

# CITY OF MANSFIELD Comprehensive Plan

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**2026 Update**



As Adopted February 26, 2026



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

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# Acknowledgements

## Steering Committee

Blair Northern III .....	Mayor
Brittany Ring.....	City Clerk
Wayne Blackwell .....	Business Owner
G.W. Davis.....	Property Owner
Fred Purvis .....	Mayor Pro Tem
Ray Page.....	Property Owner
Ricky Bruce.....	Business Owner

## Mayor and Council

Blair Northern III .....	Mayor
Helen Robertson .....	Councilmember
Scott Colyn .....	Councilmember
Brandon Hayes .....	Council member
Fred Purvis .....	Mayor Pro Tem

## NEGRC Staff

Eva Kennedy.....	Executive Director
Mark Beatty.....	Planning & Government Services Director
Phillip Jones.....	GIS Manager
Carol Flaute .....	Senior Community Planner
Beck Pirkle.....	Grants & Planning Specialist

## Chapter 1

# Introduction & Overview

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

This plan seeks to establish ground rules for how the community will develop and invest by asking four questions:

1. Where are we now?
2. Where are we going?
3. Where do we want to be?
4. How do we get there?



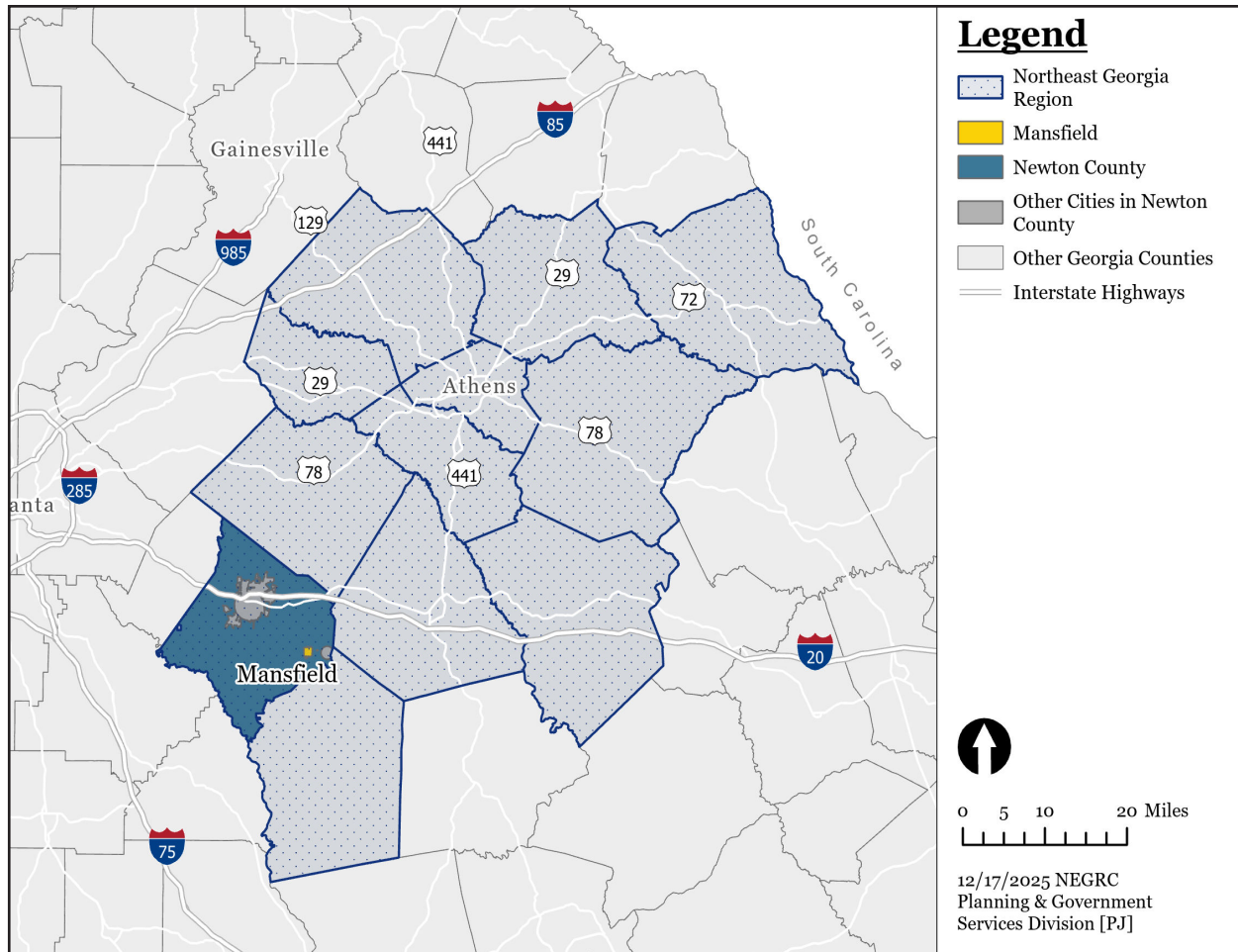


Figure 1. Context Map of the City of Mansfield

## Background

Mansfield was incorporated in 1903 as a rail town along the Middle Georgia and Atlantic Railroad. Now this former rail corridor is the paved Cricket Frog Trail, which connects Mansfield to the City of Covington.

Located in southeastern Newton County (Figure 1), Mansfield is a rural community with numerous early 20th century homes that contribute to its historic character (Figure 2). The Beaver Manufacturing Company and Mansfield Elementary School are located within the city. Community members appreciate Mansfield’s quiet, small-town atmosphere.



Figure 2. Historic Home in Mansfield.

# Process Overview

The comprehensive plan update process follows the Rules of the Georgia Department of Community Affairs (DCA), O.C.G.A. Chapter 110-12-1-.01, Minimum Standards and Procedures for Local Comprehensive Planning, effective 10/1/2018.

The DCA rules require that the Comprehensive Plan of Mansfield consist of the following elements:

## Community Vision & Goals

Through public and steering committee meetings, the City's vision, goals, and policies are developed to determine the community's future direction. As a part of this component, policies are identified to assist in making decisions that are consistent with community goals.

## Needs & Opportunities

Public engagement and an analysis of the community's needs and opportunities help to determine local conditions. This will assist the community in identifying the issues that it needs to address and the opportunities on which it can capitalize.

## Broadband Services

Each local government must include a broadband element to analyze available services and identify potential improvements. This element is an action plan with steps.

## Future Land Use

This element is required for any community that has a local zoning ordinance and assigns future development categories by parcel. The map and narrative in this section will guide local elected officials on zoning and land use policy decisions. The intention is to influence growth and development throughout the community in consideration of existing development patterns, access to utilities and services, and community needs and goals.

## Community Work Program

The final element of the comprehensive plan, the Community Work Program, outlines steps and strategies for achieving the community's goals and implementing its plans. It identifies priority projects, timelines for implementation, responsible parties, and funding strategies for the next five years. The Community Work Program is accompanied by a Report of Accomplishments from the previous plan update's project list.

# Public Involvement

## Public Input & Steering Committee

The planning process began with an initial public hearing and was followed by two steering committee meetings where participants were invited to discuss local trends and aspirations, as well as participate in a Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis. The process also included an online survey that was open to the public from 7/15/25 to 8/15/25. Survey participation is summarized in the Appendix (page 34). Steering committee members were also available to take questions and comments throughout the process (as presented at the first public hearing). The City held a final public hearing before transmittal of the plan to the DCA for review.

## Northeast Georgia Regional Commission

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

## Data & Statistics

The facts, figures, and statistics used to develop the Plan were generated from data compiled throughout the planning process. The data and analyses were used to identify general trends and provide a reliable quantitative context to describe existing conditions and assist in informing the recommendations and policies. Unless otherwise noted, all data are sourced from Esri's Business Analyst Software, which is based on 2010 and 2020 U.S. Census Data and the Census's 2024–2029 American Community Survey.

Chapter 2

# Vision, Goals & Policies

The plan’s vision, goals, and policies look to the future, as described below.

**Vision**

Paints a picture of what the community wants to be like in 20 years

**Goals & Policies**

Articulates ideals that the community is working towards and provides guidance and direction for achieving these ideals

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## Vision

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





## Goals & Policies

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1. Target public investments to improve the community and create private-sector interest.
  2. Pursue small-business development downtown, especially in retail, dining, healthcare, and day-to-day services.
  3. Ensure that growth references and respects Mansfield's history through preservation, adaptive reuse, and context-sensitive design.
  4. Maintain infrastructure investments to ensure long-term use.
  5. Create a small-town atmosphere that capitalizes on the Cricket Frog Trail, including supporting local business development, ensuring that development standards create an attractive and welcoming environment for trail users, connecting the trail to neighborhoods with complete streets (and other trails), and establishing dedicated trail upkeep standards.
  6. Expand city limits to protect surrounding agricultural and residential land from development pressure.
  7. Provide public greenspace, encourage healthy lifestyles, and ensure accessibility for all residents.
  8. Improve pedestrian safety and mobility throughout downtown by installing sidewalks.
  9. Connect all streets in Mansfield to the downtown area.
  10. Increase road safety for all users.
  11. Increase police presence.
  12. Improve internet and telecommunications service.
  13. Engage the public to strengthen participation in City affairs.
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## Chapter 3

# Needs & Opportunities

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

*\*Italicized entries indicate high priorities (with Community Work Program (CWP) project number in parentheses)*

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## Population

Mansfield has a total population of 451 and is projected to see an annual 0.18% growth rate through 2030. The median age is 44, 35% of the population is over 55, and both exceed state figures (median age 38, 27% over 55). Households with at least one member with a disability represent 30.6% of the community – higher than the state average of 25%. Additionally, 42% of households draw Social Security (Esri BAO).

Public feedback throughout the planning process indicated appreciation for Mansfield's neighborly, close-knit community. Residents consistently cited the small-town feel and supportive neighbors as strengths of Mansfield.

An estimated 6% of the population lives below the poverty level, 5% receive public assistance and 9% receive food stamps. The median household income is \$104,739, which is higher than the state median of \$78,207. However, Mansfield's per capita income of \$46,878 is closer to the state figure of \$41,403. This discrepancy may be reflective of how Mansfield households are more likely to have multiple earners compared to the state average.

## Planning, Land Use, and Housing

The housing stock in Mansfield is made up of 92% detached single-family homes, 3% single-family attached homes and two-unit residences, and 5% mobile homes. The median home value is \$299,000, which is lower than the state median of \$388,742. Approximately 87% of housing units are owner-occupied, 13% are renter-occupied, and 5% are vacant. According to the Center for Neighborhood Technology's (CNT) Housing and Transportation Index (H+T Index), housing costs account for 14% of the regionally typical household's<sup>1</sup> income in Mansfield, which is within the CNT's affordability threshold of up to 30%.



Figure 3. Residence in front of Mansfield's water tower.

Mansfield currently enforces a 2-acre minimum lot size requirement for new residential development. Community input during the planning process indicated support for this regulation, as residents seek to preserve Mansfield's rural character amid increasing development pressure. Survey respondents also expressed the need for smaller, more affordable housing options. *To balance the preservation of the city's rural character with this need, Mansfield plans to inventory its existing housing stock, develop a blighted properties plan that focuses on restoring historic homes, and pursue grant funding to assist homeowners with rehabilitation (CWP 2).* Additionally, the historic homes within Mansfield have smaller lot sizes and may be rebuilt at their existing density, making them more affordable (Figure 3). *The city plans to update its zoning and development regulations to ensure they meet community standards and achieve common goals (CWP 7).*

## Transportation

According to the H+T Index, residents spend an estimated 23% of their income on transportation, and they travel approximately 25,588 miles per year in private vehicles. An estimated 93% of Mansfield workers commute alone by car, and approximately 60.5% of workers travel more than 30 minutes to their job sites. This includes 26% of workers who travel more than 60 minutes. Only 3% of workers commute less than 10 minutes to work, while 64% of workers leave Newton County for employment.

Supporting local business development and connecting residents to local employment opportunities could be an effective strategy for reducing the need to travel long distances for goods, services, and employment.

1 A "regionally typical" household in Mansfield earns \$82,625, with 1.11 commuters and 2.68 people (CNT).

With the completion of construction on Mansfield's segment of the nearly countywide Cricket Frog Trail (Figure 4), Mansfield has the opportunity to leverage the trail to promote small-business growth downtown. In addition to the new revenue streams, the Cricket Frog Trail increases recreation options throughout Mansfield and contributes to a more active community. *Mansfield is also developing a streets and trails plan to improve accessibility throughout the community (CWP 5).* As part of this effort, the city is installing sidewalks along both sides of the main roads to improve pedestrian access to local shops and businesses and increase foot traffic downtown. Road safety for all users is a concern among stakeholders. Community members referenced the need to reduce speeding on North Main St (Hwy 11) and Hwy 213.



Figure 4. Mansfield's entrance to the Cricket Frog Trail is located across from the city square.

In addition to the bicycling and walking elements addressed above, a community-wide transportation safety program could include traffic calming measures, intersection improvements, and a Safe Routes to School program. *These efforts are underway as a part of the comprehensive streets and trails plan (CWP 5).* The City should coordinate with Newton County and the Georgia Department of Transportation to implement these improvements.

## Natural and Cultural Resources

The Cricket Frog Trail spans 15 miles from Covington to Mansfield and will eventually connect all cities in Newton County. Mansfield completed its segment of the paved trail in partnership with Newton County and Newton Trails. The trail offers residents and visitors an accessible space for walking, biking, and outdoor recreation. Community members expressed positive feedback for the trail as a place to walk and socialize in the city.

*Regarding historic resources, the City could pursue a National Register of Historic Places nomination through the National Park Service to establish a National Register Historic District (CWP 3). In addition, the City should determine whether protection measures should be enacted through a local historic preservation ordinance and establishment of a Historic Preservation Commission (CWP 4).*

As shown in figure 5 (page 14), there are very few natural resources located within Mansfield's city limits that fit within the scope of Georgia's Environment Planning Criteria. There are four freshwater ponds and several streams within city limits.

As part of Newton County, Mansfield is a part of Georgia's Middle Ocmulgee Water Planning Region and is included in the Middle Ocmulgee Regional Water Plan (page 53). The Regional Water Plan is updated every five years, most recently in 2023.

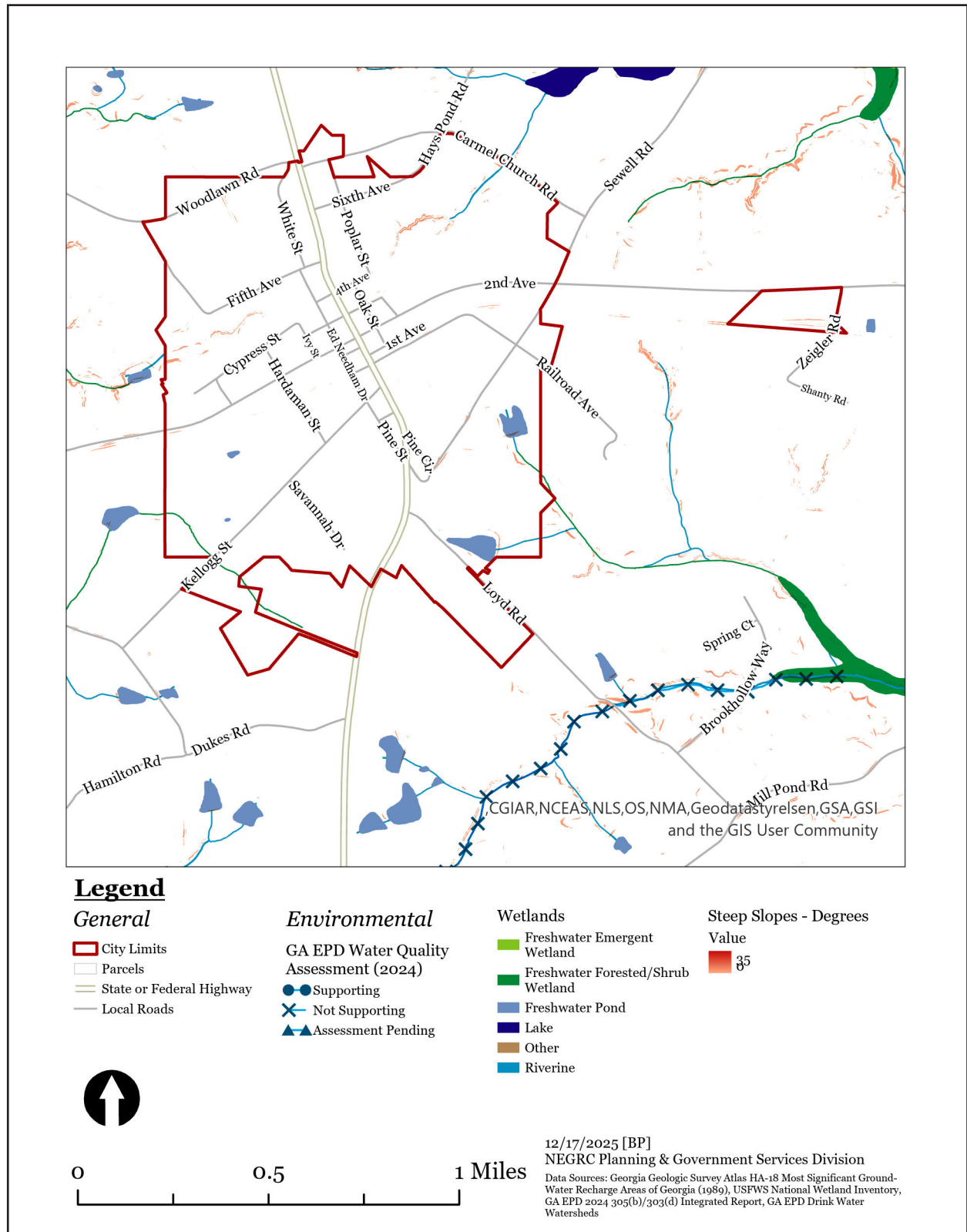


Figure 5. Sensitive natural resources in and around Mansfield, including those identified in Georgia’s Environmental Planning Criteria.

## Community Facilities & Services

Survey respondents expressed a desire for more parks within the city. They also suggested adding a swing set or other amenities to Beaver Park to make the playground more appealing to children of all ages. *Mansfield plans to install a splash pad near the elementary school to create a new park that appeals to older children (CWP 10).*

The city square was frequently cited in surveys and meetings as a strength (Figure 6). Community members appreciate the square's annual Christmas celebration for bringing neighbors together. However, survey respondents also indicated interest in enhancing the square to make it a more vibrant gathering space year-round. Suggestions included adding a playground, an open-air market for local vendors, or a pavilion. Community members also indicated appreciation for the Mansfield Community House, which is available to the public for events, meetings, and social gatherings.



*Figure 6. Mansfield's city square serves as a community gathering space.*

## Intergovernmental Coordination

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

Meeting attendees and survey respondents expressed the need for increased law enforcement in the community. The city would like to strengthen its partnership with the Newton County Sheriff's Office to increase the police presence within the city. Currently, the Sheriff maintains a precinct at the old Mansfield city hall, with the City providing the space at no cost and the County paying utilities.

## Economic Development

Mansfield has an unemployment rate of 5.7%, and its primary industries are services, manufacturing, and construction. Service jobs account for 37% of employment. The primary occupations of Mansfield's residents include white-collar work such as administrative support, and blue-collar work such as construction. An estimated 9% of Mansfield's population over the age of 25 does not have a high school diploma, while approximately 56% have a high school

diploma, G.E.D, or some college experience. An estimated 32% have a college degree (Esri BAO). The state’s average for these three categories is 9.8% with no diploma; 44.8% with a high school diploma, G.E.D, or some college; and 45.5% with a college degree. Given the employment options and population demographics of Mansfield, the City should consider tapping into regional workforce training such as that provided by the NEGRC.

Meeting attendees and questionnaire respondents would like to see more businesses located in town (Figure 7). As activity and interest generated from the Cricket Frog Trail increases, Mansfield has an opportunity to capitalize by recruiting and nurturing new small-business development. A basic, downtown-focused economic development strategy could identify simple implementation measures aimed at giving residents more dining, shopping, and services options. *Additionally, enrollment in the Georgia Main Street Program and/or formation of a downtown development authority could be beneficial to consider (CWP 9)*



*Figure 7. Local businesses surround the city square in downtown Mansfield.*

## Chapter 4

# Broadband Services

## State & Regional Initiatives

Expansion of broadband is a top priority region wide. The Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2022–2026, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, business leaders, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan (Strategy 2.a).

Additionally, in 2018 the Georgia Department of Community Affairs (DCA) launched the Georgia Broadband Deployment Initiative (GDBI), a five-agency team formed to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia residents and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies. Since 2018, DCA’s Minimum Standards for Comprehensive Planning have required that all local governments include a broadband services element within their comprehensive plans.

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## Existing Services

Most areas within city limits are considered to be fully served by broadband (Figure 8), where “served” is defined as meeting FCC’s current broadband standard of having access to infrastructure capable of download speeds of at least 100 Mbps and upload speeds of at least 20 Mbps. A 100/20 Mbps internet connection is generally sufficient for most households and many streaming activities.

Mansfield is now served by 3 internet providers — a significant improvement from the 2020 Comprehensive Plan, when residents reported issues with slow speeds and limited connectivity. Community members now consider Mansfield well-served, and the city remains committed to maintaining high-quality internet service.

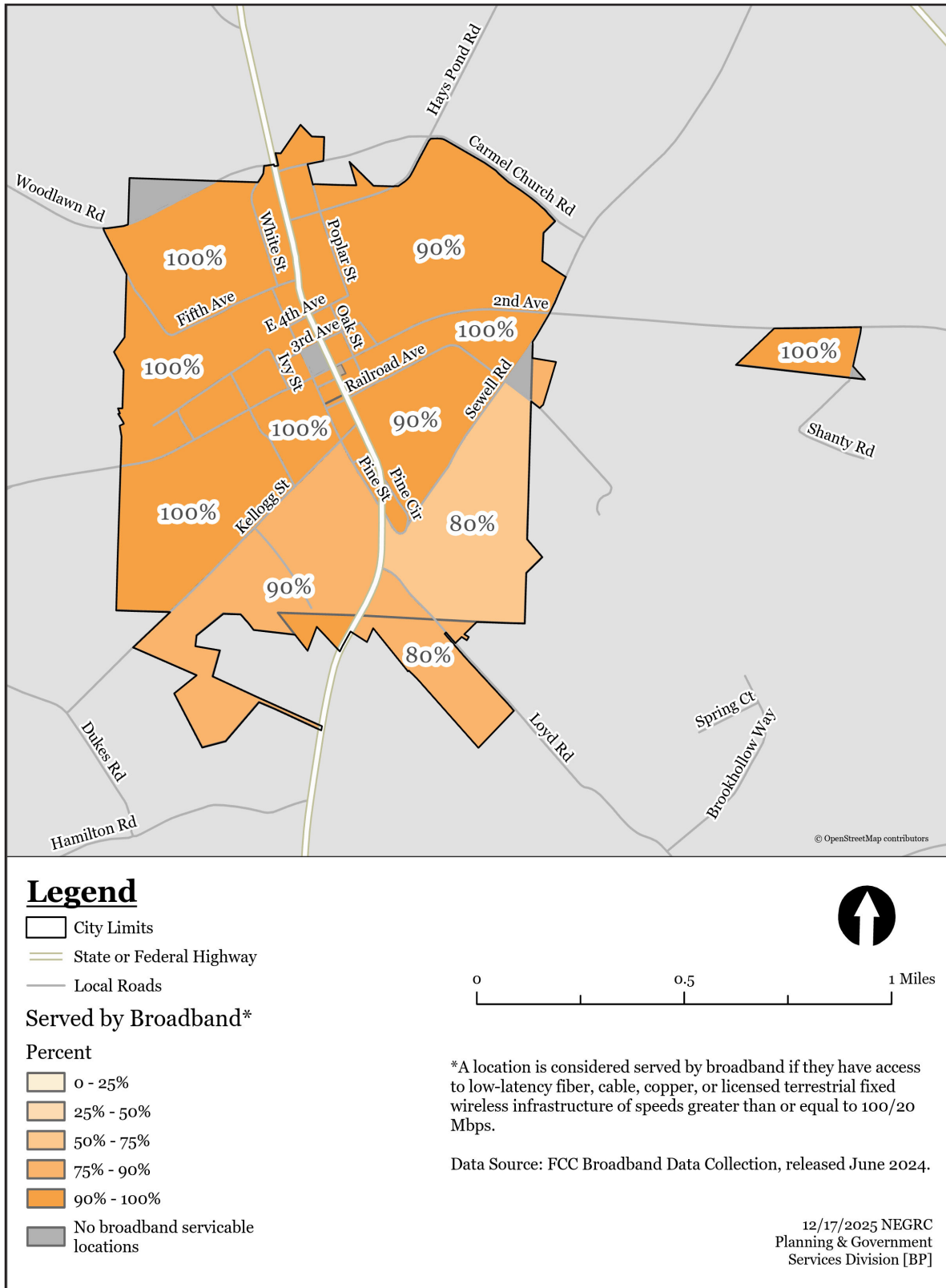


Figure 8. Broadband availability status in Mansfield as of August 2025 (FCC Broadband Data Collection).

## Chapter 5

# Land Use

Pursuant to the rules of the Georgia Department of Community Affairs, the following Future Development Map (Figure 9), Compatibility Index, and Defining Narrative provide the physical planning component of the comprehensive plan. The “character areas” methodology was used for land use planning in this document, in lieu of the “future land use” methodology. The character areas method involves assigning groupings of parcels a descriptive narrative and an array of applicable zoning categories. Character areas typically provide greater flexibility than traditional land use maps in which each parcel is assigned a single category such as Residential or Commercial.

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

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

The character areas selected by Mansfield are summarized in the map on page 20 and the table on page 21. Narrative descriptions and implementation measures for each character area following the table.



# Future Development Map

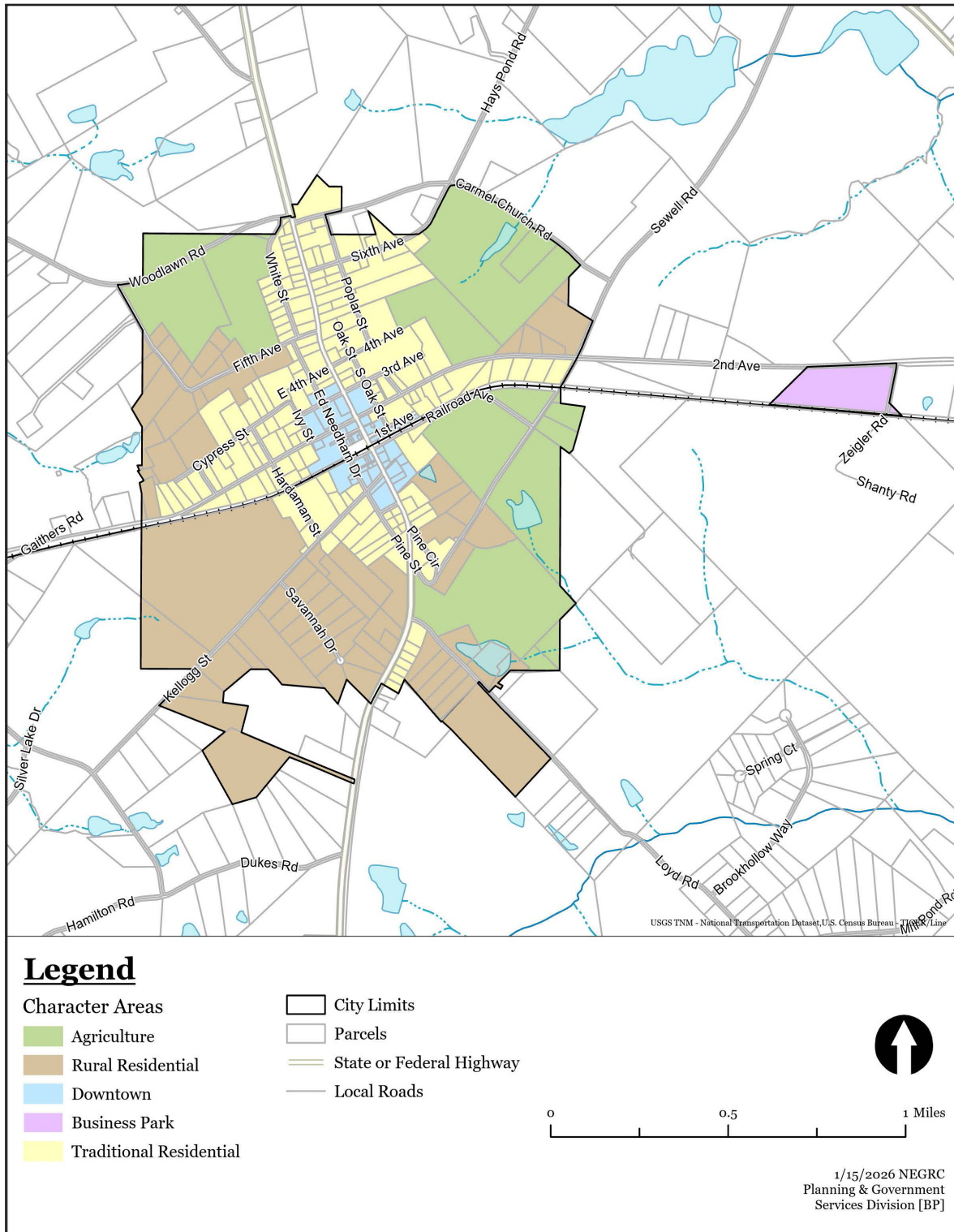


Figure 9. This Future Development Map shows the location of Mansfield’s Character Areas, which are described beginning on the next page.

# Character Areas Compatibility Index

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

## Defining Narratives

### What is a defining narrative?

When reviewing development proposals, decision-makers should reference both the Future Development Map on page 20 and the corresponding character area narrative for guidance.

According to DCA’s Minimum Standards and Procedures for Comprehensive Planning (O.C.G.A. Chapter 110-12-1, defining narratives for each character area:

- Describe and illustrate a specific vision for what types, forms, styles, and patterns of development are to be encouraged;
- List compatible land uses and zoning categories; and
- Identify implementation measures to help achieve the desired development pattern.

Descriptions, illustrations, implementation measures, and compatible land uses and zoning categories for each individual character area begin on page 22.

# Agriculture

## Description

These areas consist of working farmland and related properties within the City of Mansfield. Primarily made up of cultivated lands, this character area may also include homestead residences and farm-related structures. Together, they represent an important part of the of the community's rural heritage. Considering the loss of farmland in recent years, it is crucial that the agricultural areas in Mansfield be preserved.



## Implementation Measures

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

## Compatible Zoning & Land Uses

See compatibility index, page 21.



# Downtown

## Description

The community’s vision for the Downtown area focuses on generating new interest and economic activity while preserving the historic buildings and encouraging new development to complement the original fabric of the city. The local light-industrial facility, which serves as the city’s main employer, generates daytime interest in the community. The City Center Plaza and Mansfield’s segment of the Cricket Frog Trail both provide needed public gathering space.

While a variety of architectural styles may be appropriate, new construction should be scaled and massed similarly to current building footprints, especially when related to parking or buildings with direct pedestrian access. A new mixed-use zoning class may be added for downtown, but land use patterns, narrow roadway widths, and natural environments should remain largely unaltered. All new infrastructure investments should be made primarily with the city’s complete streets plan in mind.



## Implementation Measures

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

## Compatible Zoning & Land Uses

See compatibility index, page 21.



# Rural Residential

## Description

This area preserves Mansfield’s rural character through low residential density. Existing large residential lots with one-acre minimums are the norm, while building size, style, and setbacks vary. New developments must adhere to the two-acre minimum lot size requirement. They should preserve open space and concentrate residences as closely as possible to existing transportation corridors and activity nodes.

Small, neighborhood-scale parks and networks of multi-use paths and extensive sidewalks should be developed to connect residents to commercial and civic centers. Street connectivity should be incorporated within and between developments and neighboring character areas. Appropriate, small-scale public or institutional uses are also encouraged.

## Implementation Measures

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

## Compatible Zoning & Land Uses

See compatibility index, page 21.



# Traditional Neighborhood

## Description

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



## Implementation Measures

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

## Compatible Zoning & Land Uses

See compatibility index, page 21.



# Business Park

## Description

The Business Park character area represents a single annexed parcel to the east of the traditional Mansfield city limits. The City added the property when Blackwell's Market Place moved from downtown Mansfield to a new construction site along County Road 213. The property also includes a hardware store, with space for the potential additions of new businesses. New development should complement the existing architecture in style and scale. Some desired attributes for any new business additions include mixtures of materials such as brick and stone, front of building parking, and attractive signage. This area is strategically located between Mansfield and Newborn, and the Cricket Frog Trail corridor passes directly behind the site, making it a good location for business. Mansfield could eventually expand this character area through future annexation, although plans for that do not currently exist.

## Implementation Measures

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

## Compatible Zoning & Land Uses

See compatibility index, page 21.



## Chapter 6

# Work Program

The Work Program chapter consists of two parts: a Report of Accomplishments and a Community Work Program. The Report of Accomplishments (next page) provides a status report of the 2021–2025 Community Work Program. Subsequently, the Community Work Program (page 29) is updated to reflect a new, tangible list of projects to complete over the following five years (2026–2030). The list identifies priority projects, timeline for implementation, responsible parties, and funding strategies.



# Report of Accomplishments, 2021-2025

This section summarizes progress on the activities listed in the Short Term Work Program from the previous Comprehensive Plan Update.

*\*An asterisk denotes items carried forward to the next Community Work Program.*

#	Activity	Status	Notes
1	*Develop downtown plan for economic development, historic preservation and façade/ property rehabilitation, complete streets connectivity, tourism, etc.	Ongoing	Modified and carried forward as CWP #1
2	*Inventory housing stock and develop blighted properties plan	Ongoing	Modified and carried forward as CWP #2
3	*Seek assistance from NEGRC on protecting and enhancing historic resources; implement projects where feasible	Ongoing	Modified and carried forward as CWP #3
4	*Develop local complete streets and trails plan to improve safety for all modes (especially bicycling and walking) and addresses traffic calming and Safe Routes to School	Ongoing	City has made progress on trails and sidewalks. Carried forward as CWP #5
5	*Develop facilities for walking and bicycling, including connectivity to Nonie Needham Nature Trail and a trailhead in the city center	Ongoing	Carried forward as CWP #6
6	Devise senior and disability-based services plan, including housing and transportation	Canceled	City is in Newton County’s service area
7	Adopt housing plan to provide more diverse options, referencing lifecycle housing and increased homeownership	Canceled	Lifecycle housing exists in Newton County, just not in Mansfield. Lacks community support
8	*Review and update zoning and development ordinances	Ongoing	Carried forward as CWP #7. City adopted a sign ordinance, plans to get legal proof ordinances adopted by the council
9	*Adopt complete streets ordinance or policy	Ongoing	Carried forward as CWP #8. City completed subdivision ordinance, currently using LMIG funds to finish sidewalks

(Table continued from previous page)

#	Activity	Status	Notes
10	Create and implement a broadband and cellular improvement strategy; apply for state Broadband Ready Community Designation	Complete	Community is now well-served by broadband; Broadband Ready is not necessary to meet this need
11	*Consider enrolling in the GA Main St. program and forming a DDA	Ongoing	Carried forward as CWP #9
12	*Acquire and develop community green space similar to Madison, GA	Ongoing	Modified and carried forward as CWP #10
13	Rehabilitate water pollution control plant	Complete	
14	Conduct repairs on electrical substation	Complete	

## Community Work Program, 2026-2030

This section summarizes priority projects for the next five years.

*\*An asterisk denotes items carried forward from the previous Comprehensive Plan*

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
1	*Identify priorities and opportunities for funding to improve historic preservation, façade/property rehabilitation, complete streets connectivity, tourism, etc. downtown	2026-2027	Mayor & Council, staff	Staff time	N/A
2	*Inventory housing stock and develop blighted properties plan. Apply for grant funding to assist homeowners with blighted properties	2026-2028	Mayor & Council, staff	\$1,500	City, DCA, grants
3	*Work with the NEGRC to determine eligibility of a National Register of Historic Places (NR) Historic District by performing a historic resource inventory and apply for NR designation, if appropriate	2026-2028	Mayor & Council, staff, NEGRC	\$10,000	City

(Table continued from previous page)

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
4	Determine whether it is appropriate to establish a locally-designated historic district and pursue Certified Local Government (CLG) status through the Georgia Historic Preservation Division	2027-2029	Mayor & Council, staff, NEGRC	\$4,000	City
5	*Develop local complete streets and trails plan to improve safety for all modes (especially bicycling and walking) and addresses traffic calming and Safe Routes to School	2026-2028	Mayor & Council, staff	\$1,000	City, GDOT
6	*Develop facilities for walking and bicycling, including connectivity to Nonie Needham Nature Trail and a trailhead in the city center	2028-2030	Mayor & Council, staff	Varies by project	City, Newton Trails, Grants
7	*Review and update zoning and development ordinances	2027	Mayor & Council, staff, NEGRC	Staff time	N/A
8	*Adopt complete streets ordinance or policy	2026	Mayor & Council, staff	\$1,000	City, GDOT, LMIG
9	*Enroll in the GA Main St. program and form a DDA	2026	Mayor & Council, staff	Staff time	N/A
10	*Develop community greenspace, including splash pad and further additions to city center	2027-2030	Mayor & Council, staff	\$3,000	City
11	Develop plan for infrastructure rehabilitation needs for wastewater disposal	2026 -2028	Mayor & Council, staff	\$3,000 - \$50,000	City, USDA grant
12	Identify opportunities for mixed-use development and create an associated zoning district	2027	Mayor & Council, staff	Staff time	N/A


Chapter 7

# Appendix

## Appendix Contents

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### Public Hearing #1 Documentation

	City of Mansfield: Comprehensive Plan Update Public Hearing #1: July 14, 2025 – 5:00 p.m. Mansfield Community Center 3158 Hwy 11 S, Mansfield, GA 30055
NAME	EMAIL
Joy M Purvis	
Brittany King	
Chair Northern	
FRED PURVIS	
Ricky B BRUCE	
Wayne Blankwell	
Carol Flaute	
Beck Pirkle	

The Covington News: A7 | SATURDAY - SUNDAY, JUNE 21-22, 2025


**NOTICE OF PUBLIC HEARING**

The City of Mansfield will conduct a Public Hearing on **July 14, 2025, at 5:00 p.m.** at the Mansfield Community Center, 3158 Hwy 11 S, Mansfield, GA 30055.


**COMPREHENSIVE PLAN UPDATE FOR THE CITY OF MANSFIELD**

The purpose of the public hearing is to brief the community on the process for developing the City's comprehensive plan and to obtain input on the proposed planning process. Residents, business owners, and all stakeholders are invited to attend the public hearing to provide comments, ideas, and suggestions. This will not be a voting meeting or a work session. However, a quorum may be established. If you are unable to attend and wish to receive information regarding the hearing, please contact Beck Pirkle, NEGRC Grants & Planning Specialist, at (706) 445-5096 or [bpirkle@negrc.org](mailto:bpirkle@negrc.org).

## Steering Committee Meeting Documentation

	City of Mansfield: Comprehensive Plan Update Public Hearing #1: July 14, 2025 – 5:00 p.m. Mansfield Community Center 3158 Hwy 11 S, Mansfield, GA 30055
NAME	EMAIL
Jay M Purvis	
Brittany Ring <i>Chair Northern</i>	
FRED PURVIS	
Ricky B BRUCE	
Wayne Blankwell	
Cardi Flaute	
Beck Pirkle	

## Public Hearing #2 Documentation

	City of Mansfield: Comprehensive Plan Update Public Hearing #2: January 14, 2026, 6:00 PM Mansfield Community Center, 3158 Hwy 11 S, Mansfield, GA 30055	
NAME	TITLE / REPRESENTING	EMAIL
Brittany Ring	Clerk	
Blair Northern	Mayor	
Beck Pirkle	Grants & Planning NEGRC	

A6 | SATURDAY - SUNDAY, DECEMBER 27-28, 2025

The Covington News

**NOTICE OF PUBLIC HEARING**

The City of Mansfield will conduct a Public Hearing on **Wednesday January 14, 2026, at 6:00 pm** at the Mansfield Community Center, 3158 Hwy 11 S, Mansfield, GA 30055.

**Comprehensive Plan Update for the City of Mansfield**

The purpose of the public hearing is to brief the community on the contents of the City's comprehensive plan update, provide an opportunity for final suggestions, and notify the public of the transmittal and adoption schedule. All interested parties are invited to attend. If you are unable to attend and wish to receive information regarding the hearing, please contact Beck Pirkle, NEGRC Grants & Planning Specialist, at (706) 445-5096.

Note: This will not be a voting meeting or a work session. However, a quorum may be established.

A draft of the Comprehensive Plan Update is available upon request at the Mansfield City Hall.

## SWOT Analysis

### Strengths

- Family oriented, neighborly, supportive community
- Strong church presence helps bring community together
- Community House
- Cricket Frog Trail has improved walkability
- City Center area
- Good grocery store
- Newton County Tomorrow
- Golf-cartable

### Opportunities

- Intergovernmental coordination with Newton County (including increased police presence)
- Apply for grant funds to help with housing rehabilitation and upkeep
- Add gazebo/stafe to City Center
- Distribute information to seniors to access Newton County transit services

### Weaknesses

- Housing/land prices - difficult for young couples to afford a home
- City code does not allow liquor
- Many houses in disrepair and homeowners cannot afford to fix them
- Need more sidewalks
- Need a laundromat

### Threats

- External development pressure
- Balancing the need for improvements with maintaining the way things are

## Community Survey

### Survey

To collect community input for Mansfield’s Comprehensive Plan update, NEGRC conducted a community survey from July 15th, 2025, to August 15th, 2025. The initial, brief survey asked demographic questions and about community needs, opportunities, and vision. The survey also included an option to answer several additional questions related to land use and housing, amenities and activities, services, and transportation. A total of 9 complete surveys were received. The details in the next column summarize self-reported information about survey participants. The City of Mansfield received all survey responses during plan development.

### Summary of Survey Participants

Do you live inside or outside of city limits?

- Inside city limits (6)
- Outside city limits (3)

In Mansfield, do you rent or own your residence?

- Own (6)
- Rent (0)
- Not applicable (3)

What is your age?

- 17 years old or younger (0)
- 18-34 years old (3)
- 35-49 years old (2)
- 50-64 years old (2)
- 65 years old or older (2)

Which of the following describes your personal interest in the City of Mansfield?  
(Choose all that apply)

- I live in Mansfield (6)
- I work in Mansfield (2)
- I regularly visit Mansfield (2)
- I own property in Mansfield (3)
- I own a business within Mansfield (1)
- My organization provides services within Mansfield (0)
- Prefer not to say (0)
- Other (1)

## Community Data

### 2020 Census Profile

Mansfield City, GA  
 Mansfield City, GA (1349616)  
 Geography: Place



	2010		2020		2025		Annual Rate		
	Number	Percent	Number	Percent	Number	Percent	2000-20	2010-20	2020-24
Total Population	421	100.0%	442	100.0%	451	100.0%	0.65%	0.49%	0.38%
Household Population	421	100.0%	442	100.0%	451	100.0%	1.55%	0.49%	0.38%
Group Quarters	0	0.0%	0	0.0%	0	0.0%	-100.00%	0.00%	0.00%
Population Density	374.6	-	393.3	-	401.3	-			
Total Housing Units	163	100.0%	176	100.0%	185	100.0%	1.11%	0.77%	0.95%
Total Households	145		165		175		1.16%	1.30%	1.13%
Total Vacant	18	11.0%	11	6.3%	10	5.4%	0.48%	-4.81%	-1.80%
Average Household Size	2.90	-	2.68	-	2.58	-	-		

Population by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	442	100.0%	427	96.6%	15	3.4%
Population Reporting One Race	414	93.7%	408	95.5%	6	40.0%
White	379	85.8%	375	87.8%	4	26.7%
Black	31	7.0%	31	7.3%	0	0.0%
American Indian	1	0.2%	0	0.0%	1	6.7%
Asian	1	0.2%	1	0.2%	0	0.0%
Pacific Islander	1	0.2%	1	0.2%	0	0.0%
Some Other Race	1	0.2%	0	0.0%	1	6.7%
Population Reporting Two or More Races	28	6.3%	19	4.5%	9	60.0%
Diversity Index	30.5	-	-	-	-	-

**Data Note:** Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

**Source:** U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

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**2020 Census Profile** | Mansfield City, GA | Geography: Place

Population 18+ by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	319	72.2%	316	74.0%	3	20.0%
Population Reporting One Race	303	68.5%	301	70.5%	2	13.3%
White	276	62.4%	276	64.6%	0	0.0%
Black	24	5.4%	24	5.6%	0	0.0%
American Indian	1	0.2%	0	0.0%	1	6.7%
Asian	1	0.2%	1	0.2%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	1	0.2%	0	0.0%	1	6.7%
Population Reporting Two or More Races	16	3.6%	15	3.5%	1	6.7%

Population <18 by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	123	27.8%	111	26.0%	12	80.0%
Population Reporting One Race	111	25.1%	107	25.1%	4	26.7%
White	103	23.3%	99	23.2%	4	26.7%
Black	7	1.6%	7	1.6%	0	0.0%
American Indian	0	0.0%	0	0.0%	0	0.0%
Asian	0	0.0%	0	0.0%	0	0.0%
Pacific Islander	1	0.2%	1	0.2%	0	0.0%
Some Other Race	0	0.0%	0	0.0%	0	0.0%
Population Reporting Two or More Races	12	2.7%	4	0.9%	8	53.3%

Population by Sex	Number	Percent
Male	219	49.5%
Female	223	50.5%

**Data Note:** Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

 [Source:](#) U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

© 2025 Esri

**2020 Census Profile** | Mansfield City, GA | Geography: Place

Group Quarters Population	2020	
	Number	Percent
Total	0	100.0%
Institutionalized population	0	0.0%
Correctional facilities for adults	0	0.0%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing facilities	0	0.0%
Other institutional facilities	0	0.0%
Noninstitutionalized population	0	0.0%
College/University student housing	0	0.0%
Military Quarters	0	0.0%
Other noninstitutional facilities	0	0.0%

Population by Age		
Total	442	100.0%
Age 0 - 4	30	6.8%
Age 5 - 9	35	7.9%
Age 10 - 14	36	8.1%
Age 15 - 19	33	7.5%
Age 20 - 24	24	5.4%
Age 25 - 29	26	5.9%
Age 30 - 34	36	8.1%
Age 35 - 39	33	7.5%
Age 40 - 44	21	4.8%
Age 45 - 49	22	5.0%
Age 50 - 54	34	7.7%
Age 55 - 59	19	4.3%
Age 60 - 64	37	8.4%
Age 65 - 69	24	5.4%
Age 70 - 74	12	2.7%
Age 75 - 79	3	0.7%
Age 80 - 84	10	2.3%
Age 85+	7	1.6%
Age 18+	319	72.2%
Age 65+	56	12.7%

**Data Note:** Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

 **Source:** U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

© 2025 Esri

**2020 Census Profile** | Mansfield City, GA | Geography: Place

Households by Type	2020	
	Number	Percent
Total	165	100.0%
Married Couple Households	89	53.9%
With Own Children <18	41	24.9%
Without Own Children <18	48	29.1%
Cohabiting Couple Households	12	7.3%
With Own Children <18	1	0.6%
Without Own Children <18	11	6.7%
Male Householder, No Spouse/Partner	33	20.0%
Living Alone	13	7.9%
65 Years and over	4	2.4%
With Own Children <18	4	2.4%
Without Own Children <18, With Relatives	10	6.1%
No Relatives Present	6	3.6%
Female Householder, No Spouse/Partner	31	18.8%
Living Alone	10	6.1%
65 Years and over	3	1.8%
With Own Children <18	9	5.5%
Without Own Children <18, With Relatives	12	7.3%
No Relatives Present	0	0.0%

Households by Size		
Total	165	100.0%
1 Person	23	13.9%
2 People	44	26.7%
3 People	32	19.4%
4 People	35	21.2%
5 People	17	10.3%
6 People	11	6.7%
7+ People	3	1.8%

**Data Note:** Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

 **Source:** U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

© 2025 Esri


2020 Census Profile   Mansfield City, GA   Geography: Place		
Population by Relationship	2020	
	Number	Percent
Total	442	100.0%
In Households	442	100.0%
Householder	156	35.3%
Opposite-Sex Spouse	82	18.6%
Same-Sex Spouse	2	0.5%
Opposite-Sex Unmarried Partner	10	2.3%
Same-Sex Unmarried Partner	2	0.5%
Biological Child	118	26.7%
Adopted Child	4	0.9%
Stepchild	14	3.2%
Grandchild	20	4.5%
Brother or Sister	1	0.2%
Parent	3	0.7%
Parent-in-law	2	0.5%
Son-in-law or Daughter-in-law	6	1.4%
Other Relatives	9	2.0%
Foster Child	0	0.0%
Other Nonrelatives	13	2.9%

Households by Age of Householder		
Total	165	100.0%
Householder Age 15-24	5	3.0%
Householder Age 25-34	22	13.3%
Householder Age 35-44	33	20.0%
Householder Age 45-54	45	27.3%
Householder Age 55-59	11	6.7%
Householder Age 60-64	14	8.5%
Householder Age 65-74	16	9.7%
Householder Age 75-84	12	7.3%
Householder Age 85+	7	4.2%

**Data Note:** Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

 [Source:](#) U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data. © 2025 Esri


**2020 Census Profile** | Mansfield City, GA | Geography: Place

Family Households by Race of Householder	2020	
	Number	Percent
Total	128	100.0%
Householder is White Alone	108	65.5%
Householder is Black Alone	10	6.1%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	5	3.0%
Householder is Two or More Races	5	3.0%
Households with Hispanic Householder	8	4.8%

Nonfamily Households by Race of Householder		
Total	37	100.0%
Householder is White Alone	33	20.0%
Householder is Black Alone	1	0.6%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	1	0.6%
Householder is Some Other Race Alone	1	0.6%
Householder is Two or More Races	1	0.6%
Households with Hispanic Householder	1	0.6%

Total Housing Units by Occupancy		
Total	176	100.0%
Occupied Housing Units	94	93.8%
Vacant Housing Units	11	6.3%
For Rent	0	0.0%
Rented, not Occupied	0	0.0%
For Sale Only	1	9.1%
Sold, not Occupied	1	9.1%
For Seasonal/Recreational/Occasional Use	0	0.0%
For Migrant Workers	0	0.0%
Other Vacant	9	81.8%

**Data Note:** Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

 **Source:** U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

© 2025 Esri

# ACS Population Summary

Mansfield City, GA  
 Mansfield City, GA (1349616)  
 Geography: Place



Totals	2019 - 2023			Reliability
	ACS Estimate	Percent	MOE (±)	
Total Population	457		489	<span style="color: red;">■</span>
Total Households	170		138	<span style="color: red;">■</span>
Total Housing Units	178		140	<span style="color: red;">■</span>

## Household Size and Type

Households with Pop 65+	77	45.3%	83	<span style="color: red;">■</span>
1-Person	10	5.9%	35	<span style="color: red;">■</span>
2+ Person Family	65	38.2%	78	<span style="color: red;">■</span>
2+ Person Nonfamily	2	1.2%	12	<span style="color: red;">■</span>
Households with No Pop 65+	93	54.7%	129	<span style="color: red;">■</span>
1-Person	13	7.6%	30	<span style="color: red;">■</span>
2+ Person Family	69	40.6%	129	<span style="color: red;">■</span>
2+ Person Nonfamily	11	6.5%	40	<span style="color: red;">■</span>

## Household Type by Relatives and Non-relatives

Total	456	100.0%	489	<span style="color: red;">■</span>
In Family Households	407	89.3%	510	<span style="color: red;">■</span>
In Married-Couple Family	377	82.7%	520	<span style="color: red;">■</span>
Relatives	362	79.4%	480	<span style="color: red;">■</span>
Nonrelatives	15	3.3%	92	<span style="color: red;">■</span>
In Male Householder-No Spouse Present-Family	6	1.3%	38	<span style="color: red;">■</span>
Relatives	5	1.1%	38	<span style="color: red;">■</span>
Nonrelatives	1	0.2%	5	<span style="color: red;">■</span>
In Female Householder-No Spouse Present	24	5.3%	106	<span style="color: red;">■</span>
Relatives	21	4.6%	86	<span style="color: red;">■</span>
Nonrelatives	3	0.7%	26	<span style="color: red;">■</span>
In Nonfamily Households	49	10.7%	99	<span style="color: red;">■</span>

## Households by Disability Status






Total	170	100.0%	138	<span style="color: red;">■</span>
With 1+ Persons w/Disability	52	30.6%	68	<span style="color: red;">■</span>
With No Person w/Disability	119	70.0%	132	<span style="color: red;">■</span>

[Source:](#) U.S. Census Bureau, 2019-2023 American Community Survey.













Reliability: ■ high ■ medium ■ low © 2025 Esri

**ACS Population Summary** | Mansfield City, GA | Geography: Place

**Workers Age 16+ By Means of Transportation**

Total	208	100.0%	221	
Drove alone	193	92.8%	220	
Carpooled	6	2.9%	19	
Public transportation (excluding taxicab)	0	0.0%	0	
Bus or trolley bus	0	0.0%	0	
Light rail, streetcar or trolley	0	0.0%	0	
Subway or elevated	0	0.0%	0	
Long-distance/Commuter Train	0	0.0%	0	
Ferryboat	0	0.0%	0	
Taxicab	0	0.0%	0	
Motorcycle	0	0.0%	0	
Bicycle	0	0.0%	5	
Walked	1	0.5%	6	
Other means	0	0.0%	0	
Worked at home	8	3.8%	22	

**Workers Age 16+ By Travel Time to Work**

Less than 5 minutes	5	2.5%	25	
5 to 9 minutes	1	0.5%	6	
10 to 14 minutes	10	5.0%	48	
15 to 19 minutes	16	8.0%	39	
20 to 24 minutes	27	13.5%	59	
25 to 29 minutes	22	11.0%	53	
30 to 34 minutes	41	20.5%	84	
35 to 39 minutes	6	3.0%	22	
40 to 44 minutes	14	7.0%	52	
45 to 59 minutes	8	4.0%	35	
60 to 89 minutes	47	23.5%	173	
90 or more minutes	5	2.5%	28	
Average Travel Time to Work (in minutes)	N/A		N/A	



Source: U.S. Census Bureau, 2019-2023 American Community Survey.

Reliability:  high

 medium  low

© 2025 Esri

**ACS Population Summary** | Mansfield City, GA | Geography: Place

Workers Age16+ by Place of Work	2019 - 2023		MOE (±)	Reliability
	ACS Estimate	Percent		
Total	208	100.0%	221	<span style="color: red;">■</span>
Worked in state and in county of residence	76	36.5%	84	<span style="color: red;">■</span>
Worked in state and outside county of residence	133	63.9%	228	<span style="color: red;">■</span>
Worked outside state of residence	0	0.0%	0	
<b>Sex by Class of Worker</b>				
Total	208	100.0%	221	<span style="color: red;">■</span>
Male	107	51.4%	103	<span style="color: red;">■</span>
Employee of private company workers	75	36.1%	85	<span style="color: red;">■</span>
Self-employed in own incorporated business	4	1.9%	17	<span style="color: red;">■</span>
Private not-for-profit wage and salary workers	4	1.9%	27	<span style="color: red;">■</span>
Local government workers	17	8.2%	45	<span style="color: red;">■</span>
State government workers	0	0.0%	0	
Federal government workers	7	3.4%	62	<span style="color: red;">■</span>
Self-employed in own not incorporated business	1	0.5%	4	<span style="color: red;">■</span>
Unpaid family workers	0	0.0%	0	
Female	101	48.6%	139	<span style="color: red;">■</span>
Employee of private company workers	56	26.9%	80	<span style="color: red;">■</span>
Self-employed in own incorporated business	0	0.0%	6	
Private not-for-profit wage and salary workers	12	5.8%	43	<span style="color: red;">■</span>
Local government workers	12	5.8%	44	<span style="color: red;">■</span>
State government workers	0	0.0%	3	
Federal government workers	18	8.7%	146	<span style="color: red;">■</span>
Self-employed in own not incorporated business	2	1.0%	8	<span style="color: red;">■</span>
Unpaid family workers	0	0.0%	0	
<b>Gross Rent as a Percentage of Household Income</b>				
<10% of Income	1	7.7%	7	<span style="color: red;">■</span>
10-14.9% of Income	0	0.0%	2	
15-19.9% of Income	0	0.0%	4	
20-24.9% of Income	3	23.1%	15	<span style="color: red;">■</span>
25-29.9% of Income	1	7.7%	12	<span style="color: red;">■</span>
30-34.9% of Income	2	15.4%	16	<span style="color: red;">■</span>
35-39.9% of Income	0	0.0%	5	
40-49.9% of Income	1	7.7%	10	<span style="color: red;">■</span>
50+% of Income	3	23.1%	11	<span style="color: red;">■</span>
Gross Rent % Inc Not Computed	1	7.7%	11	<span style="color: red;">■</span>

 [Source:](#) U.S. Census Bureau, 2019-2023 American Community Survey. Reliability: ■ high ■ medium ■ low © 2025 Esri

# ACS Housing Summary

Mansfield City, GA  
 Mansfield City, GA (1349616)  
 Geography: Place



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Total Population	457		489	<span style="color: red;">■</span>
Total Households	170		138	<span style="color: red;">■</span>
Total Housing Units	178		140	<span style="color: red;">■</span>

## Owner-Occupied Housing Units by Mortgage Status

Total	157	100.0%	140	<span style="color: red;">■</span>
Housing units with a mortgage	100	63.7%	129	<span style="color: red;">■</span>
No Second Mortgage and No Home Equity Loan	83	52.9%	124	
Multiple Mortgages	17	10.8%	48	<span style="color: red;">■</span>
Second mortgage and Home Equity Loan	0	0.0%	0	
Only Home Equity Loan	13	8.3%	43	<span style="color: red;">■</span>
Only Second Mortgage	4	2.5%	22	<span style="color: red;">■</span>
Home Equity Loan without Primary Mortgage	1	0.6%	9	<span style="color: red;">■</span>
Housing units without a mortgage	57	36.3%	59	<span style="color: red;">■</span>

## Owner-Occupied Housing Units Average Value by Mortgage Status

Housing units with a mortgage	\$359,108	\$720,219	<span style="color: red;">■</span>
Housing units without a mortgage	\$289,618	\$506,612	<span style="color: red;">■</span>













Source: U.S. Census Bureau, 2019-2023 American Community Survey.

Reliability: ■ high

■ medium ■ low

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**ACS Housing Summary** | Mansfield City, GA | Geography: Place

Owner-Occupied Housing Units by Value	2019 - 2023 ACS Estimate	Percent	MOE (±)	Reliability
Total	157	100.0%	140	
Less than \$10,000	2	1.3%	15	
\$10,000 to \$14,999	0	0.0%	4	
\$15,000 to \$19,999	0	0.0%	3	
\$20,000 to \$24,999	0	0.0%	0	
\$25,000 to \$29,999	0	0.0%	0	
\$30,000 to \$34,999	0	0.0%	4	
\$35,000 to \$39,999	0	0.0%	0	
\$40,000 to \$49,999	0	0.0%	0	
\$50,000 to \$59,999	3	1.9%	17	
\$60,000 to \$69,999	0	0.0%	0	
\$70,000 to \$79,999	1	0.6%	8	
\$80,000 to \$89,999	1	0.6%	8	
\$90,000 to \$99,999	1	0.6%	7	
\$100,000 to \$124,999	2	1.3%	11	
\$125,000 to \$149,999	2	1.3%	14	
\$150,000 to \$174,999	9	5.7%	28	
\$175,000 to \$199,999	7	4.5%	18	
\$200,000 to \$249,999	26	16.6%	82	
\$250,000 to \$299,999	25	15.9%	50	
\$300,000 to \$399,999	25	15.9%	62	
\$400,000 to \$499,999	28	17.8%	125	
\$500,000 to \$749,999	21	13.4%	51	
\$750,000 to \$999,999	4	2.5%	33	
\$1,000,000 to \$1,499,999	0	0.0%	0	
\$1,500,000 to \$1,999,999	0	0.0%	0	
\$2,000,000 or more	0	0.0%	0	
Median Home Value	\$299,000		\$0	
Average Home Value	\$333,879		\$464,294	



Source: U.S. Census Bureau, 2019-2023 American Community Survey.

Reliability:  high

 medium  low

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**ACS Housing Summary** | Mansfield City, GA | Geography: Place

Housing Units by Units in Structure	2019 - 2023 ACS Estimate	Percent	MOE (±)	Reliability
Total	178	100.0%	140	
1, detached	163	91.6%	145	
1, attached	3	1.7%	16	
2	3	1.7%	17	
3 or 4	0	0.0%	0	
5 to 9	0	0.0%	0	
10 to 19	0	0.0%	0	
20 to 49	0	0.0%	0	
50 or more	0	0.0%	0	
Mobile home	9	5.1%	32	
Boat, RV, van, etc.	0	0.0%	0	

**Vacant Housing Units**

Total vacant housing units	11	100.0%	63	
For rent	0	0.0%	0	
Rented, not occupied	0	0.0%	0	
For sale only	1	9.1%	12	
Sold, not occupied	0	0.0%	0	
Seasonal/occasional	0	0.0%	0	
For migrant workers	0	0.0%	0	
Other	9	81.8%	61	

**Source:** U.S. Census 2019-2023 American Community Survey. **Data Note:** N/A means not available. Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2023, adjusted for inflation.

**2019-2023 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2019-2023 ACS estimates, five-year period data collected monthly from January 1, 2019 through December 31, 2023. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** Symbols represent threshold values Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

High Reliability: Small CVs (less than or equal to 12 percent) are flagged green and are considered reasonably reliable.

Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow and should be used with caution.

Low Reliability: Large CVs (over 40 percent) are flagged red and are considered very unreliable.

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# Community Profile

Mansfield City, GA  
 Mansfield City, GA (1349616)  
 Geography: Place




Population Summary	Mansfield cit...
2010 Total Population	421
2020 Total Population	442
2020 Group Quarters	0
2025 Total Population	451
2025 Group Quarters	0
2030 Total Population	455
2025-2030 Annual Rate	0.18%
2025 Total Daytime Population	697
Workers	466
Residents	231


Household Summary	
2010 Total Households	145
2010 Average Household Size	2.90
2020 Total Households	165
2020 Average Household Size	2.68
2025 Total Households	175
2025 Average Household Size	2.58
2030 Total Households	177
2030 Average Household Size	2.57
2025-2030 Annual Rate	0.23%
2025 Families	127
2025 Average Family Size	3.07
2030 Families	142
2030 Average Family Size	2.87
2025-2030 Growth Rate	2.3%



**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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<b>Community Profile</b>   Mansfield City, GA   Geography: Place	
<b>Housing Unit Summary</b>	
2010 Total Housing Units	163
Owner Occupied Housing Units	73.8%
Renter Occupied Housing Units	26.2%
Vacant Housing Units	11.0%
2020 Housing Units	176
Owner Occupied Housing Units	80.0%
Renter Occupied Housing Units	20.0%
Vacant Housing Units	6.3%
2025 Housing Units	185
Owner Occupied Housing Units	86.9%
Renter Occupied Housing Units	13.1%
Vacant Housing Units	5.4%
2030 Total Housing Units	185
Owner Occupied Housing Units	82.5%
Renter Occupied Housing Units	17.5%
Vacant Housing Units	4.3%
<b>Median Household Income</b>	
	<b>Mansfield cit...</b>
2025	\$104,739
2030	\$126,374
<b>Per Capita Income</b>	
2025	\$46,878
2030	\$52,801
<b>2025 Households by Income</b>	
Household Income Base	175
<\$15,000	3.4%
\$15,000 - \$24,999	2.3%
\$25,000 - \$34,999	2.3%
\$35,000 - \$49,999	10.3%
\$50,000 - \$74,999	13.1%
\$75,000 - \$99,999	17.7%
\$100,000 - \$149,999	21.1%
\$150,000 - \$199,999	18.9%
\$200,000+	10.9%
Average Household Income	\$120,812
 <b>Source:</b> Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.	© 2025 Esri

<b>Community Profile</b>   Mansfield City, GA   Geography: Place	
<b>2025 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	108
Percent of Income for Mortgage	21.1%
Wealth Index	111
<b>Median Home Value</b>	
2025	\$352,941
2030	\$417,778
<b>2025 Home Value</b>	<b>Mansfield cit...</b>
Total Owner Occupied Housing Units	152
<\$50,000	0.0%
\$50,000 - \$99,999	1.3%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	2.6%
\$200,000 - \$249,999	11.8%
\$250,000 - \$299,999	22.4%
\$300,000 - \$399,999	22.4%
\$400,000 - \$499,999	27.0%
\$500,000 - \$749,999	10.5%
\$750,000 - \$999,999	2.0%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$376,513
<b>2025 Population by Sex</b>	
Males	216
Females	235
<b>Median Age</b>	
2010	37.4
2020	35.1
2025	43.9
2030	44.5
<p> <b>Source:</b> Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.</p>	
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**Community Profile** | Mansfield City, GA | Geography: Place

2025 Population by Age	Mansfield cit...
Total	451
0 - 4	6.9%
5 - 9	6.7%
10 - 14	6.2%
15 - 24	12.2%
25 - 34	7.5%
35 - 44	11.8%
45 - 54	8.9%
55 - 64	16.2%
65 - 74	12.4%
75 - 84	5.1%
85 +	1.6%
18 +	76.0%

2025 Pop 25+ by Educational Attainment	
Total	307
Less than 9th Grade	1.6%
9th - 12th Grade, No Diploma	9.1%
High School Graduate	31.9%
GED/Alternative Credential	3.3%
Some College, No Degree	22.5%
Associate Degree	7.8%
Bachelor's Degree	16.6%
Graduate/Professional Degree	7.2%

2025 Population 15+ by Marital Status	
Total	362
Never Married	26.8%
Married	64.9%
Widowed	4.4%
Divorced	3.9%



**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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**Community Profile** | Mansfield City, GA | Geography: Place

2020 Population by Race/Ethnicity	Mansfield cit...
Total	442
White Alone	85.8%
Black Alone	7.0%
American Indian Alone	0.2%
Asian Alone	0.2%
Pacific Islander Alone	0.2%
Some Other Race Alone	0.2%
Two or More Races	0.2%
Hispanic Origin	3.4%
Diversity Index	30.5

2025 Population by Race/Ethnicity	
Total	451
White Alone	82.0%
Black Alone	11.8%
American Indian Alone	0.4%
Asian Alone	0.0%
Pacific Islander Alone	0.2%
Some Other Race Alone	1.6%
Two or More Races	4.0%
Hispanic Origin	2.4%
Diversity Index	34.4

2025 Employed Pop 16+ by Occupation	
Total	227
White Collar	58.9%
Management/Business/Financial	18.2%
Professional	19.2%
Sales	6.1%
Administrative Support	15.4%
Services	14.0%



**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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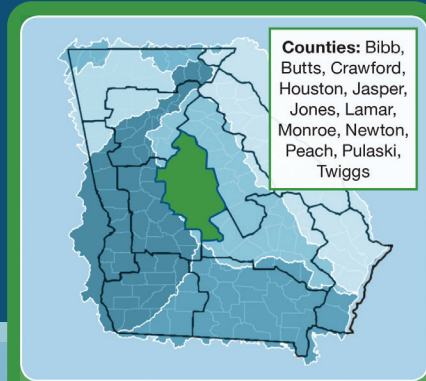
<b>Community Profile</b>   Mansfield City, GA   Geography: Place	
<b>2025 Employed Pop 16+ by Occupation</b>	
	<b>Mansfield cit...</b>
Total	227
Blue Collar	27.1%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	15.4%
Installation/Maintenance/Repair	0.9%
Production	2.8%
Transportation/Material Moving	7.9%
<b>2025 Civilian Population 16+ in Labor Force</b>	
Civilian Population 16+	227
Population 16+ Employed	94.3%
Population 16+ Unemployment rate	5.7%
Population 16-24 Employed	11.4%
Population 16-24 Unemployment rate	18.8%
Population 25-54 Employed	53.3%
Population 25-54 Unemployment rate	5.5%
Population 55-64 Employed	20%
Population 55-64 Unemployment rate	0.0%
Population 65+ Employed	9%
Population 65+ Unemployment rate	0.0%
<b>2025 Employed Population 16+ by Industry</b>	
Total	214
Agriculture/Mining	8.9%
Construction	20.6%
Manufacturing	9.8%
Wholesale Trade	2.3%
Retail Trade	8.9%
Transportation/Utilities	6.5%
Information	0%
Finance/Insurance/Real Estate	6.1%
Services	36.9%
Public Administration	0.0%
<p> <b>Source:</b> Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.</p>	
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2023 REGIONAL WATER PLAN

# MIDDLE OCMULGEE REGION

## BACKGROUND

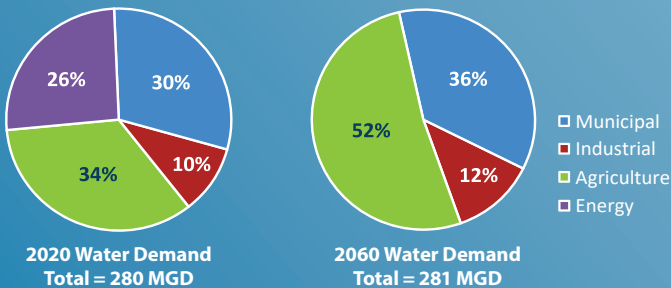
The Middle Ocmulgee Regional Water Plan (RWP) was first adopted by the Georgia Environmental Protection Division in September 2011, and as required, updated in 2017 and 2023. The RWP outlines strategies to meet water needs through 2060 and fulfills the Council’s vision and goals for the Region. Major water resources include the Flint, Ocmulgee and Oconee River basins as well as the Crystalline rock, Cretaceous sand and Floridan aquifers; approximately 76% of the Region lies in the Ocmulgee River Basin.



## OVERVIEW OF MIDDLE OCMULGEE REGION

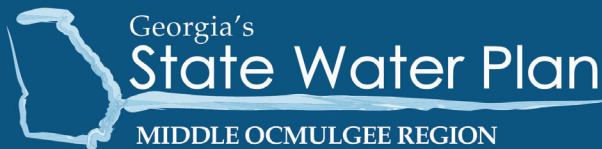
The Region, which includes 12 counties in central Georgia, is forecast to grow from 607,240 to 737,000 people by 2060. The Region’s major population centers include the cities of Covington, Macon and Warner Robins. The Region’s leading economic sectors include agriculture, healthcare, data centers, warehouse/ distribution and film/entertainment studios. Robins Air Force Base is located in Warner Robins.

### FORECASTED REGIONAL WATER DEMANDS



### KEY WATER RESOURCES ELEMENTS CONSIDERED BY THE COUNCIL:

1. The Region relies on both surface water and groundwater supplies.
2. Maintaining coordination with neighboring water councils supports effective water resources management by river basin.
3. The Middle Ocmulgee River basin receives water from the Upper Ocmulgee, located in Metro Atlanta. The impact of withdrawals and discharges from this area, as well as land use, on the water quality for Lake Jackson and its tributaries is an important aspect for the RWP.
4. A new management practice category provides focus on utility administration, including utility finance and asset management.
5. A wastewater management practice category was separated from water quality for clarity in the 2023 RWP.



<https://waterplanning.georgia.gov/water-planning-regions/middle-ocmulgee-water-planning-region>

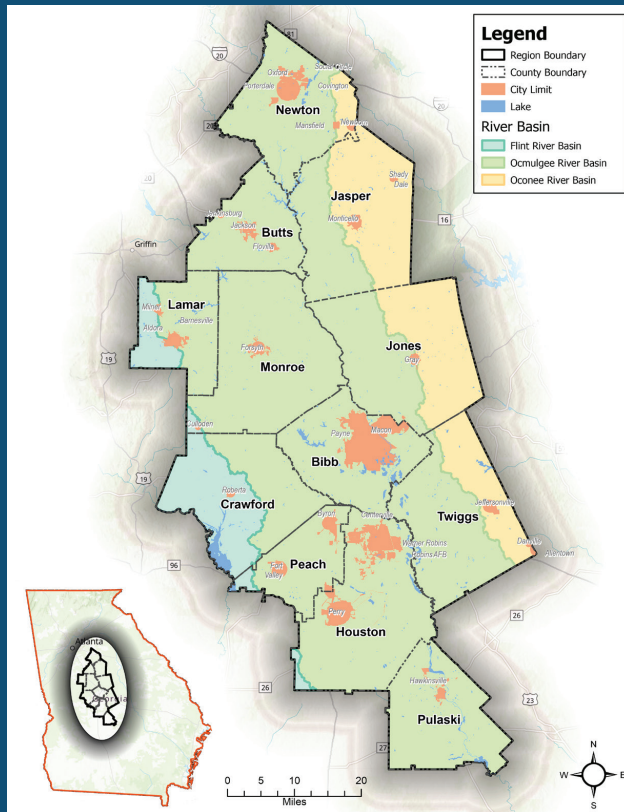
## SUMMARY OF 2023 RESOURCE ASSESSMENT RESULTS

**Surface Water Availability:** The Basin Environmental Assessment Model (BEAM), which enables river basin resource assessments at a finer scale than previously possible, models all facility water withdrawals and discharges. BEAM provides an assessment of water supply availability, against the context of an 80-year period of record (1939-2018), which is reflected in the number of challenge days and total water shortage for modeled facilities.

The BEAM tool assessed 24 water supply withdrawals and 29 wastewater discharges in the 12-county Region. Of these, 12% of withdrawals and 66% of discharges are predicted to have at least one challenge day over the simulation period for 2060 conditions, indicating a possibility of assimilative capacity constraints in the future.

**Surface Water Quality:** Most streams in the Region have available assimilative capacity with some localized exceptions. GA EPD has established total maximum daily loads (TMDLs) for Lake Jackson. Management of future nutrient loadings through non-point source management and wastewater treatment facilities will continue to be an important element to preserve water quality.

**Groundwater Availability:** The Crystalline Rock aquifer north of the Fall Line, and the Cretaceous aquifer both have sufficient yield to meet forecasted needs. Pulaski County and portions of Houston and Twiggs Counties have access to the Floridan aquifer; the combined 2060 demand for these areas is between the low and high sustainable yield, indicating a possible future challenge.



## MIDDLE OCMULGEE MANAGEMENT PRACTICES

To promote stewardship of the Region's water resources, the 2023 RWP recommends 22 management practices, highlighted below:

**Administrative:** Supports utility management, including utility full cost accounting practices, asset management and local planning (utility master plans, biosolids management and environmental planning).

**Water Conservation (Demand Management):** Supports implementation of practices such as conservation rate structures and billing systems to better communicate water usage to customers.

**Water Supply Management:** Practices include consideration of additional water supply sources, maximizing reservoirs and investigating new groundwater sources, evaluating interconnections, promoting beneficial reuse, considering expansion of treatment capacity and investigating impacts of Metro Atlanta's water withdrawals and discharges on water quantity and quality.

**Wastewater Management:** Practices include considering expansion of treatment facilities, mitigating impacts of septic systems management, and considering the benefits of constructed wetlands.

**Water Quality Management:** Practices include encouraging stormwater utilities, adopting ordinances to protect sensitive land, considering implementation of stormwater standards for rural areas, watershed protection, and water quality trading.

**Recommendations to State:** Focus on funding options to support implementation of the Plan, continue support of the Seed Grant program, fund innovative research to address state-wide water resource challenges, such as detailed mapping and modeling of groundwater resources, as well as future policy considerations around in-stream flows.

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H+T Fact Sheets



**H+T<sup>®</sup> Fact Sheet**  
TRUE AFFORDABILITY AND LOCATION EFFICIENCY

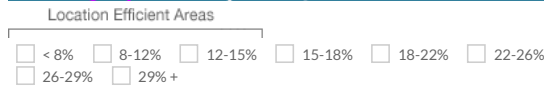


### Municipality: Mansfield, GA

Traditional measures of housing affordability ignore transportation costs. Typically a household's second-largest expenditure, transportation costs are largely a function of the characteristics of the neighborhood in which a household chooses to live. [Location Matters](#). Compact and dynamic neighborhoods with walkable streets and high access to jobs, transit, and a wide variety of businesses are more efficient, affordable, and sustainable.

*The statistics below are modeled for the Regional Typical Household. Income: \$82,625 Commuters: 1.11 Household Size: 2.68 (Atlanta-Sandy Springs-Alpharetta, GA)*

#### Map of Transportation Costs % Income



#### Location Efficiency Metrics

Places that are compact, close to jobs and services, with a variety of transportation choices, allow people to spend less time, energy, and money on transportation.

0%

Percent of location efficient neighborhoods

#### Neighborhood Characteristic Scores (1-10)

As compared to neighborhoods in all 955 U.S. regions in the Index

Job Access

1

Very low access to jobs

AllTransit Performance Score

0

Car-dependent with very limited or no access to public transportation

Compact Neighborhood

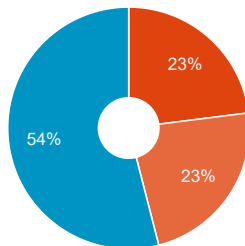
1.2

Very low density and limited walkability

#### Average Housing + Transportation Costs % Income

Factoring in both housing *and* transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.

- Housing
- Transportation
- Remaining Income



#### Transportation Costs

In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.



\$19,285

Annual Transportation Costs



2.28

Autos Per Household



25,588

Average Household VMT

0%

Transit Ridership % of Workers

6

Annual Transit Trips

8.84 Tonnes

Annual Greenhouse Gas per Household

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H+T Fact Sheets



**H+T<sup>®</sup> Fact Sheet**  
TRUE AFFORDABILITY AND LOCATION EFFICIENCY



### H+T Metrics

#### Affordability

Housing + Transportation Costs % Income:	46%
Housing Costs % Income:	23%
Transportation Costs % Income:	23%

#### Demographics

Block Groups:	0
Households:	45
Population:	112

#### Household Transportation Model Outputs

Autos per Household:	2.28
Annual Vehicle Miles Traveled per Household :	25,588
Transit Ridership % of Workers:	0%
Annual Transportation Cost:	\$19,285
Annual Auto Ownership Cost:	\$14,648
Annual VMT Cost:	\$4,631
Annual Transit Cost:	\$6
Annual Transit Trips:	6

#### Environmental Characteristics

Gross Household Density:	0.07 HH/Acre
Regional Household Intensity:	2,909 HH/mile <sup>2</sup>
Percent Single Family Detached Households:	93%
Employment Access Index:	2,687 Jobs/mi <sup>2</sup>
Employment Mix Index (0-100):	45
Transit Connectivity Index (0-100):	0
Transit Access Shed:	0 km <sup>2</sup>
Jobs Accessible in 30 Minute Transit Ride:	0
Available Transit Trips per Week:	0
Average Block Size :	127 Acres

#### Housing Costs

Average Monthly Housing Cost:	\$1,558
Median Selected Monthly Owner Costs:	\$1,552
Median Gross Monthly Rent:	\$1,519
Percent Owner Occupied Housing Units:	83%
Percent Renter Occupied Housing Unit:	17%

#### Greenhouse Gas from Household Auto Use

Annual GHG per Household:	8.84 Tonnes
Annual GHG per Acre:	0.58 Tonnes

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**CITY OF MANSFIELD**  
**Comprehensive Plan**