preserve the natural, cultural, and historic resources.

Gateways

Defining Narrative

Numerous gateways exist along the borders of Meriwether County and along the edges of the cities. These entrance points along roadway corridors provide residents and visitors a first impression of the community. Gateways can be both specific spots along a roadway or, for larger communities, a longer stretch of corridor. These can give a sense of place and identify success and pride of the community. Managing the appearance of these gateways and implementing attractive signage is a priority.

Recommended Land Uses

- Signage, landscaping and lighting



Implementation Strategies

- Plan and design signage to brand the individual cities or create signage which gives a sense of cohesion throughout Meriwether County.
- Seek various funding sources for gateway projects and beautification.
- Install signage and structures at prominent entrances throughout the County and its Cities.
- Partner and collaborate with Keep Meriwether Beautiful for litter pick up and projects.
- Collaborate with property owners to promote gateway beautification.
- Promote a sense of place and community pride.

Crossroad Communities

Defining Narrative

This character area node is identified by very small commercial areas that have or will be developed to serve the needs of historic crossroads in the rural areas of the County. Mostly limited convenience goods and services, such as small grocery stores, tack shops, personal service establishments, convenience stores, and gas stations, will occupy this area. In addition, the node can also be used secondarily for small, local institutions, such as churches, schools, and to house governmental service facilities. The area will be dominated by single story buildings with a single tenant or two tenant establishments in each. Existing structures and buildings may be modified to allow for commercial use. Typically, two-lane roadways with minimum traffic signalization are the main transportation vessels, as there is low street connectivity.



Crossroad communities in Meriwether County include, St. Marks (pictured above), Harris City, Raleigh, Alvaton, Odessadale, Durand, Stovall, Rocky Mount, and Carmel.

Recommended Land Uses

- Gateway signage
- Small scale commercial
- Local institutions such as churches, schools, and fire stations
- Greenspace

Implementation Strategies

- Encourage the rehabilitation and re-use of historic structures.
- Preserve the rural character and landmarks of the community providing small-scale commercial options.
- Allow the future development of small-scale retail centers to be harmoniously located within existing communities.
- Incorporate traffic-calming devices, such as stop signs, traffic signals, and speed bumps.
- Encourage architectural and design standards to be used for new development.
- Update sign ordinance to promote monument or wall signage unobtrusive to the surrounding residential uses.

Historic Town Center

Defining Narrative

The heart of the Town of Gay, Town of Lone Oak and the Cities of Woodbury and Luthersville have been designated as historic town centers. The historic cores within these areas are geographically and developmentally smaller in scale than the other communities in Meriwether County which have established downtowns. The historic fabric of historic town centers are especially important as they are the identity and place makers of these small communities.

Recommended Land Uses

- Single-family residential
- Mixed-use
- Small scale commercial
- Local institutions such as churches, schools, and fire stations
- Parks and community gathering spaces
- Governmental buildings and civic spaces



Implementation Strategies

- Promote the reinvestment and revitalization of existing historic buildings and structures.
- Installation of street trees, lighting, and other public improvements.
- Increase marketing efforts in order to create a community sense of place and to attract potential tenants and developers.
- Establish a strict sign ordinance.
- Encourage the promotion and preservation of historic and cultural resources by nominating them for placement on the National Register of Historical Places.
- Encourage the use of preservation tax credits for the rehabilitation of historic structures listed on the National Register of Historic Places individually or as part of a district.

Public and Institutional

Defining Narrative

This area is characterized by the essential facilities within the community. These areas contain larger scale government and municipal facilities, administration buildings, and institutional uses such as local schools, technical colleges, and other community service buildings. Proper access and connectivity to these areas are a priority.

Recommended Land Uses

- Governmental buildings
- Police, Fire, and Rescue Services
- Recreation centers
- Public educational facilities
- Technical colleges and workforce training centers
- Medical facilities and campuses



Implementation Strategies

- Provide essential services for the community by local municipalities.
- Provide learning resources and workforce training for the community.
- Encourage unified County services.
- Provide higher learning resources for the community.
- Increase accessibility by providing sidewalks
- Encourage increased connectivity bicycle lanes and facilities when feasible.
- Promote attractive and inviting landscaping and community spaces.
- Promote the establishment of local administration and services within a central location or building.
- Encourage the location of governmental buildings, civic spaces, libraries, and schools within close proximity of residential neighborhoods.

Commercial Areas

Defining Narrative

This character area highlights those commercial development areas, both nodal and corridor, which provide economic activity and employment opportunities to the community. These specific character areas are those which are outside the downtown commercial districts located within the cities. Commercial development consists of national brand and independent retailers and service providers, and restaurants. This includes office development and services which serve the community. Commercial and office development within this character area are located within the city limits of Luthersville, Manchester, and Woodbury. A linear commercial corridor with the same development activity is designated specifically along GA Highway 41 in the City of Manchester. Future development and re-development within these areas should focus on attractiveness, accessibility and improved functionality.



Recommended Land Uses

- Commercial and office park development
- Public and institutional
- Community gathering areas
- Parks and recreation

Development Strategies

- Promote well planned commercial and office developments to provide economic stability
- Ensure adequate screening and buffering between commercial uses and lower intensity residential uses within the neighborhood.
- Provide nodal areas for consumer goods and services within strategic intersections of the County.
- Provide safe access for automobiles and pedestrian accessibility.
- When feasible provide bicycle facilities and accessibility including bike lanes and racks at commercial establishments.
- Adopt and implement architectural design and sign standards and ordinances to increase attractive development.
- Adopt and implement landscape requirements within developments and along the corridor
- Ensure pedestrian friendliness by installing traffic calming devices and crossings.
- Utilize the Chamber of Commerce to provide information about local retailer and service providers to sustain and stimulate local businesses.

Mixed Use

Defining Narrative

This character area designates a corridor within the City of Woodbury along GA Highway 18 and a newly annexed section in the northwest quadrant of the City of Warm Springs. In Woodbury, the corridor is split by the Woodbury Historic Town Center. The area is majority traditional style residential with the future possibility of changing over to commercial use. Maintaining the integrity and historic nature of the corridor will be a priority. Future re-development should be of proper design and form as not to have a negative impact. The area within the City of Warm Springs is vacant and offers the potential for various mixed-use development opportunity.



Recommended Land Uses

- Single-family residential
- Multi-family residential
- Small scale commercial
- Public and institutional
- Civic
- Parks

Implementation Strategies

- Require new structures to locate close to roadway and new parking facilities to be located in the rear.
- Ensure change of use of does not negatively impact existing historic structures.
- When feasible provide bicycle facilities and accessibility including bike lanes and racks at commercial establishments.
- Adopt and implement architectural design and sign standards and ordinances to increase attractive development.
- Promote preservation tax incentives for the rehabilitation of structures listed or eligible for the National Register of Historic Places.

Industrial

Defining Narrative

This character area is intended to feature and promote the designated industrial areas. These are activity centers which include various industrial, manufacturing, warehousing, distribution, and larger scale commercial land uses. These areas serve as employment hubs for residents of Meriwether County and the surrounding municipalities. Expanded infrastructure to appropriate areas adjacent to these existing sites are a priority. Proper access and connections to and from primary roadways is encouraged.

Recommended Land Uses

- Heavy and light industrial
- Distribution and warehousing storage
- Research and Development

Implementation Strategies

- Seek suitable large manufacturing operations.
- Promote industrial parks as part of the KIA economic development cluster.
- Encourage the use of existing industrial sites versus developing new sites.
- Seek Federal, State, and local programs supporting economic development opportunities.
- Implement incentive packages for economic development and business relocations.
- Secure additional funding for work force training programs.
- Ensure adequate screening and buffering between industrial uses and lower intensity uses surrounding the site such as residential.
- Promote employment opportunities for skilled workers within the County and surrounding jurisdictions.
- Stabilize a balance between jobs and housing.
- Promote workforce housing close by employment centers.
- Continue partnership with Three Rivers Workforce Development.



Mill Village Revitalization

Defining Narrative

This character area highlights the historic Manchester Mill site and surrounding neighborhood within the City of Manchester and is also referred to as “the village”. This area is ideal for revitalization but could include the reestablishment of small scale industrial and commercial uses. The natural area adjacent to the old mill site is currently a passive park area. Much of the surrounding mill housing and neighborhoods are in need of rehabilitation. Current housing scale is ideal for those who want small lots and smaller scale housing units.



Recommended Land Uses

- Mixed use
- Light industrial and commercial
- Single family and multi-family residential
- Passive parkspace and greenspace

Implementation Strategies

- Promote the preservation of remaining mill structures and smoke stacks as part of the neighborhood identity.
- Promote the reinvestment and revitalization of adjacent housing.
- Promote re-use of buildings and appropriate infill opportunities.
- Encourage the upgrade of blighted residential buildings and neighborhoods.

- Seek Federal and State incentives and grants for the redevelopment of Brownfields.
- Seek Federal and State incentives and grants for the redevelopment of blighted residential buildings and neighborhoods.
- Develop incentive package for property owners to reinvest in properties.
- Promote housing for the railroad workers.
- Develop and implement signage which promotes the neighborhood.

Railroad Activity Center

Defining Narrative

This character area delineates the CSX railyard and adjacent properties within the City of Manchester. As an active rail hub, the area has the potential to be promoted as an inland port to serve the surrounding region. The railroad activity center forms a large swath of land within the City of Manchester, therefore warrants special attention. The rail yard is located adjacent to the Manchester Mill revitalization area.

Recommended Land Uses

- Freight distribution
- Transportation corridor
- Commercial

Implementation Strategies

- Form partnerships with CSX Corporation and other stakeholders for the promotion of an inland port designation.
- Promote railroad related workforce housing opportunities in the adjacent Manchester Mill Village revitalization area.
- Promote railroad support services within and surrounding the area.



Parks and Conservation

Defining Narrative

This character area designates areas for parks, recreational facilities, greenspace, and wildlife management. This area includes passive greenspace for recreation and the promotion of hiking trails, multi-use paths, canoeing, camping and other activities. Important resources in this area include Lake Meriwether Park, Joe Kurz Wildlife Management Area, and the Little White House State Historic Site.



Recommended Land Uses

- Passive parks
- Wildlife management areas
- Greenspaces
- Natural, historic, and cultural sites
- Trail development

Development Strategies

- Protect the environment and natural resources within the County.
- Protect the rural and scenic character of the County.
- Protect state parks, historical areas, and wildlife management areas and promote their proper use, and enjoyment.
- Utilize historical and natural resources as tools for education.
- Provide areas of both active and passive recreation for residents of the County and its Cities.

- Provide recreational opportunities for both residents and tourists such as multi-use paths, hiking trails, and walking trails.
- Promote exercise and healthy lifestyles
- Develop a master plan for parks, recreation, and greenspace preservation.
- Seek funding, both state and federal, for the acquisition of additional greenspace and parkland.
- Partner with organizations such as the Trust for Public Land, the Nature Conservancy, and the Georgia Conservancy for the promotion of park development.
- Consider a master bikeway development plan to promote connectivity and tourism.
- Explore and develop connectivity between sites via bicycle routes and multi-use paths.
- Acquire abandoned railroad right-of-way and utilize the federally funded Rails to Trails program to encourage the reuse of abandoned or unused railways.

Trail Corridor

Defining Narrative

This character area delineates a small portion of abandoned Central of Georgia rail line within the City of Greenville. The line runs the entire length of Meriwether County and previously connected the Raymond community in Coweta County to the City of Columbus. Although part of the larger line, the City of Greenville has the opportunity to create parkspace along the corridor. Passive park space is needed in this part of Meriwether County. There is possible opportunity to expand the trail southward to connect to planned trails neighboring jurisdictions to the south.

Recommended Land Uses

- Passive park
- Multi-use path development
- Recreation

Implementation Strategies

- Preserve the corridor from development.
- Promote connectivity and multi-modal access to activity centers.
- Create linear park and trails.
- Collaborate with other public and private entities to promote the development of the trail.



Flint River Corridor

Defining Narrative

The Flint River forms the eastern border for almost the entire length of Meriwether County. This character area highlights the Flint River due to its importance as a natural and cultural resource but also for its role in eco-tourism. The protection and promotion of this invaluable resource is a local priority. Opportunities exist to partner with adjacent jurisdictions to promote the Flint River as an official blue trail.



Recommended Land Uses

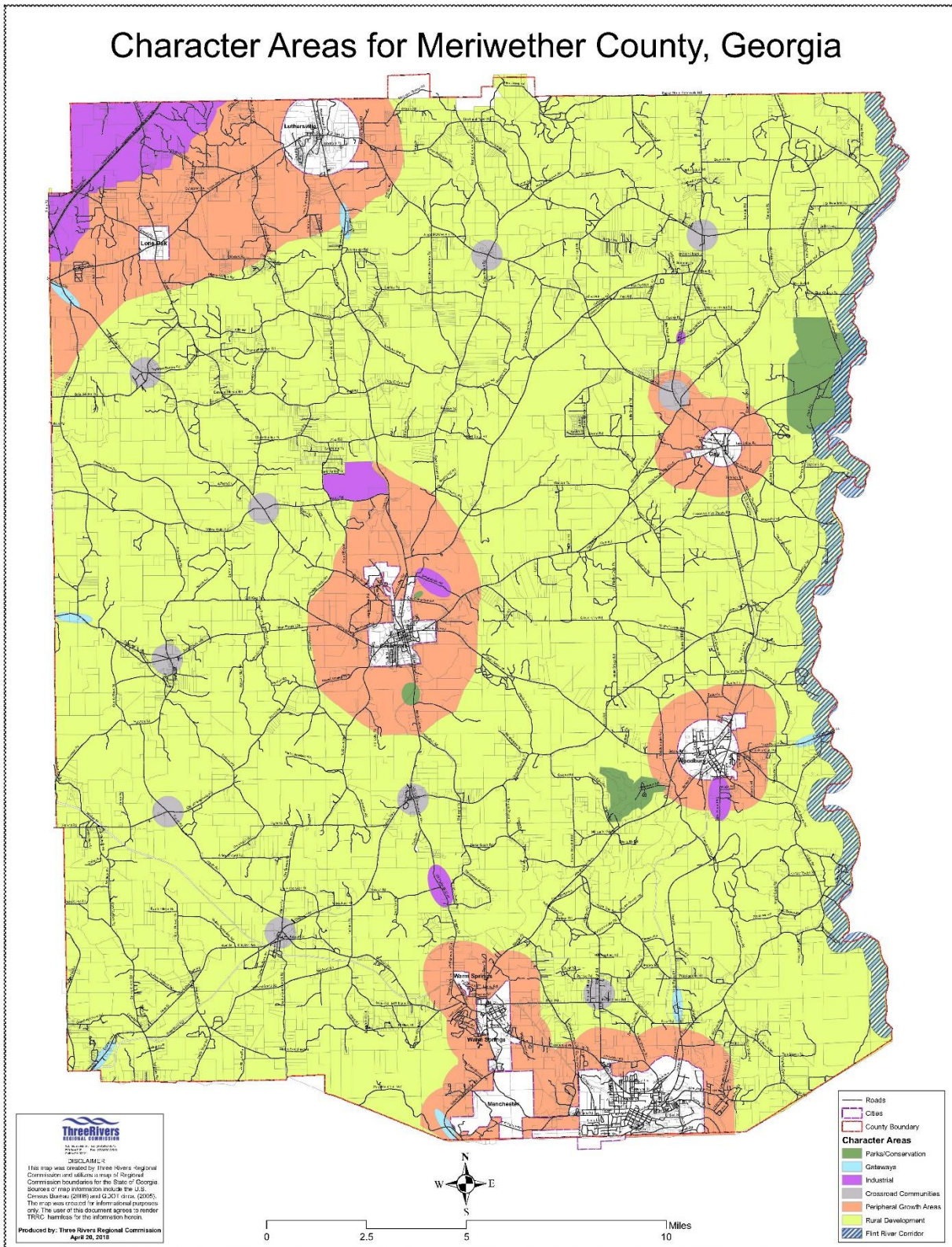
- Passive parks and recreation
- Conservation
- Water trail development

Implementation Strategies

- Promote the river for eco-tourism, river recreation and a blue way.
- Utilize the river for environmental protection education.
- Buffer the river from any potential development.
- Partner with organizations such as the Flint Riverkeeper, The Nature Conservancy, the Georgia Conservancy, for the promotion and protection of the corridor.
- Establish boat ramps and create increased access points along the river.
- Partner with the Trust for Public Land for the acquisition of land along the corridor for future use and parkspace.
- Improve and promote established boat ramps and access points.

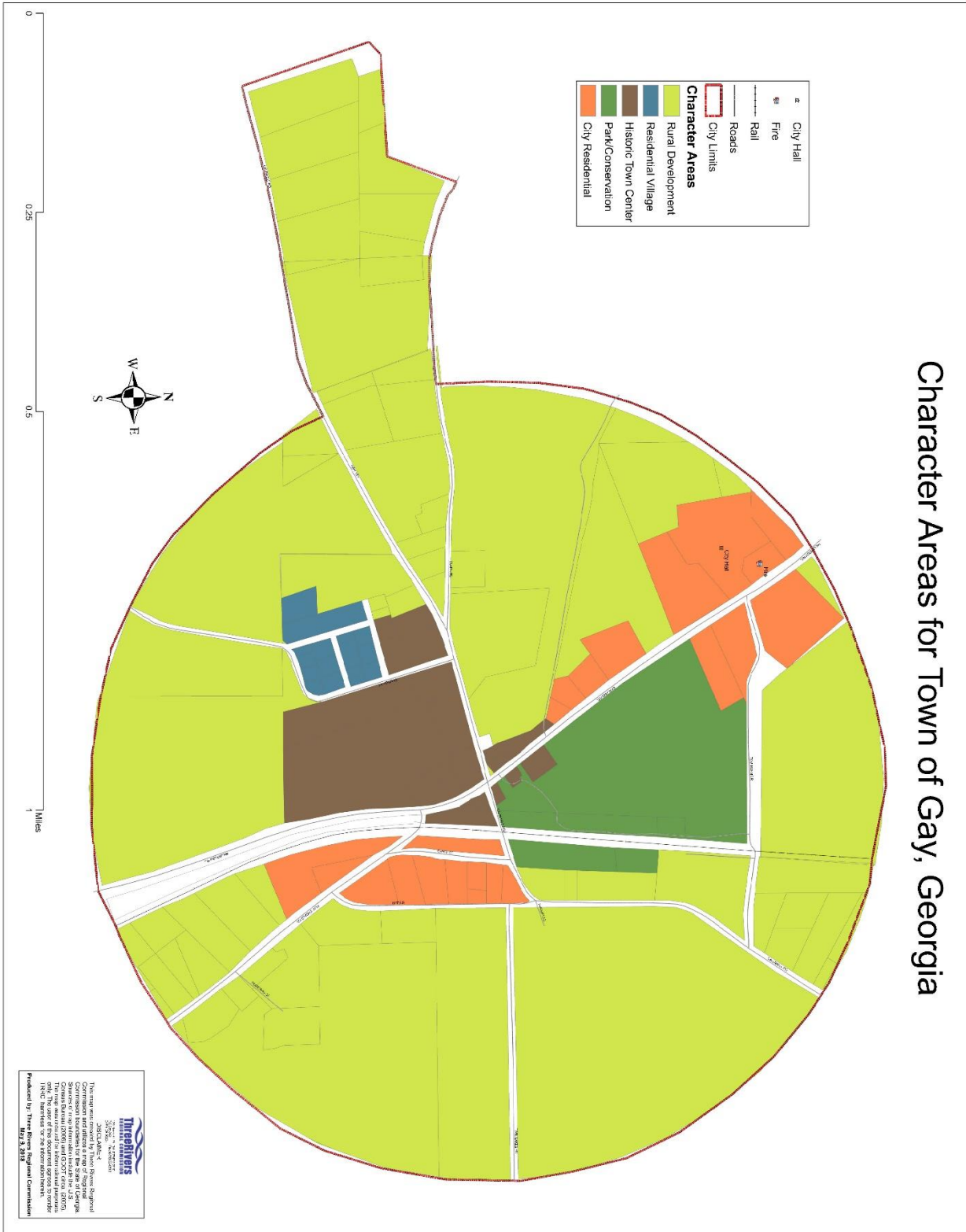
Meriwether County Map

Character Areas for Meriwether County, Georgia



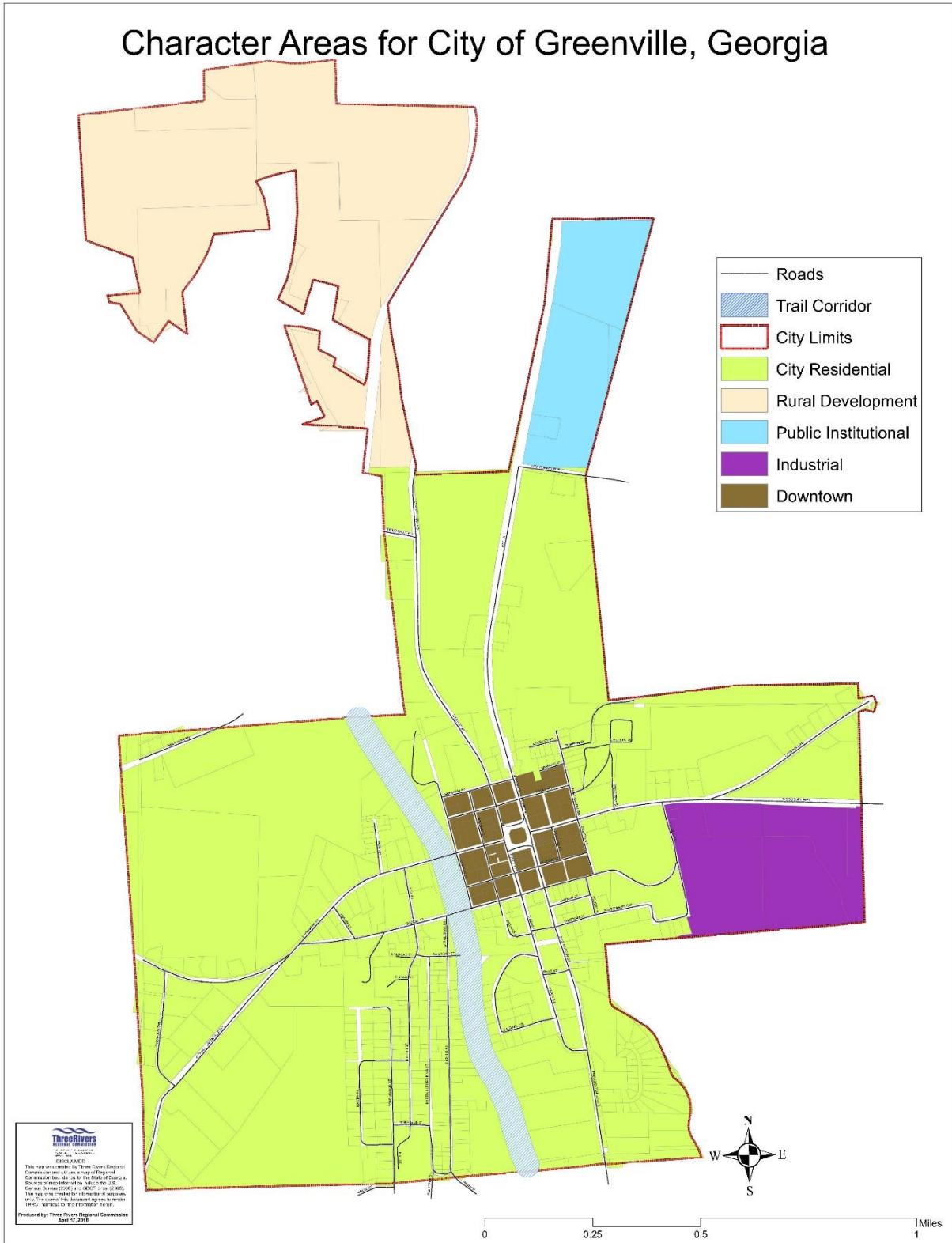
Town of Gay Map

Character Areas for Town of Gay, Georgia

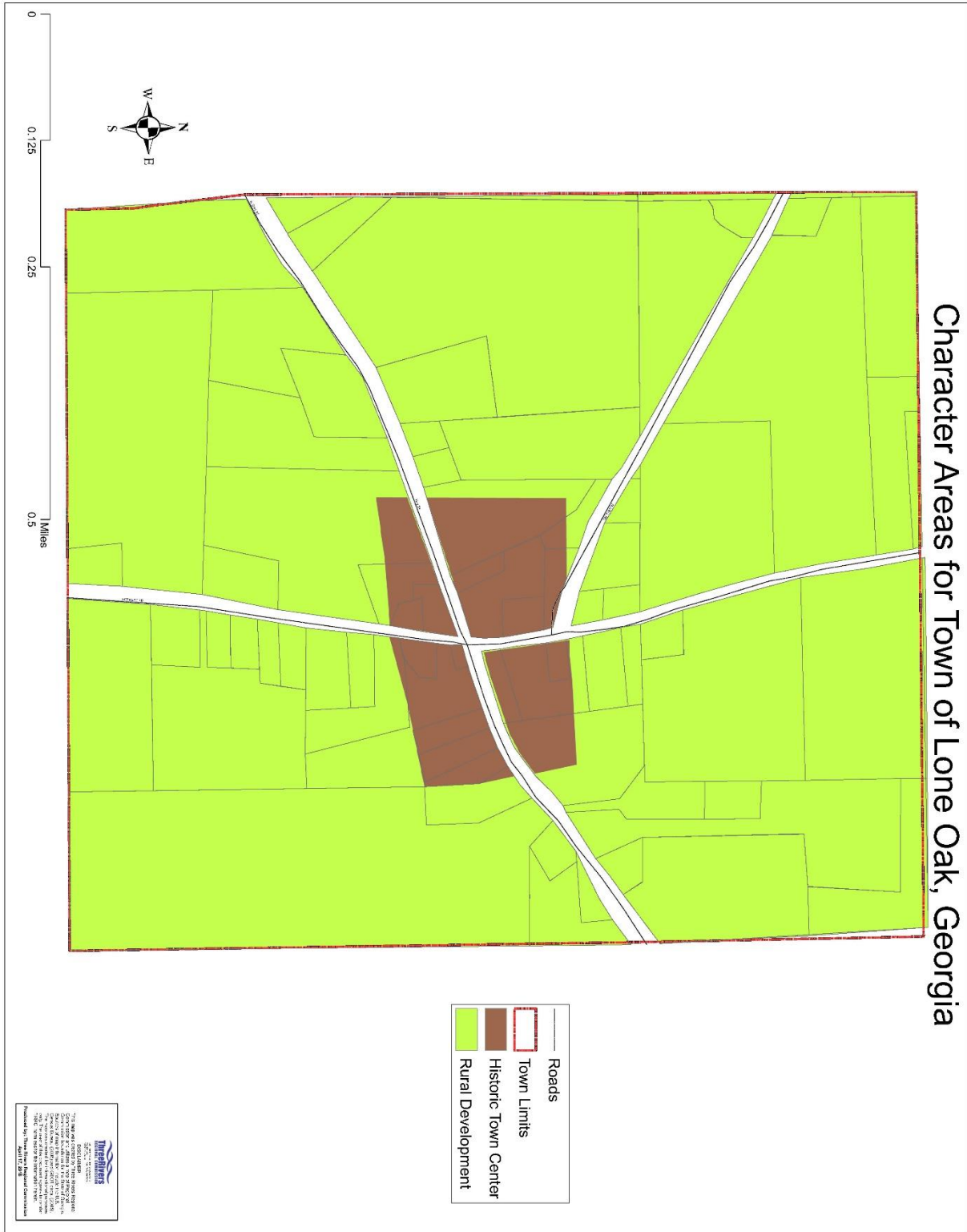



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City of Greenville Map

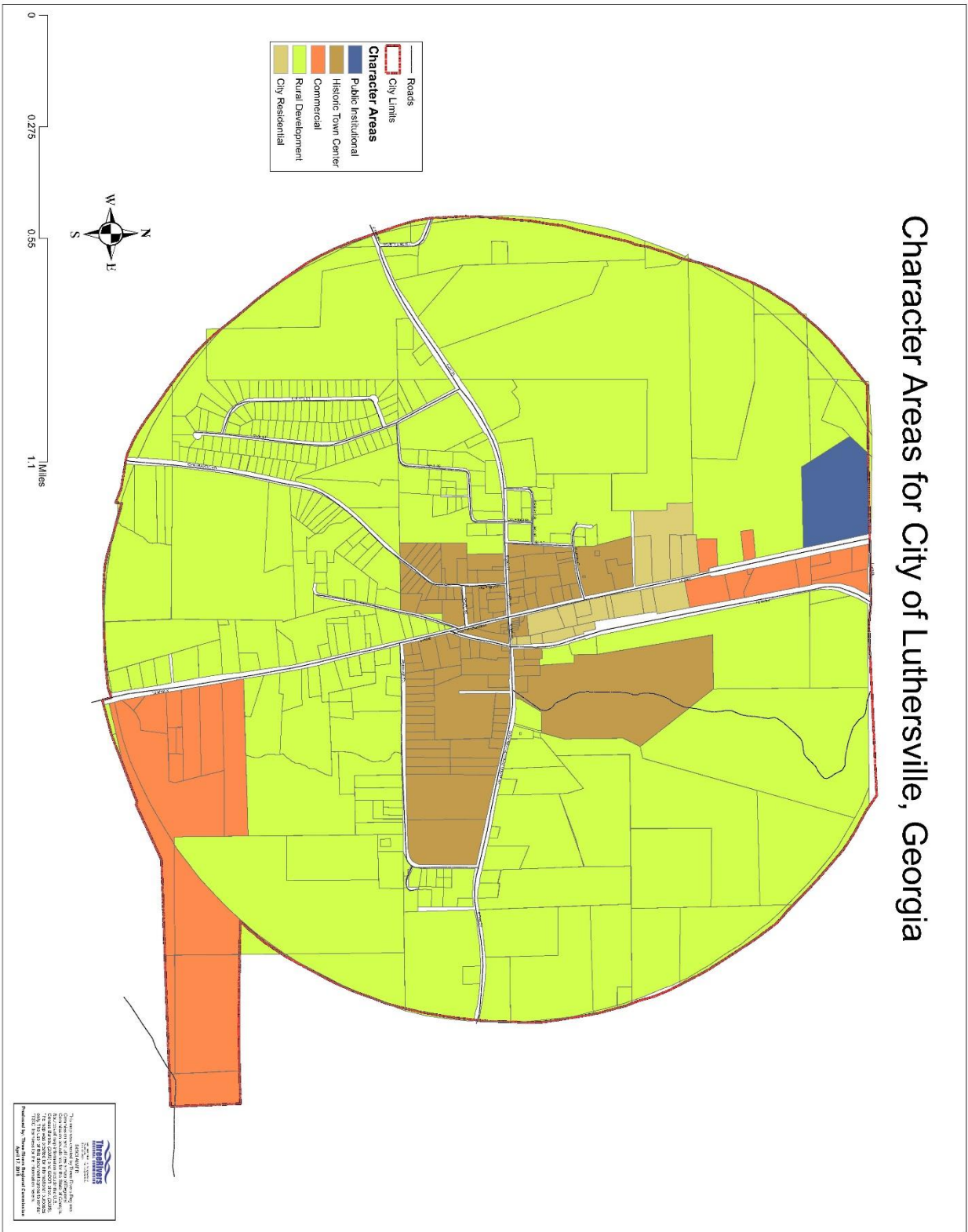


Town of Lone Oak Map



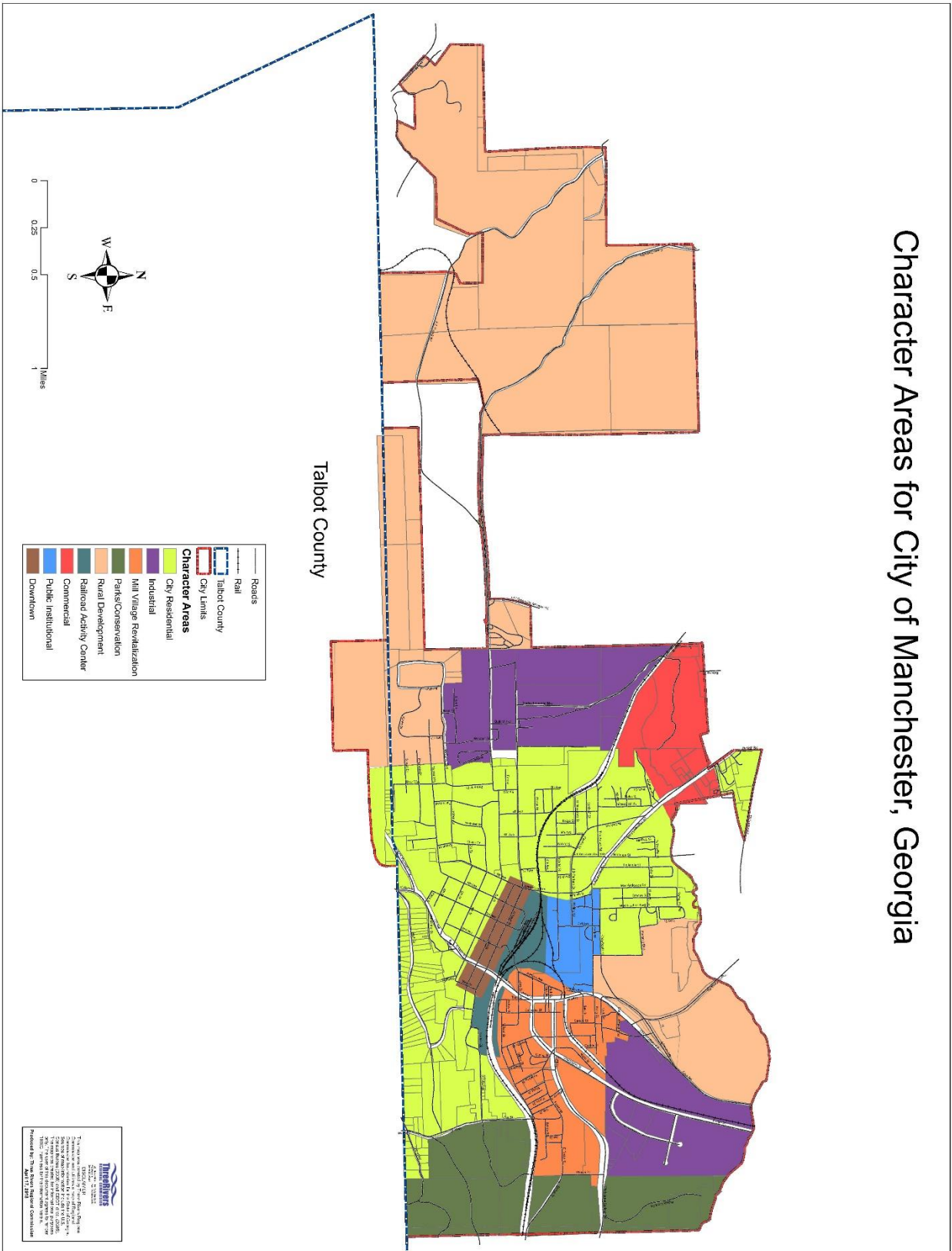
City of Luthersville Map

Character Areas for City of Luthersville, Georgia

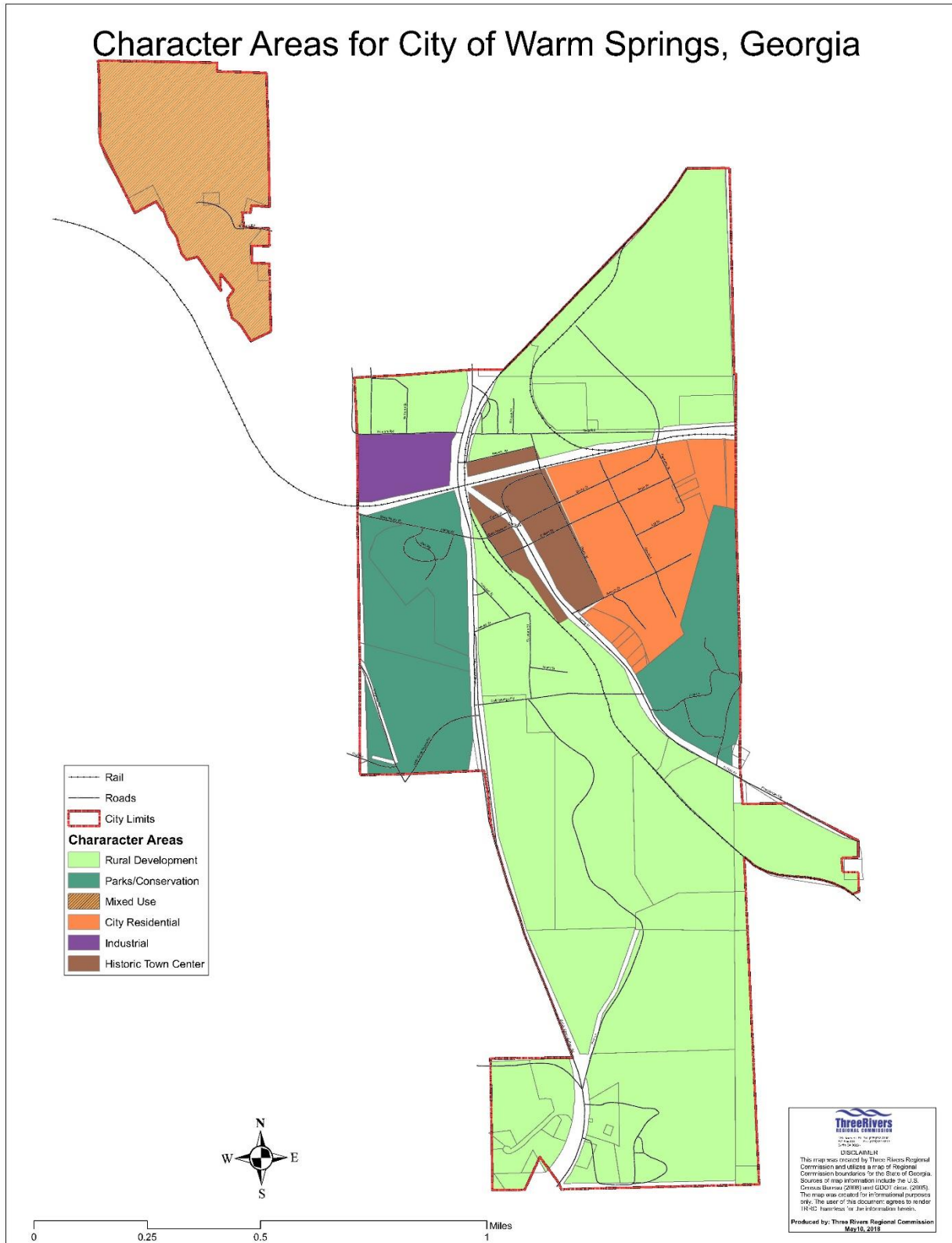


City of Manchester Map

Character Areas for City of Manchester, Georgia

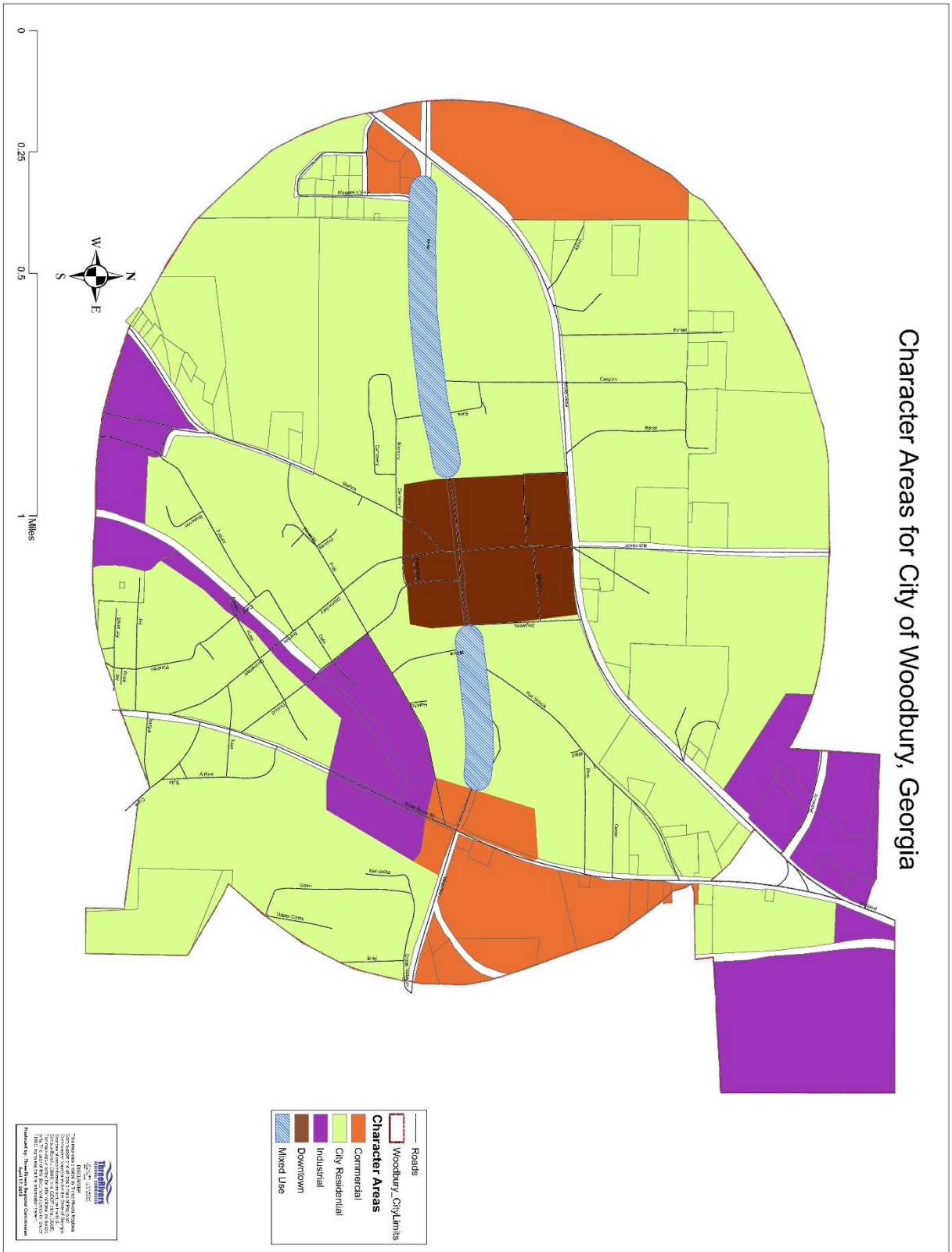


City of Warm Springs Map



City of Woodbury Map

Character Areas for City of Woodbury, Georgia



COMMUNITY WORK PROGRAM

Community Work Programs were developed by Meriwether County and each City. The work programs include the Report of Accomplishments for the previous five years and new work programs containing priority projects identified by the local government.

Meriwether County

MERIWETHER COUNTY 2013-2017 SHORT TERM WORK PROGRAM REPORT OF ACCOMPLISHMENTS		
Project or Activity	Status	Explanation
Create a County Recreation Program	Postponed	Will address in the future. Long term policy.
Construct a New Ambulance Station in the Eastern Portion of the County	Complete	
Construct a New Municipal Complex/Public Works Building	Postponed	Priority was made to new 911 Center. Considered a long term project. Long term policy.
Pave Priority Roads	Underway	Ongoing policy.
Purchase paving equipment for Public Works	Complete	Additional equipment will be purchased as needed and with available funding.
Update E-911 CAD System	Complete	
Industrial Land Acquisition	Underway	Ongoing when feasible. Long term policy.
Broadband at the Industrial Park	Postponed	Considered part of ongoing policy for broadband expansion.
50,000 square foot Speculative Building at the Industrial Park	Postponed	Will address in the future when additional funds are available.
Develop Water System from existing City Centers with existing water systems	Underway	Considered a long term policy and will be addressed as part of the peripheral growth areas implementation.

**MERIWETHER COUNTY – COMMUNITY WORK PROGRAM 2018-2023
GENERAL ADMINISTRATION**

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Implement GIS System for County Use	2018-2020	\$25,000	Meriwether County	SPLOST
Develop a County Wide Solid Waste Program with Additional Recycling and Waste Collection Sites	2019-2021	\$250,000	Meriwether County	Landfill Reserve Fund
Records Research Software/Agenda Management	2020-2022	\$10,000	Meriwether County	SPLOST
Renovation of Existing County Buildings and Facilities	2021-2023	\$100,000	Meriwether County	SPLOST
Pave Tax Administration Building Parking Lot	2018-2019	\$60,000	Meriwether County	Grants
Study Feasibility of Developing a County Inert Landfill for Debris	2020	In House	Meriwether County	Landfill Reserve Fund/General Fund

**MERIWETHER COUNTY – COMMUNITY WORK PROGRAM 2018-2023
PUBLIC SAFETY**

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Complete Construction of New Fire Stations	2018-2019	\$3,800,00	Meriwether County	Fire Bond/Fire District
Hire and Train firefighters for Expanded Fire Department Services	2018-2019	\$900,000 per year	Meriwether County	Fire District
Purchase 2 New Fire Trucks	2018-2019	\$450,000	Meriwether County	Fire Bond
Purchase 2 Additional Trucks	2020-2022	\$500,000	Meriwether County	SPLOST/Fire District
Purchase Replacement Vehicles for Meriwether County Sheriff's Office	2019-2023	\$150,000	Meriwether County	SPLOST
Establish Ambulance Replacement Program	2019-2023	\$300,000	Meriwether County	SPLOST/General Fund
Complete Renovations of Existing Fire Stations	2020-2023	\$100,000	Meriwether County	Fire District
Construction of Two Additional Fire Sub-Stations	2020-2021	\$250,000	Meriwether County	Fire District

**MERIWETHER COUNTY – COMMUNITY WORK PROGRAM 2018-2023
BUILDINGS AND CODES**

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Review and Codify Existing County Codes	2018-2019	\$3,000	Meriwether County	General Fund
Develop Utility Corridor Ordinance for Future Growth	2019-2020	In House	Meriwether County	General Fund
Update Road Paving Standards	2019-2020	In House	Meriwether County	General Fund
Develop Zoning Districts to allow for a Variety of Housing Opportunitites	2018-2020	In House	Meriwether County	General Fund
Hire Additional Staff for Code Enforcement	2018-2019	\$25,000 /yr	Meriwether County	General Fund/Fees
Implement Conditional Zoning on Commercial and Industrial Rezoning Requests as needed to protect surrounding Communities	2018-2023	Staff Time	Meriwether County	General Fund

**MERIWETHER COUNTY – COMMUNITY WORK PROGRAM 2018-2023
WATER AND SEWER**

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Water and Sewer Study and Masterplan for Expansions of Water Services	2018-2020	\$20,000	Water and Sewerage Authority/Meriwether County	Water & Sewer Fees, Grants
Expansion of Water Systems into Unincorporated County	2020-2023	\$2,000,000	Meriwether County/Water & Sewerage Authority	Water and Sewer Bonds
Expansion of Industrial Park Sewer System and Capacity	2019-2023	\$1,600,000	Water & Sewerage Authority	Water & Sewer Fees, Grants, SPLOST
Expansion of Water Lines in Greenville North Industrial Park	2019-2021	\$200,000	Water & Sewerage Authority/Meriwether County	Water & Sewer Fees, Grants, SPLOST

**MERIWETHER COUNTY – COMMUNITY WORK PROGRAM 2018-2023
TRANSPORTATION**

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Resurface Roadways on an Annual Basis	2018-2023	\$6,000,000	Meriwether County	GDOT, SPLOST
Bridge Replacement Program	2019-2023	\$500,000	Meriwether County	GDOT, SPLOST
Seek TSPLOST and other funding options for transportation	2019-2023	\$2,000	Meriwether County	General Fund
Develop a Road Paving Bridge Replacement Program	2020-2023	\$4,000,000	Meriwether County and Cities	TSPLOST

**MERIWETHER COUNTY – COMMUNITY WORK PROGRAM 2018-2023
AIRPORT**

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Obstruction Clearance Project	2018	\$400,000	Airport Authority/Meriwether County	Federal, State/Local
Enter into ground lease for Private Construction of Hanger	2019	\$0	Airport Authority	N/A
Seek Fixed Base Operator Services for Airport	2019	\$0	Airport Authority	N/A
Continue Planning for Parallel Taxiway	2020	\$1,000	Airport Authority/GDOT	Airport Authority

**MERIWETHER COUNTY – COMMUNITY WORK PROGRAM 2018-2023
RECREATION**

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Lease and Renovate Greenville Gym for Recreation Use	2018-2020	\$300,000	Meriwether County	SPLOST
Lease and improve Greenville Baseball Field for Recreation Use	2018-2020	\$25,000	Meriwether County	General Fund
Develop walking trail on sections of Abandoned Railroad	2019-2021	\$25,000	Meriwether County/Cities	General Fund/ Grant
Install Playground equipment for Recreation Uses	2019-2023	\$50,000	Meriwether County	General Fund SPLOST/Grants
Complete Lake Meriwether Trail and Develop Additional Park Use	2018-2023	\$100,000	Meriwether County/ Chamber of Commerce	General Fund/ Grants
Promote Flint River Recreational Opportunities	2018-2023	Staff Time	Meriwether County/Chamber of Commerce	General Fund and Hotel/Motel Tax
Complete Recreational Shooting Range	2018-2020	\$100,000	Meriwether County	Grants
Develop a Countywide Recreation Master Plan	2019-2021	\$10,000	Meriwether County	General Fund/ Grants

**MERIWETHER COUNTY – COMMUNITY WORK PROGRAM 2018-2023
ECONOMIC DEVELOPMENT AND TOURISM**

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Develop Greenville North Industrial Park	2019-2023	\$500,000	Meriwether County/IDA	Land Sales
Promote all existing Industrial and Commercial opportunities throughout the County	2018-2023	\$,1000 per year	Meriwether County/Cities IDA/Chamber of Commerce	General Funds and Hotel/Motel Tax
Promote locally owned businesses	2018-2023	\$1,000 per year	Meriwether County/Cities IDA/Chamber of Commerce	General Funds and Hotel/Motel Tax
Continue to explore opportunities for Broadband/Internet Service	2018-2023	\$1,000 per year	Meriwether County/Cities IDA/Chamber of Commerce	General Funds and Hotel/Motel Tax
Continue to work with the State to promote County as Camera-Ready	2018-2023	\$1,000 per year	Meriwether County/Cities IDA/Chamber of Commerce	General Funds and Hotel/Motel Tax

Town of Gay

TOWN OF GAY 2013-2017 SHORT TERM WORK PROGRAM REPORT OF ACCOMPLISHMENTS

Project or Activity	Status	Explanation
Collaborate with Meriwether County to form Conservation Commission	Not Accomplished	Dropped. Not a priority.
Continue to acquire open space for park and recreation expansion	Underway	Moved to new CWP.
Create a website for the city	Underway	Moved to new CWP.
Prepare a stormwater drainage management plan	Not Accomplished	Dropped. Not feasible at this time.

TOWN OF GAY – COMMUNITY WORK PROGRAM 2018-2023

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Continue to acquire open space for park and recreation expansion	2018-2019	\$10,000	City, Private Party	General Fund, SPLOST
Create a website for the city	2018	N/A	City	General Fund
Expand water lines north	2018-2020	\$500,000	City, County	Grants, Loans
City Hall relocation and rehabilitation	2018	\$10,000	City	General Fund, SPLOST

City of Greenville

CITY OF GREENVILLE 2013-2017 SHORT TERM WORK PROGRAM REPORT OF ACCOMPLISHMENTS

Project or Activity	Status	Explanation
Downtown Streetscape Phase II	Complete	
Downtown Streetscape Phase III	Underway	Move to new CWP.
County-wide water authority	Postponed	County project and policy.
Wastewater treatment plant/system upgrade	Underway	Moved to new CWP.
Rails to Trails multi-use path	Postponed	Moved to new CWP.
New Senior Center	Not Accomplished	Dropped. Not feasible at this time.
Parking lot upgrades	Underway	Moved to new CWP.
Recreation complex	Postponed	County issue and will be address in the future as a policy.

CITY OF GREENVILLE – COMMUNITY WORK PROGRAM 2018-2023

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Downtown Streetscape Phase III	2018-2020	\$90,000	City, County, GDOT	SPLOST
Wastewater treatment plant upgrade	2018-2022	\$5,900,000	City	Grants, Loans
Parking lot upgrades	2018-2022	\$25,000	City	General Fund, Grants
Sidewalk repairs and expansion	2019-2023	\$250,000	City, GDOT	SPLOST, GDOT
Water system upgrades	2018-2020	\$750,000	City	General Fund, Grants
Renovation of building for youth programs and recreation	2018-2022	\$15,000	City	SPLOST, Grants
Development of trail system on abandoned railroad	2019-2021	\$115,000	City, County, Private	General Fund, Grants
Street improvements and resurfacing	2018-2023	\$10,000	City, County	SPLOST, GDOT

Town of Lone Oak

TOWN OF LONE OAK 2013-2017 SHORT TERM WORK PROGRAM REPORT OF ACCOMPLISHMENTS

Project or Activity	Status	Explanation
Repair and expansion of town sidewalks.	Complete	
Pave the Community Center/Town Hall property	Complete	
Attain a backup water storage tank.	Not Accomplished	On hold. Moved to new CWP.

TOWN OF LONE OAK– COMMUNITY WORK PROGRAM 2018-2023

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Attain a backup water storage tank.	2019	\$50,000	City	General Fund, Grants, SPLOST
Rehabilitate and reuse the old store	2018-2019	\$55,000	City	General Fund
Water line expansion	2019-2020	TBD	City, County	SPLOST, Grants, Loans
Pave roads	2018-2023	TBD	City, County	SPLOST
Splash Park	2019-2020	TBD	City	SPLOST, Grants
Back up water supply well	2020-2021	TBD	City	SPLOST, Grants

Welcome signage	2019-2020	TBD	City	General Fund, Grants
Holiday street lighting	2018-2019	TBD	City	General Fund
Backup generator for water supply	2019-2021	TBD	City	SPLOST, Grants
Chlorinating system for water system	2019-2021	TBD	City	SPLOST, Grants

City of Luthersville

CITY OF LUTHERSVILLE 2013-2017 SHORT TERM WORK PROGRAM REPORT OF ACCOMPLISHMENTS

Project or Activity	Status	Explanation
Complete downtown Repairs/Renovations.	Underway	Partially completed and future projects planned. Moved to new CWP.
Complete City Hall Repairs.	Underway	Moved to new CWP.
Make water system repairs/upgrades.	Underway	Moved to new CWP.
Create website for the city.	Underway	Moved to new CWP.
Complete renovations to the city park landscaping, tables, benches, play equipment/Etc.	Underway	Moved to new CWP.
Seek public safety funding.	Not Accomplished	Moved to new CWP.
Complete street repairs/paving.	Underway	Moved to new CWP.
Continue to enforce and update Land Development Regulation Ordinance.	Underway	Ongoing. Moved to policies.

TOWN OF LUTHERSVILLE – COMMUNITY WORK PROGRAM 2018-2023

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Downtown Repairs/Renovations (Parking lot, lighting)	2018-2023	\$45,000	City	General Fund, SPLOST, Grants
Complete City Hall Repairs.	2019-2022	\$30,000	City	General Fund, SPLOST, Grants
Water system repairs/upgrades.	2019-2023	\$80,000	City	General Fund, SPLOST, Grants
Create website for the city.	2018-2019	Staff time	City	General Fund
Street repairs/paving.	2018-2023	\$150,000	City	General Fund, SPLOST, Grants, GDOT
City Park renovations	2019-2021	\$40,000	City	General Fund, SPLOST
Public safety improvements (police cars)	2019-2020	\$50,000	City	SPLOST
Update land development regulations and ordinances	2018-2019	Staff time	City	General Fund
Upgrade recreational facilities	2019-2023	\$30,000	City/Meriwether County	General Fund, SPLOST

City of Manchester

**CITY OF MANCHESTER 2013-2017 SHORT TERM WORK PROGRAM
 REPORT OF ACCOMPLISHMENTS**

Project or Activity	Status*	Explanation
Upgrade water lines along Pepplebrook Road, GA HWY 85, and River Road	Complete	
Rehab stormwater infrastructure	Underway	Moved to new CWP.
Phase II Broad Street Bridge replacement	Complete	
Participate in east-west corridor (GA HWY 74) planning	Postponed	Policy.
Assist the Downtown Development Authority with the revitalization of downtown by recruiting new businesses to fill vacant retail space	Underway	Policy.
Water lines upgrades	Complete	
Start a downtown farmers market	Complete	
Establish a façade grant program	Complete	
Establish a signage program	Complete	

CITY OF MANCHESTER – COMMUNITY WORK PROGRAM 2018-2038

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Lane Street bridge replacement	2018-2019	\$2 Million	GDOT	GDOT
Stormwater infrastructure improvements	2019-2022	\$700,000	City	Grants, Loans
Downtown amphitheater and park development	2018-2019	\$200,000	City, DDA	General Fund, Grants, SPLOST
Façade grant program implementation	2018-2023	\$15,000	City, DDA	General Fund
Signage program implementation	2018-2023	\$1,000	City, DDA	General Fund
Water Park	2018-2019	\$200,000	City	General Fund, SPLOST
Develop an inert landfill for yard debris	2018-2019	\$100,000	City	General Fund
Corridor studies – Next Site 360 GA HWY 41 and Main Street	2018-2020	\$7,500	City, GA Power	General Fund, Private
Installation of digital water meter reading system	2019-2020	\$1 Million	City, GA Power	General Fund, Private

City of Warm Springs

CITY OF WARM SPRINGS 2013-2017 SHORT TERM WORK PROGRAM REPORT OF ACCOMPLISHMENTS		
Project or Activity	Status*	Explanation
Streetscape project – sidewalks and steps on Broad Street.	Underway	First phase is complete. Moved to new CWP.
Parking lot development – Phase 1	Complete	
Parking lot development – Phase 2	Underway	Moved to new CWP
Removal or repair of empty/damaged businesses, signage and abandoned homes	Underway	Policy.
Walking trail around city park	Postponed	Moved to new CWP.
Playground facade improvement	Not Accomplished	Dropped. Not a priority.
Upgrading basketball courts and t-ball area	Not Accomplished	Dropped. Not a priority
Adding children's equipment 2 years to 5 years old	Not Accomplished	Dropped. Not a priority.
Streets – repairing damaged city streets	Underway	Policy.
ISO Designation Improvement	Complete	
Water Sewer - Replacement of old water service lines	Postponed	Moved to new CWP.
New water/sewer meters and meter reading system	Postponed	Moved to new CWP.

Prepare Storm Water Drainage Plan	Postponed	Moved to new CWP.
Install additional water lines to hospitals and relocate existing lines	Postponed	Moved to new CWP. Included with other water line project.
Revenue generation plan for FDR Welcome Center – Tourism	Complete	
Retail Development Plan	Underway	Moved to new CWP.
Historic Preservation Plan & Commission development	Underway	Historic Preservation Ordinance was adopted. Commission is being formed. Moved to new CWP.
Placing Warm Springs on National Historic Register	Not Accomplished	Moved to new CWP.
Cemetery Design, Historic Preservation Designation, National Register	Not Accomplished	Dropped. Not a priority at this time.
Marketing Plan for Warm Springs Tourism and Merchants	Underway	Moved to new CWP.
Annexation Development Plan for SR 41 and Sr85	Not Accomplished	Dropped. Not a priority at the time.
Rehabilitation and Reuse of Eleanor Roosevelt School	Not Accomplished	Dropped. Privately owned and no longer a city project.

CITY OF WARM SPRINGS – COMMUNITY WORK PROGRAM 2018-2023				
Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Streetscape project – sidewalks and steps on Broad Street.	2018-2020	TBD	City, Property owners	General Fund, Grants, GDOT
Parking lot development – Phase 2	2018-2019	\$125,000	City	General Fund, Private Funds
Walking trail around city park	2018-2020	\$75,000	City, Volunteers	General Fund, SPLOST
Historic Preservation Commission appointment	2019	Staff time	City	General Fund
Placing Warm Springs on National Historic Register	2019-2021	\$5,000	City, Consultant	General Fund
Marketing Plan for Warm Springs Tourism and Merchants	2018	\$500	City, Consultant	General Fund
Water Sewer – Repair and Replacement of old water lines	2018-2023	\$500,000	City	General Fund, Grants, SPLOST
New water/sewer meters and meter reading system	2018-2020	\$5,000	City	General Fund, Grants
Storm Water Drainage	2018-2020	\$100,000	City	General Fund
Retail Development Plan	2018-2021	\$40	City/DDA/Consultant	General Fund
Multi-phased pumping station repairs and replacements	2019-2021	\$600,000	City, FEMA	General Fund, Private Funds
Mixed use development – Northeast quadrant annexation	2019-2023	TBD	City, Developers	Public, Private
Emergency alert system installation	2018-2021	\$15,000	City	General Fund, Grants

City of Woodbury

CITY OF WOODBURY 2013-2017 SHORT TERM WORK PROGRAM
 REPORT OF ACCOMPLISHMENTS

Project or Activity	Status*	Explanation
Create a preservation- based redevelopment plan for Downtown Main Street	Postponed	Moved to new CWP.
Inventory all properties and resources of historic significance within the designated downtown development area and the surrounding impact zone.	Completed	
Adopt a Preservation Ordinance to include the creation of a historic preservation commission	Postponed	Moved to new CWP.
Secure Main Street Design assistance to prepare conceptual drawing for historically appropriate façade improvements and pedestrian friendly streetscapes, etc.	Postponed	Moved to new CWP.
Establish and implement Demolition Program	Not Accomplished	Dropped due to lack of priority at the time.
Purchase tag readers for police vehicles	Not Accomplished	Not a priority.
Sewer improvements: <ul style="list-style-type: none"> • Repair sewer lines - Dogwood Street • Repair sewer lines - Durand Street 	Postponed	Will be broken down into two phases. Moved to new CWP.
Water Improvements <ul style="list-style-type: none"> • Replacement and addition of water lines 	Underway	Moved to new CWP.

Re-Route Truck Traffic around Main Street	Not Accomplished	Long term issue and will be determined by GDOT priorities and negotiations.
Construction of affordable multifamily housing for elderly, low income families, and those with special needs.	Postponed	Moved to new CWP.
Installation of streetscape improvements on Main Street	Postponed	Moved to new CWP.
City of Woodbury to donate property to Meriwether County for future fire/ambulance station	Underway	County will be constructing new fire station. Moved to new CWP.
Purchase of new or used city vehicle	Underway	As needed. Moved to new CWP.
Renovations and additions to Woodbury City Hall	Underway	To be completed in the next few months. Moved to new CWP.
Purchase two (2) police vehicles	Complete	

CITY OF WOODBURY – COMMUNITY WORK PROGRAM 2018-2023

Project or Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Create a preservation- based redevelopment plan for Downtown Main Street	2018-2020	\$3,000	Woodbury Development Authority	WDA
Adopt a Preservation Ordinance to include the creation of a historic preservation commission	2018-2019	\$1,000	Woodbury Development Authority	General Fund
Secure Main Street Design assistance to prepare conceptual drawing for historically appropriate façade improvements and pedestrian friendly streetscapes, etc.	2018-2019	\$5,000	Woodbury Development Authority	Grants
"Sewer improvements: • Repair sewer lines - Dogwood Street • Repair sewer lines - Durand Street"	2018-2019	TBD	City, Public Works	GEFA Loan, Grants
"Water Improvements • Replacement and addition of water lines"	2018-2019	TBD	City, Public Works	GEFA Loan, Grants
Construction of attainable housing	2018-2022	TBD	City	Private
Installation of streetscape improvements on Main Street	2018-2021	\$50,000	City, Woodbury Development Authority	Grants
Fire Station constructed by Meriwether County	2018-2019	TBD	Meriwether County	Fire Bonds, Fire District

Purchase of new or used city vehicle	2018-2022	\$100,000	City	Local, Grants
Renovations and additions to new Woodbury City Hall	2018	N/A	City	SPLOST
Upgrade Computer System	2018	\$7,000	City	General Fund
Computer Software Updates / Upgrades	2018	\$40,000	City	General Fund
Weapons Updated for Police Force	2018	\$4,000	City	General Fund

APPENDIX

Committee Member Appointment Letter

Meeting Agendas

Meeting Sign-In Sheets

Community Survey Results



Board of Commissioners

MERIWETHER COUNTY

17234 Roosevelt Hwy Bldg B

Greenville, Georgia 30222

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Beth Neely-Hadley, Chairman
Dist. 5 WARM SPRINGS, GA

Alfred "Buster" McCoy, Vice Chairman
Dist. 3 GAY, GA

Shirley Hines
Dist. 1 GRANTVILLE, GA.

Mary Bray
Dist. 2 GREENVILLE, GA

Bryan Threadgill
Dist. 4 MANCHESTER, GA

Theron Gay
COUNTY ADMINISTRATOR

Beverly Thomas
COUNTY CLERK

Susan L. Henderson
ATTORNEY

Dear Steering Committee Members,

As you are aware, Meriwether County and the Municipalities are undertaking an update to the Comprehensive Plan to help guide our community and its future growth.

One of the first steps in this process is the establishment of a Comprehensive Plan Steering Committee, and we appreciate your willingness to serve in this important position. The committee will consist of 20 members, and Three Rivers Regional Commission, as well as county and city staff will provide any needed assistance.

Considering the task ahead and the need to complete this process by April 2018, we would like to plan the initial meeting for Thursday, January 18, 2018 at 4pm. The meeting will be held in the County Commission Chambers at 17234 Roosevelt Hwy, Bldg B, Greenville, Georgia.

After the initial meeting, the committee can establish the dates and times for your future meetings. Prior to your initial meeting, you will be provided via email with information and materials to assist you in the process. You will also be provided a copy of our current comprehensive plan, short term work program, and service delivery strategy at your first meeting.

We have included a list of committee members and support staff along with everyone's contact information. As information will be sent electronically it is important to have everyone's correct email address. Please check the contact list and provide us with any corrections or updated information. Our office number is 706-672-1314 and my email address is t.gay@meriwethercountyga.gov

Should you have any questions or need additional information please contact me. Thank you again in participating in this important process.

Sincerely,

Theron Gay

**Meriwether County and the Cities of Gay, Greenville, Lone Oak,
Luthersville, Manchester, Warm Springs, and Woodbury
Joint Comprehensive 2018-2038 Plan Update**

Steering Committee Meeting #1

AGENDA

- I. Welcome and Introductions
- II. Purpose of the Plan Update
- III. SWOT Analysis
- IV. Future Meeting Dates
- V. Adjourn

**Meriwether County and the Cities of Gay, Greenville, Lone Oak,
Luthersville, Manchester, Warm Springs, and Woodbury
Joint Comprehensive Plan 2018-2038 Update**

Steering Committee Meeting #2

Thursday, Feb 8, 2018 @3PM

AGENDA

- I. Review the SWOT Analysis
- II. Needs and Opportunities
- III. Community Survey Development
- IV. Adjourn.

**Meriwether County and the Cities of Gay, Greenville, Lone Oak,
Luthersville, Manchester, Warm Springs, and Woodbury
Joint Comprehensive Plan 2018-2038 Update**

**Steering Committee Meeting #3
Wednesday, Feb 28, 2018 @3PM**

AGENDA

- I. Continue Needs and Opportunities and review draft list.
- II. Goals and Policies.
- III. Set date(s) for public visioning meeting.
- IV. Upcoming Community Work Program and Character Area/Land Use development.
- V. Adjourn.

**Meriwether County and the Cities of Gay, Greenville, Lone Oak,
Luthersville, Manchester, Warm Springs, and Woodbury
Joint Comprehensive Plan 2018-2038 Update**

**Steering Committee Meeting #4
Thursday, March 15, 2018 @3PM**

AGENDA

- I. Continue and Goals and Policies Discussion
- II. County and City Breakaway Groups
- III. Community Work Program Meeting Dates
- IV. Discuss Public Visioning Meeting
- V. Adjourn.

**Meriwether County and the Cities of Gay, Greenville, Lone Oak,
Luthersville, Manchester, Warm Springs, and Woodbury
Joint Comprehensive Plan 2018-2038 Update**

Steering Committee Meeting #5

Thursday, March 29, 2018 @3PM

AGENDA

- I. Character Area Development Discussion
- II. Individual Character Area Mapping Groups
- III. Next Steps
- IV. Adjourn.

**Meriwether County and the Cities of Gay, Greenville, Lone Oak,
Luthersville, Manchester, Warm Springs, and Woodbury
Joint Comprehensive Plan 2018-2038 Update**

Steering Committee Meeting #6

Thursday, May 3, 2018 @3PM

AGENDA

- I. Discussion of Community Survey Results
- II. Formulate a New Vision Statement
- III. Discuss the Completion of Plan Draft
- IV. Second Public Hearing Date
- V. Adjourn.

AGENDA
MERIWETHER COUNTY BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING
May 15, 2018
5:30 P.M.

- I. CALL TO ORDER**
INVOCATION
PLEDGE OF ALLEGIANCE

- II. ADOPT AGENDA**

- III. PUBLIC HEARING**
 - 1. Comprehensive Plan

- IV. NEW BUSINESS**
 - 1. Service Delivery Strategy

- V. EXECUTIVE SESSION**
 - Legal
 - Personnel
 - Real Estate
 - Tax Matters

- VI. FUTURE MEETINGS & NOTICES**
 - May 22, 2018 Work Session 4:00 pm
 - May 22, 2018 Regular Meeting 6:00 pm
 - May 28, 2018 Memorial Day Holiday

- VII. ADJOURNMENT**

Meriwether County and Cities
 Joint 2018-2038 Comprehensive Plan Update
 Plan Steering Committee Meeting #1
 Thursday, January 18, 2018

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE
Beth Hadley	BOC	brehy81@yahoo.com	706 975 0116
Bill Gregory	BOC	bgregory@meriwethercountyga.gov	706-672-3468
Kim Dutton	TRAC	k5dutton@threewaters.com	770-854-6024
Shelley Hines	BOC	hinesshelley@belsouth.net	770-583-9012
Karen Daniel	WSMC	Karen.daniel@warmspringsmc.org	706.655.9351
Mary Bray	BOC	M.bray@meriwethercountyga.gov	770-468-5343
Carolyn McKinley	mc Chamber of Tourism	meriwetherchamber@net	706-975-0622
James L. Stephens	Water & Sewerage Auth.	jstephens@hughes.net	706 977 6981
Doug Westberry	City of Manchester	manager@manchester-ga.gov	706-846-3141
TIM DIXON	Board of Education	timdixon@mc599g.org	912-337-0754
Row SARRIST	MERIWETHER CO.	RSARRIST@MERIWETHERCOUNTYGA.GOV	706 472 -1283
Charlene R Glover	City of Phenixville	glovercharlene@tellsat.net	706-672-1216
L. C. Axtos	City Councilman Neely	AxtosLindaClark@Bell.net	706-654-1835
Dana Morgan	Woodbury,	morgandana@valleyga.gov	706 601 3077

Eric Pollock

Luthersville, GA

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Rosla Platt McIDA

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Brad Foster

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Phillip Dow

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Ariqqa Hancock

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Ben Anderson



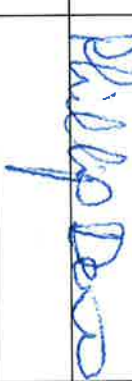





BeAnderson4GA@yahoo.com

470-316-9939

**Meriwether County and Cities
 Joint 2018-2038 Comprehensive Plan Update
 Plan Steering Committee Meeting #2
 Thursday, February 8, 2018 @3PM**










Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGNATURE
Beth Hadley	Meriwether BOC	Bneely81@yahoo.com	706-975-0116	
Bill Gregory	Meriwether BOC	bgregory@meriwethercountygga.gov	706-672-3468	
Shirley Hines	Meriwether BOC	hinesshirley@bellsouth.net	770-583-9012	
Karen Daniel	Warm Springs Medical Center	Karen.daniel@warm Springsmcc.org	706-655-9351	
Mary Bray	Meriwether BOC	m.bray@meriwethercountygga.gov	770-468-5343	
Carolyn McKinley	Chamber of Commerce & Tourism	meriwetherchamber@windstream.net	706-975-0622	
James C. Stephens	Water and Sewer Authority	jstephens@hughes.net	706-977-6981	
Doug Westberry	City of Manchester	manager@manchester-ga.gov	706-846-3141	
Tim Dixon	Board of Education	timdixon@messga.org	912-337-0754	
Ron Garrett	Meriwether County Zoning	R.Garrett@meriwethercountygga.gov	706-672-1283	
Charlene R. Glover	City of Greenville	greenvillemayor@bellsouth.net	706-672-1216	
L.C. Gates	Woodbury City Council	AfowlerClerk@bellsouth.net	706-656-1835	
Dan Morgan	City of Woodbury	morgandpml@yahoo.com	706-601-3077	
Eric Pollard	City of Luthersville	Eapollard50@gmail.com	404-804-6466	

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGNATURE
Rosla Plant	Meriwether County IDA	roslaplant@bellsouth.net	706-672-4192	
Brad Foster		taylorfosterrental@yahoo.com	706-975-1661	
Phillip Dow	Lone Oak	phillipdow@bellsouth.net	678-416-3955	
Ginger Hancock	City of Luthersville	valentineginger@yahoo.com		
Ben Anderson		BeAnderson4GA@yahoo.com	470-316-9939	
Sine Fryer	Mer. Co. Dev. Auth.	S. Fryer merco@kentucky.gov	706/672-3447	
G. Robert Prater	District V	rprater@windstream.net	706-656-5436	
Kate E. Mitchell	TRAC	kemitchell@tracna.org		
Allison Stephens	Mer. Co. Board of Com.	A.stephens@meriwethercounty.ga.gov	706/672-134	
WindDuck	TRAC	wind@tracna.org	706-672-134	

**Meriwether County and Cities
 Joint 2018-2038 Comprehensive Plan Update
 Plan Steering Committee Meeting #3
 Wednesday, February 28, 2018 @3PM**








Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGNATURE
Beth Hadley	Meriwether BOC	Bneely81@yahoo.com	706-975-0116	
Bill Gregory	Meriwether BOC	brgregory@meriwethercountyga.gov	706-672-3468	
Shirley Hines	Meriwether BOC	hinesshirley@bellsouth.net	770-583-9012	
Karen Daniel	Warm Springs Medical Center	Karen.daniel@warm Springsmc.org	706-655-9351	
Mary Bray	Meriwether BOC	m.brav@meriwethercountyga.gov	770-468-5343	
Carolyn McKinley	Chamber of Commerce & Tourism	meriwetherchamber@windstream.net	706-975-0622	
James C. Stephens	Water and Sewer Authority	jstephens@hughes.net	706-977-6981	
Doug Westberry	City of Manchester	manager@manchester-ga.gov	706-846-3141	
Tim Dixon	Board of Education	timdixon@messga.org	912-337-0754	
Ron Garrett	Meriwether County Zoning	R.Garrett@meriwethercountyga.gov	706-672-1283	
Charlene R. Glover	City of Greenville	greenvillemayor@bellsouth.net	706-672-1216	
L.C. Gates	Woodbury City Council	AfowlerClerk@bellsouth.net	706-656-1835	
Dan Morgan	City of Woodbury	morgandpmj@yahoo.com	706-601-3077	
Eric Pollard	City of Luthersville	Epollard50@gmail.com	404-804-6466	

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGNATURE
Rosla Plant	Meriwether County IDA	roslaplant@bellsouth.net	706-672-4192	<i>Rosla Plant</i>
Brad Foster	.	taylorfosterrental@yahoo.com	706-975-1661	
Phillip Dow	City of Lone Oak	phillipdow@bellsouth.net	678-416-3955	<i>Phillip Dow</i>
Ginger Hancock	City of Luthersville	valentineginger@yahoo.com		<i>Ginger Hancock</i>
Ben Anderson		BeAnderson4GA@yahoo.com	470-316-9939	<i>Ben Anderson</i>
Jane Fryer	Meriwether County Development Authority	J.Fryer@meriwethercountygga.gov	706-672-3467	<i>Jane Fryer</i>
G. Robert Prater	District V	rprater@windstream.net	706-656-5436	
Allyson Stephens	Meriwether County BOC	A.Stephens@meriwethercountygga.gov	706-672-1314	<i>Allyson Stephens</i>
Kim Dutton	Three Rivers Regional Commission	ksdutton@threeriversrc.com	770-854-2026	<i>Kim Dutton</i>
Kirk Fjelstul	Three Rivers Regional Commission	kfjelstul@threeriversrc.com	678-692-0510	
<i>Paula Mack</i>	<i>Donna R. Hays</i>	<i>rtthcrnash@bellsouth.net</i>	<i>404-372-0859</i>	<i>Paula Mack</i>
<i>Virginia K Hill</i>	<i>Town of Greenville</i>	<i>hillsfk@aol.com</i>	<i>706-672-4243</i>	<i>Virginia K Hill</i>

**Meriwether County and Cities
 Joint 2018-2038 Comprehensive Plan Update
 Plan Steering Committee Meeting #4
 Thursday, March 15, 2018 @3PM**

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGNATURE
Beth Hadley	Meriwether BOC	Bneely81@yahoo.com	706-975-0116	
Bill Gregory	Meriwether BOC	bgregory@meriwethercountyga.gov	706-672-3468	
Shirley Hines	Meriwether BOC	hinesshirley@bellsouth.net	770-583-9012	
Karen Daniel	Warm Springs Medical Center	karen.daniel@warnspringsmc.org	706-655-9351	
Mary Bray	Meriwether BOC	m.bray@meriwethercountyga.gov	770-468-5343	
Carolyn McKinley	Chamber of Commerce & Tourism	meriwetherchamber@windstream.net	706-975-0622	
James C. Stephens	Water and Sewer Authority	jcstephens@hughes.net	706-977-6981	
Doug Westberry	City of Manchester	manager@manchester-ga.gov	706-846-3141	
Tim Dixon	Board of Education	timdixon@messga.org	912-337-0754	
Ron Garrett	Meriwether County Zoning	R.Garrett@meriwethercountyga.gov	706-672-1283	
Charlene R. Glover	City of Greenville	greenvillemayor@bellsouth.net	706-672-1216	
L.C. Gates	Woodbury City Council	AfowlerClerk@bellsouth.net	706-656-1835	
Dan Morgan	City of Woodbury	morgandpmj@yahoo.com	706-601-3077	
Eric Pollard	City of Luthersville	Eapollard50@gmail.com	404-804-6466	

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGNATURE
Rosla Plant	Meriwether County IDA	roslaplant@bellsouth.net	706-672-4192	
Brad Foster		taylorfosterrental@yahoo.com	706-975-1661	
Phillip Dow	City of Lone Oak	phillipdow@bellsouth.net	678-416-3955	
Ginger Hancock	City of Luther ville	valentineginger@yahoo.com		
Ben Anderson		BeAnderson4GA@yahoo.com	470-316-9939	
Jane Fryer	Meriwether County Development Authority	J.Fryer@meriwethercountyga.gov	706-672-3467	
G. Robert Prater	District V	iprater@windstream.net	706-656-5436	
Allyson Stephens	Meriwether County BOC	A.Stephens@meriwethercountyga.gov	706-672-1314	
Kim Dutton	Three Rivers Regional Commission	ksdutton@threeriversrc.com	770-854-2026	
Kirk Fjelstul	Three Rivers Regional Commission	kfjelstul@threeriversrc.com	678-692-0510	

Joint Meriwether County and Cities 2018-2038 Comprehensive Plan Update
 Public Open House – Visioning Meeting
 Meriwether County Administration Building
 Thursday, March 15, 2018, 5:30 PM

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE
Veronica R. Dorell	Twice Days Youth Facility	rdorell@twicedays.org	706.616.2144
Morgan L. Hill		hillmorg@twicedays.org	
Keoward Paul Naser		KCKRAWK@MSN.COM	706-538-6652
Cheryl Roberts	Resident	crberts2258@hotmail.com	706.672.2311
Virginia L. Hill	City of Greenville	hillsfh@aol.com	706-672-4243
Ben Anderson	Meriwether Co.		
Karey Murphy	Resident	murpp517@ATT.NET	404-835-8657
Fanny Dunaway	Meriwether Water & Sewer Auth	fdunaway@outlook.com	706-416-5868
Kim Duthan	TRRC	kduthan@trcrwvcc.com	170-854-6026
Ron Sparratt	MERIWETHER COUNTY		

**Meriwether County and Cities
 Joint 2018-2038 Comprehensive Plan Update
 Plan Steering Committee Meeting #5
 Thursday, March 29, 2018 @3PM**

Sign-In Sheet


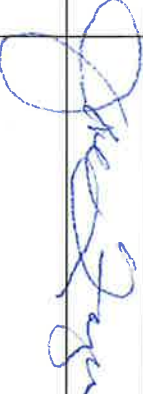

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGNATURE
Beth Hadley	Meriwether BOC	Bneely81@yahoo.com	706-975-0116	
Bill Gregory	Meriwether BOC	bgregory@meriwethercountyga.gov	706-672-3468	
Shirley Hines	Meriwether BOC	hinesshirley@bellsouth.net	770-583-9012	
Karen Daniel	Warm Springs Medical Center	Karen.daniel@warm Springsmc.org	706-655-9351	
Mary Bray	Meriwether BOC	m.bray@meriwethercountyga.gov	770-468-5343	
Carolyn McKinley	Chamber of Commerce & Tourism	meriwetherchamber@windstream.net	706-975-0622	
James C. Stephens	Water and Sewer Authority	jcstephens@hughes.net	706-977-6981	
Doug Westberry	City of Manchester	manager@manchester-ga.gov	706-846-3141	
Tim Dixon	Board of Education	timdixon@mcmsga.org	912-337-0754	
Ron Garrett	Meriwether County Zoning	R.Garrett@meriwethercountyga.gov	706-672-1283	
Charlene R. Glover	City of Greenville	greenvillmayor@bellsouth.net	706-672-1216	
L.C. Gates	Woodbury City Council	AfowlerClerk@bellsouth.net	706-656-1835	
Dan Morgan	City of Woodbury	morgandpml@yahoo.com	706-601-3077	
Eric Pollard	City of Luthersville	Eapollard50@gmail.com	404-804-6466	

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGNATURE
Rosla Plant	Meriwether County IDA	roslaplant@bellsouth.net	706-672-4192	
Brad Foster		taylorfosterrental@yahoo.com	706-975-1661	
Phillip Dow	City of Lone Oak	phillipdow@bellsouth.net	678-416-3955	
Ginger Hancock	City of Luthersville	valentineginger@yahoo.com		
Ben Anderson		BeAnderson4GA@yahoo.com	470-316-9939	
Jane Fryer	Meriwether County Development Authority	J.Fryer@meriwethercountyga.gov	706-672-3467	
G. Robert Prater	District V	rprater@windstream.net	706-656-5436	
Allyson Stephens	Meriwether County BOC	A.Stephens@meriwethercountyga.gov	706-672-1314	
Kim Dutton	Three Rivers Regional Commission	ksdutton@threeriversrc.com	770-854-2026	
Kirk Fjelstul	Three Rivers Regional Commission	kfjelstul@threeriversrc.com	678-692-0510	
Doug Westberry	City of Manchester	manager@manchester-ga.gov		
Theron Gray	Meriwether	Theron@meriwethercountyga.gov		
Sam Muleka	TRRC		678-692-0510	

**Meriwether County and Cities
 Joint 2018-2038 Comprehensive Plan Update
 Plan Steering Committee Meeting #6
 Thursday, May 3, 2018 @3PM**

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGNATURE
Beth Hadley	Meriwether BOC	Bneely81@yahoo.com	706-975-0116	
Bill Gregory	Meriwether BOC	bgregory@meriwethercountyga.gov	706-672-3468	
Shirley Hines	Meriwether BOC	hinesshirley@bellsouth.net	770-583-9012	
Karen Daniel	Warm Springs Medical Center	karen.daniel@warm Springsmhc.org	706-655-9351	
Mary Bray	Meriwether BOC	m.bray@meriwethercountyga.gov	770-468-5343	
Carolyn McKinley	Chamber of Commerce & Tourism	meriwetherchamber@windstream.net	706-975-0622	
James C. Stephens	Water and Sewer Authority	jcstephens@hughes.net	706-977-6981	
Doug Westberry	City of Manchester	manager@manchester-ga.gov	706-846-3141	
Tim Dixon	Board of Education	timdixon@messga.org	912-337-0754	
Ron Garrett	Meriwether County Zoning	R.Garrett@meriwethercountyga.gov	706-672-1283	
Charlene R. Glover	City of Greenville	greenvillemayor@bellsouth.net	706-672-1216	
L.C. Gates	Woodbury City Council	AfowlerClerk@bellsouth.net	706-656-1835	
Dan Morgan	City of Woodbury	morgandpml@yahoo.com	706-601-3077	
Eric Pollard	City of Luthersville	Eapollard50@gmail.com	404-804-6466	

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGNATURE
Rosla Plant	Meriwether County IDA	roslaplant@bellsouth.net	706-672-4192	
Brad Foster		taylorfosterrental@yahoo.com	706-975-1661	
Phillip Dow	City of Lone Oak	phillipdow@bellsouth.net	678-416-3955	
Ginger Hancock	City of Luthersville	valentineginger@yahoo.com		
Ben Anderson		BeAnderson4GA@yahoo.com	470-316-9939	
Jane Fryer	Meriwether County Development Authority	J.Fryer@meriwethercountyga.gov	706-672-3467	
G. Robert Prater	District V	rprater@windstream.net	706-656-5436	
Allyson Stephens	Meriwether County BOC	A.Stephens@meriwethercountyga.gov	706-672-1314	
Kim Dutton	Three Rivers Regional Commission	ksdutton@threeriversrc.com	770-854-2026	
Kirk Fjelstul	Three Rivers Regional Commission	kfjelstul@threeriversrc.com	678-692-0510	

Meriwether County Joint 2018-2038 Comprehensive Plan Update

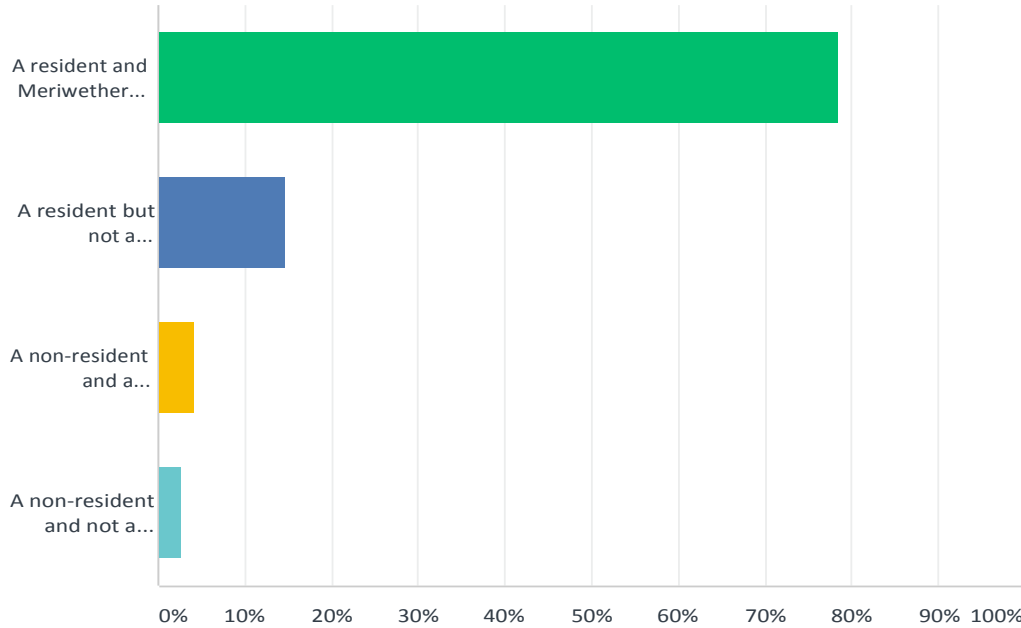
2nd Public Hearing
 Board of Commissioners Chambers
 Tuesday, May 15, 2018 5:30 PM

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE
Dee Foye	MCIDH	D. Foye@meriwethercountyga.gov	706/672-3467
Ralph Ellis	Boys II Men mentoring	ralphellis@gmail.com	770-374-7708
Tom ARRETT	MERIVETHER Co.	donald@curtie.com	706-672-1283
Don Curtie	Luthersville Corp	donald@curtie.com	770-862-3835
Janet Mapel	Leadership Meriwether	jmapel@aol.com	706-615-2211
Steve Ledbetter	Woodsburg	mayorsoffice@cityofwoodsburgga.gov	706-553-2011
Brian Jones	Meriwether County	b.jones@meriwethercountyga.gov	706-672-6601
Bryan Thompson	BOC	b.thompson@meriwethercountyga.gov	
Allison Stephens	Meriwether BOC	a.stephens@meriwethercountyga.gov	(706) 672-3460
Michael Wilby	M. BOC	altdm@meriwethercountyga.gov	770-927-9055
Tom Foye	BOC	t.foye@meriwethercountyga.gov	706-672-1314

Q1 Are you?

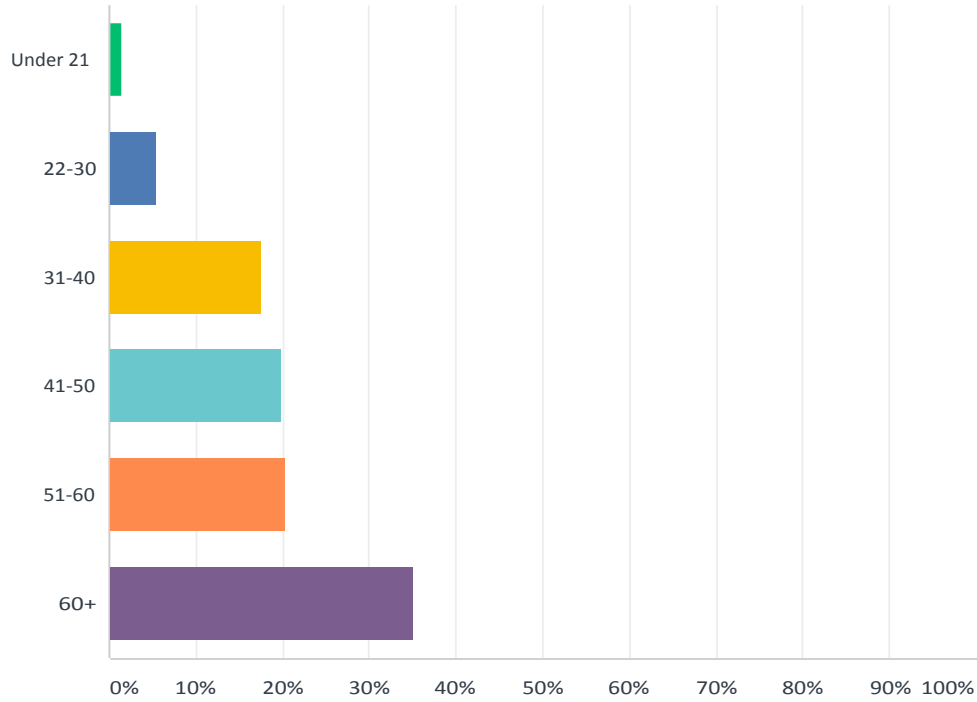
Answered: 642 Skipped: 0



ANSWER CHOICES	RESPONSES	
A resident and Meriwether County property owner.	78.35%	503
A resident but not a Meriwether County property owner.	14.64%	94
A non-resident and a Meriwether County property owner.	4.21%	27
A non-resident and not a Meriwether County property owner.	2.80%	18
TOTAL		642

Q2 Your age range?

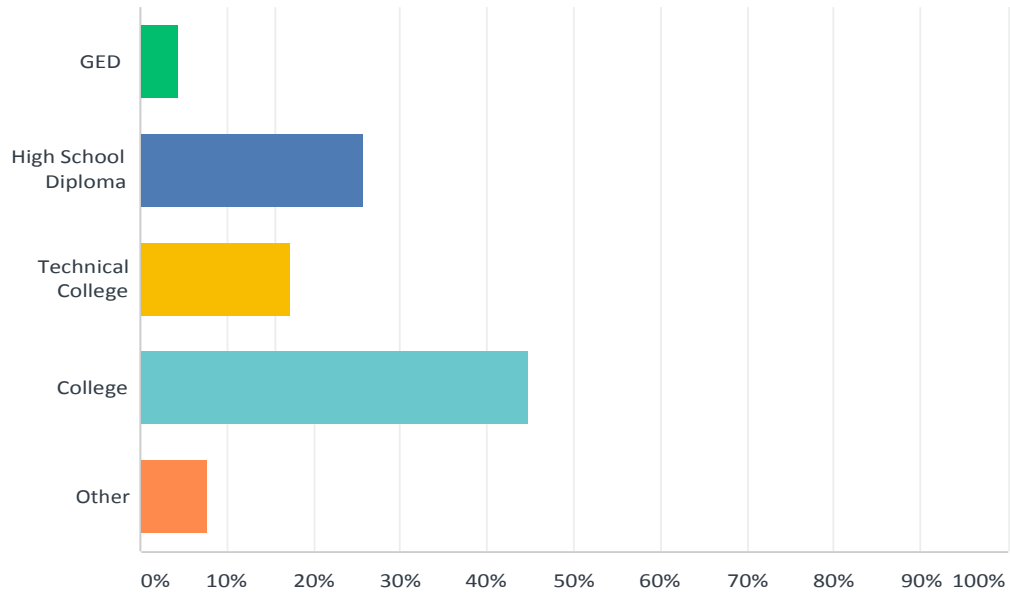
Answered: 642 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 21	1.56%	10
22-30	5.45%	35
31-40	17.60%	113
41-50	19.94%	128
51-60	20.25%	130
60+	35.20%	226
TOTAL		642

Q3 Highest education level completed

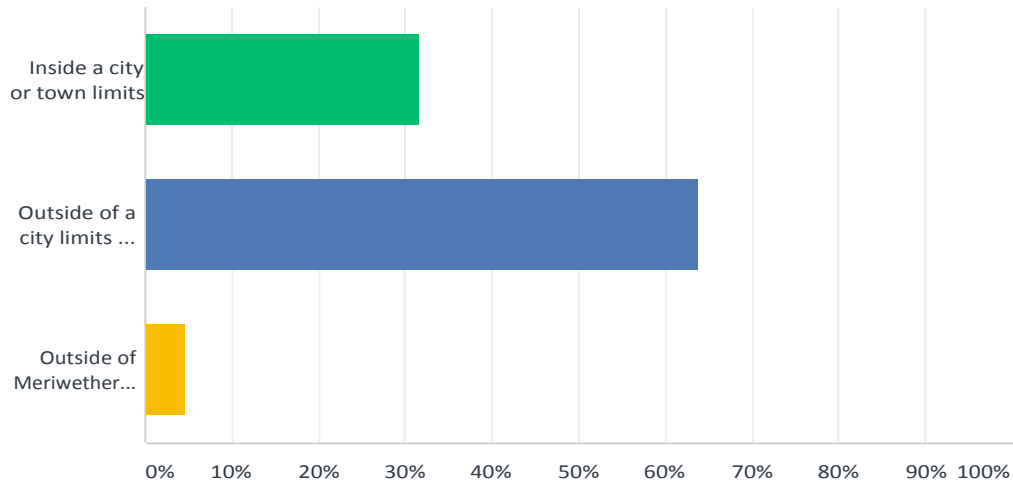
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ANSWER CHOICES	RESPONSES	
GED	4.36%	28
High School Diploma	25.70%	165
Technical College	17.29%	111
College	44.86%	288
Other	7.79%	50
TOTAL		642

Q4 Part A. In what type of community do you live?

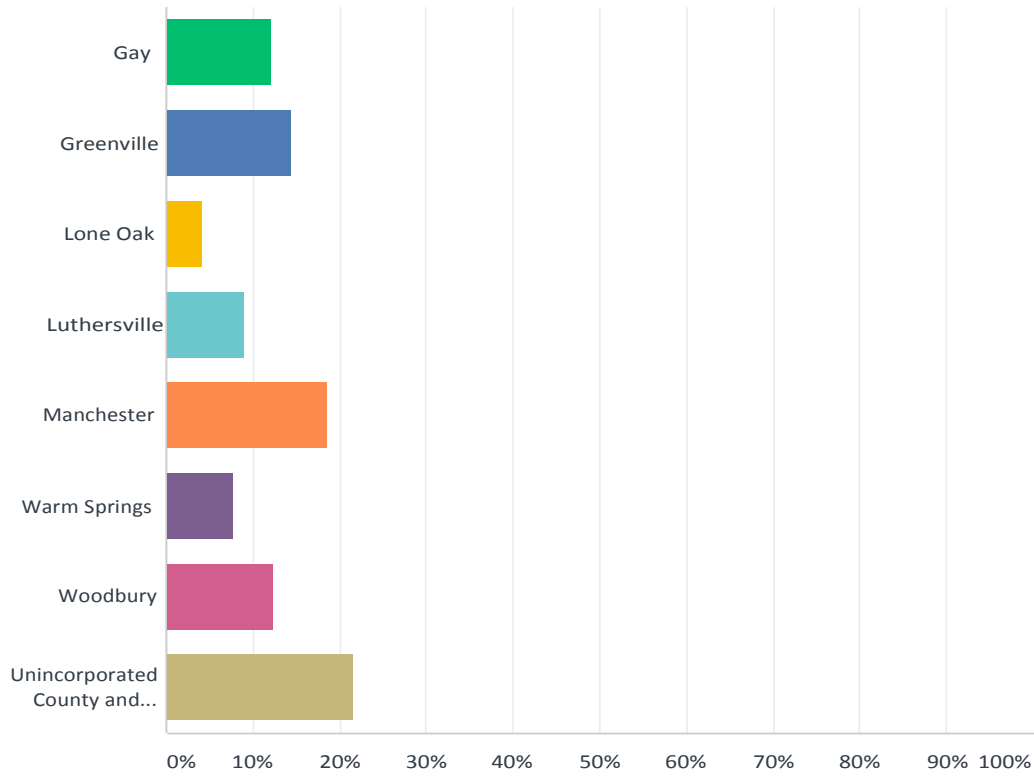
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ANSWER CHOICES	RESPONSES	
Inside a city or town limits	31.62%	203
Outside of a city limits - Unincorporated County	63.71%	409
Outside of Meriwether County	4.67%	30
TOTAL		642

Q5 Part B. Which Community in Meriwether County do you live?

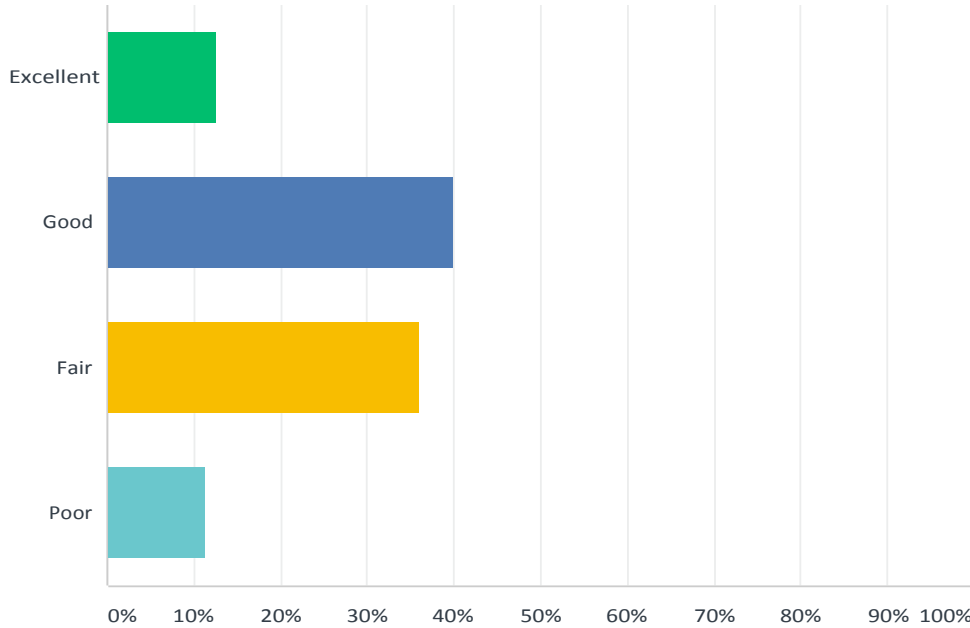
Answered: 642 Skipped: 0



ANSWER CHOICES	RESPONSES	
Gay	12.15%	78
Greenville	14.49%	93
Lone Oak	4.21%	27
Luthersville	9.03%	58
Manchester	18.54%	119
Warm Springs	7.79%	50
Woodbury	12.31%	79
Unincorporated County and other Communities	21.50%	138
TOTAL		642

Q6 How does your community rate for live-ability

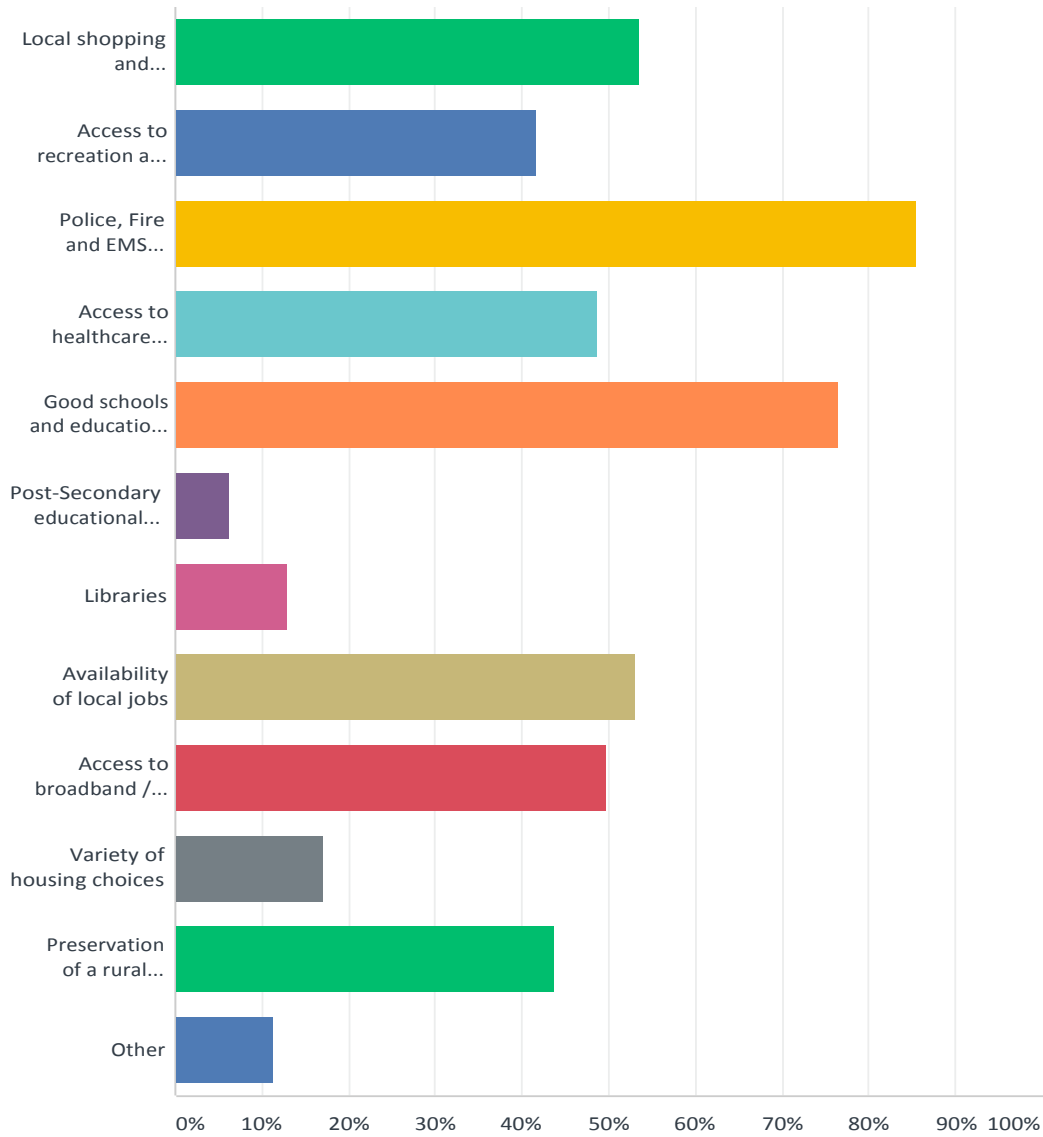
Answered: 642 Skipped: 0



ANSWER CHOICES	RESPONSES	
Excellent	12.62%	81
Good	40.03%	257
Fair	35.98%	231
Poor	11.37%	73
TOTAL		642

Q7 Of the following, please check the 5 most important to you.

Answered: 642 Skipped: 0

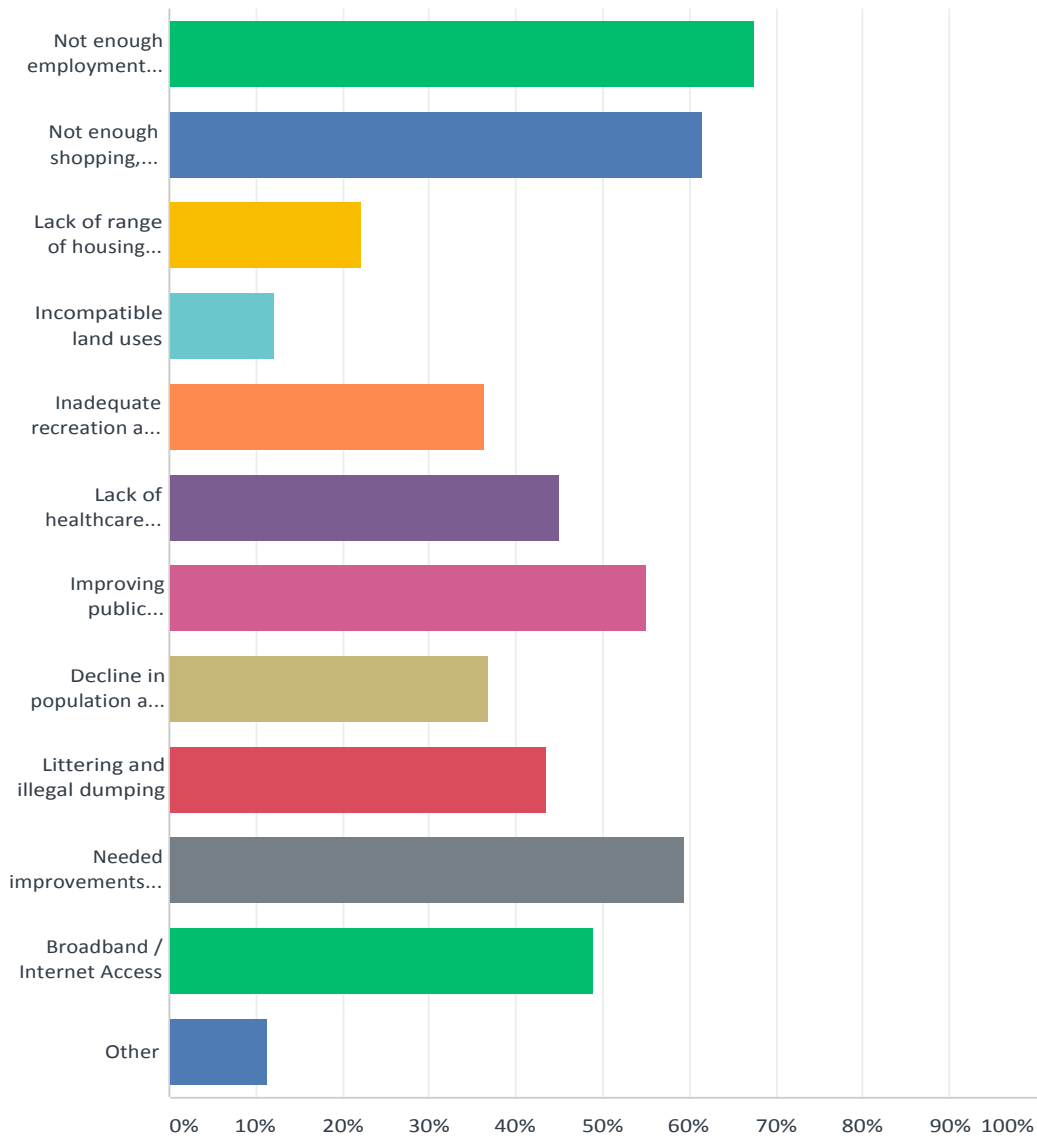


ANSWER CHOICES	RESPONSES	
Local shopping and entertainment	53.58%	344
Access to recreation and leisure opportunities such as parks and trails.	41.59%	267
Police, Fire and EMS Services	85.51%	549
Access to healthcare services.	48.75%	313
Good schools and education opportunities	76.48%	491
Post-Secondary educational opportunities	6.23%	40
Libraries	12.93%	83
Availability of local jobs	53.12%	341

Access to broadband / high-speed internet.	49.69%	319
Variety of housing choices	17.13%	110
Preservation of a rural setting and natural resources	43.77%	281
Other	11.21%	72
Total Respondents: 642		

Q8 Of the following, please check the 5 biggest challenges to your community

Answered: 642 Skipped: 0

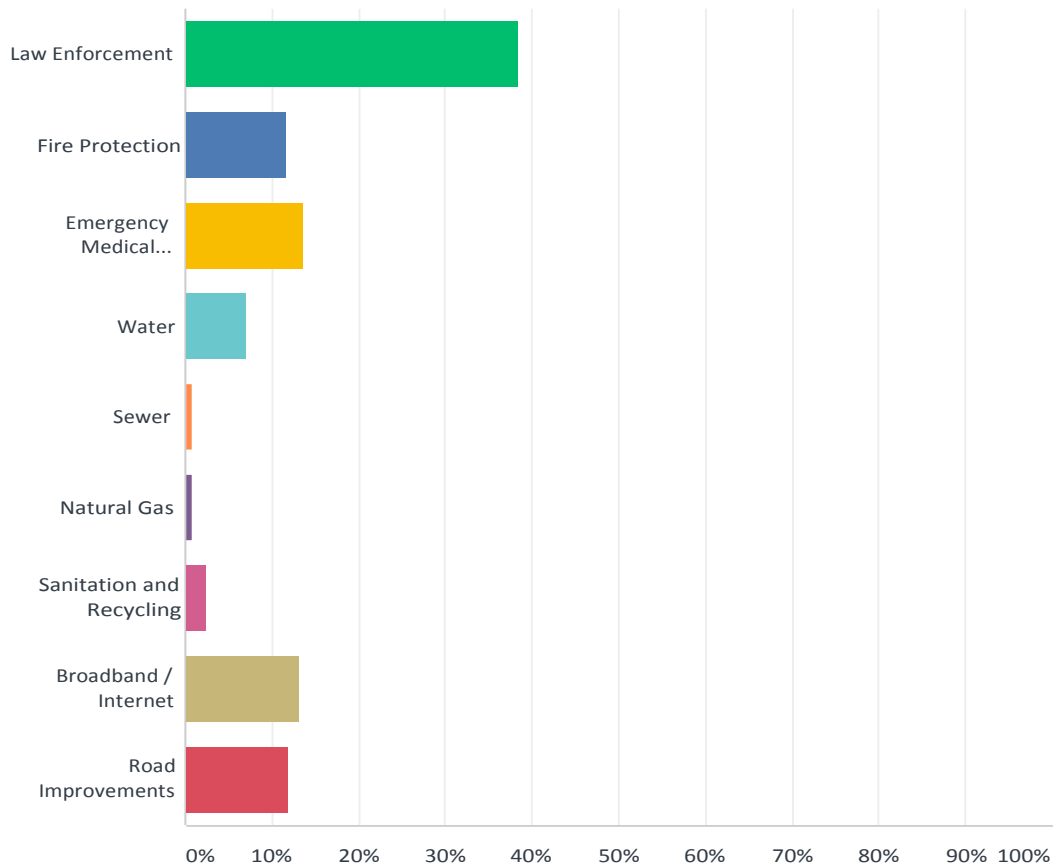


ANSWER CHOICES	RESPONSES	
Not enough employment opportunities	67.60%	434
Not enough shopping, restaurants, and entertainment	61.53%	395
Lack of range of housing options	22.27%	143
Incompatible land uses	12.15%	78
Inadequate recreation and leisure activities	36.45%	234
Lack of healthcare facilities	45.02%	289
Improving public perception of our school system	54.98%	353

Decline in population and school enrollment	36.92%	237
Littering and illegal dumping	43.61%	280
Needed improvements for roads and transportation	59.35%	381
Broadband / Internet Access	48.91%	314
Other	11.21%	72
Total Respondents: 642		

Q9 Which of the following public services are most important to your community

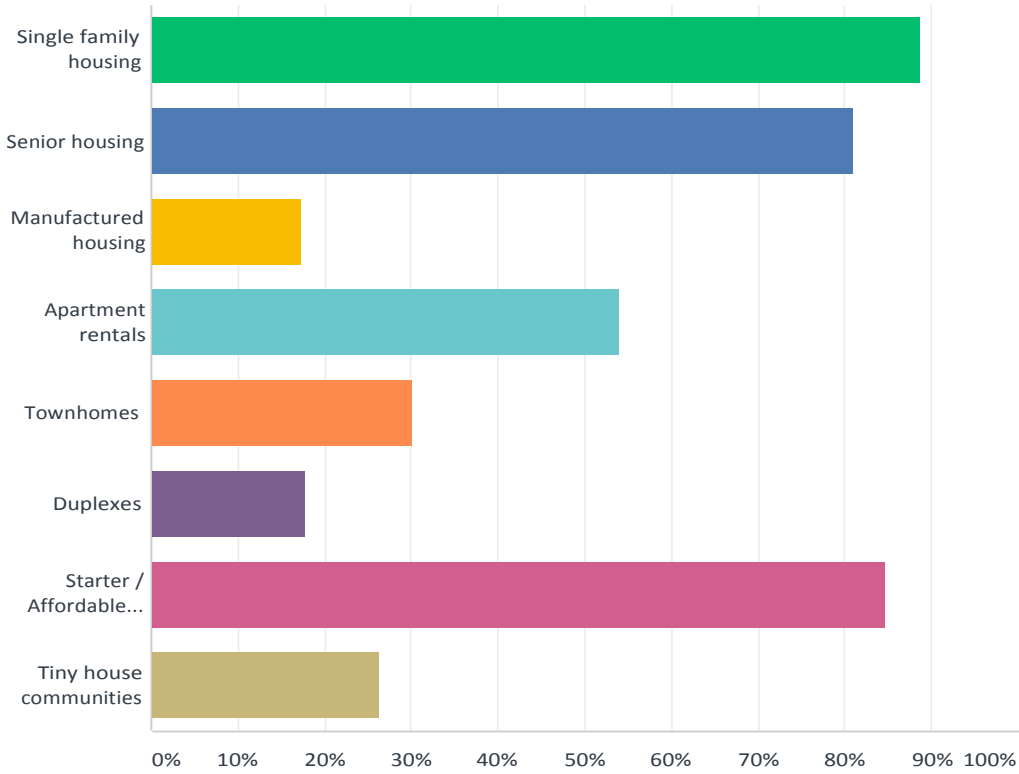
Answered: 642 Skipped: 0



ANSWER CHOICES	RESPONSES	
Law Enforcement	38.47%	247
Fire Protection	11.68%	75
Emergency Medical Services / Ambulance	13.55%	87
Water	7.01%	45
Sewer	0.93%	6
Natural Gas	0.78%	5
Sanitation and Recycling	2.49%	16
Broadband / Internet	13.24%	85
Road Improvements	11.84%	76
TOTAL		642

Q10 What 4 housing options are most needed in our community

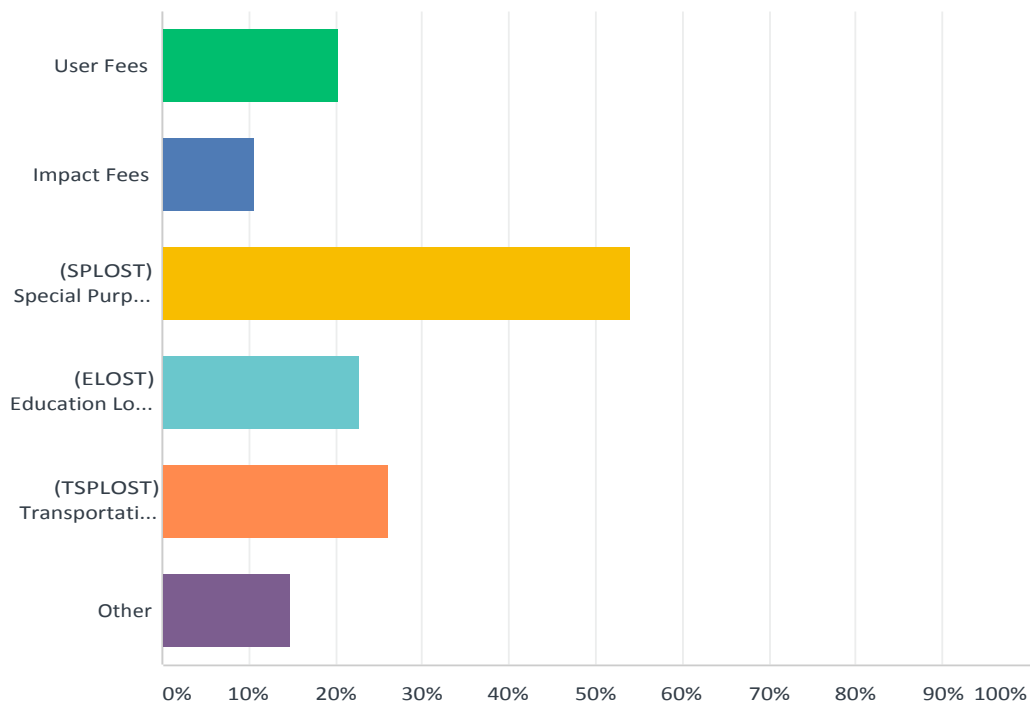
Answered: 642 Skipped: 0



ANSWER CHOICES	RESPONSES
Single family housing	88.79% 570
Senior housing	81.00% 520
Manufactured housing	17.29% 111
Apartment rentals	53.89% 346
Townhomes	30.22% 194
Duplexes	17.76% 114
Starter / Affordable Homes	84.74% 544
Tinv house communities	26.32% 169
Total Respondents: 642	

Q11 In addition to property taxes, grants, and loans, what other funding options should the County and Cities consider to fund public services?

Answered: 642 Skipped: 0



ANSWER CHOICES	RESPONSES	
User Fees	20.25%	130
Impact Fees	10.75%	69
(SPLOST) Special Purpose Local Option Sales Tax	53.89%	346
(ELOST) Education Local Option Sales Tax	22.74%	146
(TSPLOST) Transportation SPLOST	26.17%	168
Other	14.80%	95