

Town of Maysville Comprehensive Plan 2008-2030

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Community Agenda

August, 2008

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COMMUNITY AGENDA

Purpose

This document, the *Community Agenda of the Town of Maysville Comprehensive Plan: 2008-2030*, represents the culmination of the City's efforts to plan for the future well-being of its residents and businesses by identifying the critical, consensus issues and goals for the city of Maysville. The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. Implementing the plan will help the community address those critical issues and opportunities while moving towards realization of the unique vision for its future.

The Community Agenda, the last of three documents comprising a local comprehensive plan in Georgia, is the forward-looking element that outlines the community's goals and the actions needed to achieve those goals. It defines the general vision, objectives and strategies for a community for the next 20-25 years. The previous two elements, known as the Community Assessment and the Community Participation Program, provided the supplemental data and analysis necessary to identify the current trends, issues and opportunities confronting a community. That information was then used in public workshops and by various stakeholders to support the development of the Community Agenda.

Profile of Maysville

Maysville is a small community that straddles the Banks County/Jackson County line in northeastern Georgia. Currently the Town has approximately 1,500 residents, a large percentage of which has recently come to the community as part of metropolitan Atlanta's northward expansion. Maysville remains a minor commercial and residential hub along routes connecting larger cities and county seats such as Commerce, Jefferson, Gainesville and Homer, it's economic status not changing too dynamically in light of the new development taking place in the surrounding areas. So long as Banks County retains a strong rural, agrarian culture Maysville will stand out as a historic downtown with ties to the rustic past. Should the region become awash in modern development and significant increases in density, the town will receive competition as a civic and social hub from neighboring commercial and residential developments. It is hoped that through this planning process Maysville will further define the community's character and vision, allowing the Town to proactively secure Maysville's future.

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Location Map

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Copy of Signed Transmittal Resolution

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COMMUNITY VISION

The Minimum Standards and Requirements for Local Comprehensive Planning defines a community vision as something "... *intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.*" It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.

Visioning provides communities with an opportunity to pause and consider the "big picture" as well as to attempt to clearly define their ideal future. Developing a vision means that community has at least tried to identify current values, describe how they're to be realized in the future and use that image as a foundation for short and long-term planning. As a process this also requires the community to develop a consensus on what conditions to change or to preserve.

General Vision Statement

Discussions with various stakeholders revealed several common themes that contributed to the proposed vision statement for Maysville.

Many stakeholders expressed a strong desire to retain and build off of the existing historic areas that provide much of the community's existing small-town appeal. This includes the Victorian residential district and the 1930's era buildings along Main Street. At the least the consensus is that Maysville should retain a central commercial and civic district and traditional neighborhoods that provide a sense of walk-ability, all elements of the small-town form cherished by current residents.

Additionally there was strong concern for maintaining Maysville's viability as a hometown. Despite variances in the tenure of current residents, most everyone agreed that the Town's future lay as a residential center due to the appeals for residents and the obstacles in considering major economic development. The desire is to create a home town capable of supporting all types of households across income ranges, age groups and household conditions.

Finally, there was a strong undercurrent of support for building the community's general efficiency, both as a political entity and as an economic center. Residents desired an efficient government that was "run like a business," and wished to see a coordinated effort to implement the various capital improvement plans established in the past. Maysville has recently made strides in community development efforts, and the residents wished to see that level of proactive initiative continue.

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“Maysville will be a quality hometown for all residents, a community that strives for prosperity while preserving its history and small-town character, and a place known for integrity, safety and pride.”

Broken down, the General Vision for Maysville expresses the following values:

| | |
|---|---|
| <i>“Maysville will be a quality hometown</i> | The emphasis here is on the word ‘hometown,’ wherein Maysville is first and foremost a place where people live. Thus, the Town must cater to their needs for housing and all the amenities that support raising a family – quality schools, parks, etc. |
| <i>... for all residents,</i> | This mission is respectful of all persons and households, regardless of gender, income, age group, etc. |
| <i>... a community that strives for prosperity</i> | Maysville will always work for the general economic growth of the community, recalling the need to support commerce and employment options. |
| <i>... while preserving its history</i> | Maysville will seek to protect and sustain its historic resources and to recall its history for the knowledge and benefit of all. |
| <i>... and small-town character,</i> | Maysville is small enough to need only one central social, economic and political node. Keeping this general size and form will allow the town to retain its charm, simplicity and character for residents, not feeling so large that residents feel lost or unimportant. |
| <i>... and a place known for integrity, safety and pride.”</i> | The government of Maysville will strive to conduct itself with pride, honesty and respect so as to inspire others to do the same. |

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Goals and Objectives

In addition to the values identified within the Vision Statement, other goals for Maysville were raised for consideration. In most cases, these goals are ideal principles and objectives that simply could not be efficiently incorporated into the Vision Statement but generally compliment the values expressed therein.

- *Continue improvements in communication of government policies and activities* – Citizens are responding to several planning initiatives and capital improvements and would prefer to see this form of progress continue.
- *Seek to revitalize Main Street as a commercial and business center* – To accommodate any economic growth Maysville must either revitalize Main Street and downtown or seek annexation, with the former being the preferred option.
- *Establish an identity for the community* – Maysville needs to develop and sustain a unique identity if it is to compete with places like Commerce and Banks Crossing if it is to lure the desired businesses and residents.
- *Maintain small-town character, as defined by scale and form of Main Street* – Residents would prefer that new development respect the traits of existing structures and spaces, encouraging infill and the preservation of historical elements that provide Maysville's current character and charm.
- *Continue working to improve relations with partner governments* – Better relationships with Banks County, Jackson County and Commerce will help Maysville prosper and provide improved levels of service.

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Identification of Issues and Opportunities

The Community Assessment produced a summary listing and discussion of potential issues and opportunities identified during the analysis of data and information. These have been refined and prioritized through additional analysis as part of the development of the Community Agenda. These issues must be addressed for Maysville to fully achieve the goals and vision identified.

Population

Issues and Opportunities

Managing population growth –The town must consider how to incorporate projected growth into the fabric of the community in order to sustain service levels and maintain the character desired.

Implementation Strategies

Annual Utility and Infrastructure Reports to ensure efficiency of services
Monitor and sustain land use management policies through Comprehensive Planning and development regulations.

Housing

Issues and Opportunities

Housing affordability – Town should work to decrease volume of households spending greater than 30% of income on housing.

Implementation Strategies

Market Study to assess breakdown of housing cost factors, gauging the influence of development policies.

Age of existing supply – Maysville has many older housing units in need of renovation and improvement, many units of lower economic tiers and smaller size that should receive reinvestment to maintain market value.

Promote housing revitalization programs to homeowners.
Explore grants for neighborhood improvement projects

New housing development through continued regional growth – Encroachment from suburban expansion will mean the opportunity to introduce more new, modern housing units to the local supply.

Market study to assess breakdown of housing cost factors, gauging the influence of development policies.

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Land Use

| <i>Issues and Opportunities</i> | <i>Implementation Strategies</i> |
|--|--|
| <i>Attracting quality infill development</i> – Maysville has sites available for infill and standards to ensure compatibility, but the market is currently not conducive to the level of investment some sites may require to balance design and function. | Maintain inventory of viable infill opportunities. Develop Property Redevelopment Guide, a policy for Town directed efforts to encourage and support infill. |
| <i>Managing suburban encroachment</i> – New development is expected within and around the town, but must be coordinated with Banks Co. to ensure the overall form and scale is conducive to retaining the town’s character and commercial and civic stature. | Monitor and sustain land use management policies through Comprehensive Planning and development regulations. |
| <i>Accommodating more/new commercial and industrial use</i> – For economic purposes the town may consider increasing the volume of commercial and industrial land use, possibly through an expansion of town limits. | Develop Industrial Capacity Report to determine the potential for industrial use within and around Maysville. |
| <i>Balancing development and protection of greenspace</i> – The Town is considering measures to preserve greenspace within the established parts of the community, which will require land acquisition or development policies requiring such. | Consider conservation design regulations for larger development. Explore options for financing of greenspace acquisition. |
| <i>The town scale is conducive to pedestrian accessibility</i> – The arrangement of blocks and location of uses provides the opportunity to walk to the school, library and other public places from a sizable | Update development regulations to allow/encourage traditional neighborhood design surrounding key public destinations. Implement Bicycle and Pedestrian Master Plan |

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Economic Development

| <i>Issues and Opportunities</i> | <i>Implementation Strategies</i> |
|--|--|
| <i>Need for economic development within town –</i> Maysville has land available for business development and a sizeable population base with growing needs. Failure to develop businesses to fill these needs within the town limits potential tax revenue and possibly impacts the town’s character. | Maintain inventory of viable infill opportunities. Develop Property Redevelopment Guide, a policy for Town directed efforts to encourage and support infill. Work with Chamber and Development Authorities to develop targeted marketing campaign. |
| <i>Dealing with transition of economic base –</i> As Maysville becomes more suburban the nature of industrial development and employment opportunities will change. Shifts from primarily goods production to service industries require new strategies for education, business development. | Work with Chamber and Development Authorities to develop targeted marketing campaign. Continue to support and participate in Chamber and Development Authorities. |
| <i>Increase in Service sector/ hourly-rate employees –</i> Current growth in the Service industry is typically a weaker sector in terms of wages and benefits to local employees. Economic trends should be monitored to ensure a diverse range of employment opportunities available for residents. | Work with Chamber and Development Authorities to develop targeted marketing campaign. Continue to support and participate in Chamber and Development Authorities. |
| <i>Need for a coordinated economic development strategy –</i> Maysville has historically had fewer resources or economic development, limited targeted business recruitment and no unified strategy for business development. Failure to become proactive in this sense might lead to the dilution of the town’s character and a general weakening of the economy. | Work with Chamber and Development Authorities to develop targeted marketing campaign. Continue to support and participate in Chamber and Development Authorities. |
| <i>Proximity to regional resources –</i> Metropolitan expansion to this part of Georgia comes in part because of the amenities already available, such as the mountains, lakes and parks. | Support marketing of regional tourism and amenities within Maysville. |

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Public Facilities and Services

| <i>Issues and Opportunities</i> | <i>Implementation Strategies</i> |
|---|---|
| <i>Viability of water and sewer service</i> – The distribution and collection system Maysville will require upgrades within the planning period, and may require expansion depending on long-term growth plans. | Annual Utility and Infrastructure Reports to ensure efficiency of services Confirm future partnership terms and conditions with all utility providers. Implement water and sewer system improvement plan. |
| <i>Demand for recreation space</i> – Sustained population growth will raise the demand for more accessible recreation spaces in or near Maysville | Work with Banks County and/or Jackson County to identify land and resources for new park in or around Maysville. Explore funding resources for park space. |
| <i>Expansion of Town facilities</i> – The Town Hall and Fire Department structures will need maintenance and possibly renovations/expansion during the planning period. | Perform cost/benefit analysis of expansion/renovation options for Town Hall and Fire Department facility. Explore funding resources for park space. |
| <i>Space available for new facilities</i> – Through either infill or new development, Maysville has the space available for locating new civic structures within close proximity to the heart of town. | Maintain inventory of viable infill opportunities. |

COMMUNITY AGENDA

Transportation

| <i>Issues and Opportunities</i> | <i>Implementation Strategies</i> |
|---|--|
| <i>Balancing local traffic and commercial traffic</i> – As Maysville grows the major corridors will feature competing uses. The Town must balance its overall priorities for growth, character and land use management to ensure clear priorities for all major roadways and an efficient transportation system. | Update report concerning GDOT plans for region, including options for bypass and/or improvements to SR 98 and West Main Street Update Transportation element of Comprehensive Plan. |
| <i>Improving road network interconnectivity</i> – Development patterns beyond the historic district were not based on an interconnected road system. This lack of connectivity hampers emergency response times and leads to a burden of the existing roads. | Amend development regulations to encourage/ require traditional neighborhood design. |
| <i>Improving safety and preservation of the road network</i> -- An updated system of road name signage and local speed limits would improve safety and efficiency of the road network. | Review and amend local standards for road construction and signage. |
| <i>Long-Range Road Improvement Planning</i> - There is a need to develop a focused road improvement program to guide public investment in the future, and to connect future land use planning with transportation planning. | Update report on GDOT plans for region, including options for bypass and/or improvements to SR 98 and West Main Street. Update Transportation element of Comprehensive Plan. |

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Natural Resources

Issues and Opportunities

Maintain environmental protection efforts – Maysville should continue enforcement of land use regulations that minimize threats to existing environmental resources. These efforts should be reviewed upon the completion of new flood plain mapping and aerial imagery for identifying wetlands.

Need/ Land available for greenspace – Maysville should explore options for preserved greenspace as a measure for increasing environmental protection, enhancing the town’s rural character and providing space for passive recreation.

Ability to incorporate near full sewer service – Proposed expansions of sewage treatment capacity at both Banks County and the City of Commerce provides Maysville with the chance to coordinate systems and provide near-complete coverage of sewer service within the area. Measures that increase the rates of sewer system participation and limiting the use of septic systems would improve the long-term viability of natural resources.

Implementation Strategies

Acquire updated floodplain and soil information from respective authorities.

Update Environmental element of Comprehensive Plan. Ensure updated information is accessible to Planning Commission and Town Council

Consider conservation design regulations for larger development.

Explore options for financing of greenspace acquisition.

Annual Utility and Infrastructure Reports to ensure efficiency of services

Confirm future partnership terms and conditions with all utility providers.

Implement water and sewer system improvement plan.

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Cultural Resources

| <i>Issues and Opportunities</i> | <i>Implementation Strategies</i> |
|--|--|
| <i>Lack of Protective Ordinances</i> - Protection and maintenance of extensive historic architectural resources and archaeological sites | Develop/ Adopt design regulations for historic district. |
| <i>Protection of open lands and historic view sheds</i> – These areas further define the character of the community | Consider conservation design regulations for larger development. Explore options for financing of greenspace acquisition. |
| <i>Lack of Design Guidelines</i> - The need for appropriate growth strategies designed to bolster cohesiveness within the community | Consider design standards for whole town or, at a minimum, development surrounding historic districts. |
| <i>Lack of an active Historic Preservation Commission</i> | Certify Downtown Development Authority to serve as HPC. |

Intergovernmental Coordination

| <i>Issues and Opportunities</i> | <i>Implementation Strategies</i> |
|--|--|
| <i>Maintain levels of public services</i> – Citizens desire all public services to either improve or, at a minimum, remain at existing levels despite increased growth. | Annual Utility and Infrastructure Reports to ensure efficiency of services Confirm future partnership terms and conditions with all utility providers. Update Service Delivery Agreements. |
| <i>Annexation and growth management</i> – The Town is likely to feel pressure to expand boundaries, requiring not only coordination as part of the Service Delivery Agreement but also effective planning to ensure the proper quality of development. | Update Service Delivery Agreements. |
| <i>Existing intergovernmental cooperation</i> – Measures such as the Service Delivery Agreements and the Special Purpose Local Option Tax (SPLOST) provide existing mechanisms for cooperation and communication between governments. | Update Service Delivery Agreements. Planning session to prepare for new SPLOST. Maintain communications with GMRDC and State community development offices. |
| <i>Availability of services and resources</i> – Through partnerships with neighboring communities Maysville does have access to a high level of utilities and services. | For each partner organization, designate a Council member to serve as liason. |

COMMUNITY AGENDA

FUTURE DEVELOPMENT STRATEGY

General Land Use Plan

Maysville's form and land use originate around State Route 52 that bisects the town. The road also serves as Main Street, running parallel to a railroad line atop a raised berm that signifies the heart of the town. Along the south side of Main Street is the prevalence of traditional, older downtown structures that still house some shops and service businesses. Behind those are 2-3 blocks of traditional neighborhood residential with many historic structures and design elements that remain from the early 20th Century. The same neighborhood form also exists across the railroad tracks reaching north and west from the town's center. Beyond this is a patchwork of open fields, some still used for farming, and the occasional subdivision or set of houses. All of this occurs within a tightly knit area inside Maysville's original 1-mile diameter boundary. Beyond this are subdivisions annexed into the town during the past 30 years, most of which feature larger lot sizes and a form resembling country living as opposed to urban or town fabric.

Maysville's future development will largely be a combination of infill and methodical expansion of the municipal boundaries. There remains room for additional residential growth within the city limits and the intention is to carefully marry that development with the existing traditional neighborhood forms, on both sides of Main Street and the railroad tracks. Further outside the downtown area more conventional forms of residential and rural land uses will be invited, though the Town will seek to maximize the densities for efficiency of services and utilities. This will also aid in supporting the desired level of economic growth within the area.

More importantly, Maysville will seek the revitalization of the Main Street corridor and the downtown as a whole. Plans are already in place with an emerging streetscape and sidewalk plan, while planning and historic preservation initiatives will provide greater levels of development oversight. Additionally there will be an emphasis on infill development and the renovation of many dilapidated properties within downtown. A more grand downtown development strategy will be pursued in the long term, one that addresses Georgia DOT improvement scenarios for Main Street and options for improving connectivity with West Main Street and SR 98 heading towards Homer.

Additional industrial and commercial activity would be considered towards the southeastern part of town, near the existing industrial properties and beyond the school. However, much of this would be reliant on coordination with Jackson County and the various partners involved in the provision of public services and utilities within Maysville.

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Quality Community Objectives

In 1999 the Board of the Department of Community Affairs adopted 17 Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. In developing the Community Assessment portion of the Comprehensive Plan, the community is encouraged to review the QCOs for their applicability to local conditions and goals. Their general application to Dawsonville is described here, while the description of each character area will also identify specific QCOs addressed for that area.

(Note: Not every QCO was recognized as applying to Dawsonville in regards to this discussion.)

Traditional Neighborhoods - Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Maysville not only has historic, traditional neighborhoods but as a community is focused on maintaining the small-town form that grew out of the same principles illustrated in this QCO. Specifically, Maysville is aspiring to maintain the pedestrian accessibility between their neighborhoods, the downtown district and the elementary school.

Infill Development - Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Maysville has several properties within the town that are viable candidates for infill development, and, as best as possible, is intent on building “up from within” before expanding outward for economic development.

Sense of Place - Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment

Maysville can be recognized as a historic railroad town, but beyond that its identity remains unclear. Implementation of the planned improvements would strengthen the community’s role as a hometown, but further study must be done to determine additional options for creating a more unique identity.

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Transportation Alternatives - Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

As previously expressed Maysville is intent on improving and sustaining the pedestrian scale and accessibility of the community. The Comprehensive Plan supports the expansion of the traditional neighborhood form and the implementation of the existing Bicycle and Pedestrian Master Plan as two important elements of this objective. The Town is also partnering with the GMRDC and GDOT with long-range monitoring and planning for rural transit services within Banks County.

Regional Identity - Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Maysville does exhibit traits of traditional railroad communities within north Georgia. However, the Town could further capitalize on its regional location and identity by increasing promotional ties with area partners and attractions, and then using those ties as additional selling points to prospective businesses and residents.

Heritage Preservation - The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining local character.

The Town is in the process of re-activating the Downtown Development Authority and having that body certified to oversee historic preservation efforts throughout Maysville. The Town is also working with the GMRDC to improve design guidelines and policies for the two historic districts.

Open Space Preservation - New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Maysville does not currently have or need a formal greenspace plan but the Town is considering conservation design policies that encourage open space protection. As a long-term goal the Town is supportive of maintaining some greenspace within close proximity of the existing downtown and will work with Banks and Jackson Counties towards the implementation of larger greenspace plans.

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Environmental Protection - Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Maysville does have the minimum environmental protection criteria in place, however the Town and Banks County are awaiting updated information with regards to floodplains and soil conditions. As this information becomes available, the Town will amend the Comprehensive Plan as necessary.

Appropriate Businesses - The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Maysville understands that certain businesses and industries are better suited for the area's conditions and resources, and will work with the local Chamber of Commerce and Development Authorities to improve targeted recruiting measures.

Employment Options - A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Maysville recognizes the changes in the regional economies and the need to be part of a diverse and dynamic economy. The Town will partner with area educational institutions, economic development agencies and other stakeholders to help bring additional jobs to the area and to support the economic vitality of the downtown area.

Housing Choices - A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Maysville is largely a residential hometown, and as such the local government is aspiring to provide for the housing and family needs of all residents. A variety of housing types and conditions is preferred for the town and Maysville will support measures that increase the choices and affordability of quality housing that in turn sustain the Town's future development strategy.

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Educational Opportunities - Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Maysville acknowledges the importance of education as a resource for economic prosperity and improved well being for community residents. The Town is committed to supporting the local elementary school and in working with Banks County on the possibility of having an additional school in/near Maysville in the future. Further, the Town will support programs that provide post-secondary education opportunities for residents.

Regional Cooperation - Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

The Town recognizes the importance of cooperation given the volume of political ties necessitated by its location. As such, Maysville will be an active and cooperative partner with their neighboring communities and service partners, supporting a policy of open communication and collaborative community development.

Recommended Character Areas

To further assist in identifying development needs and target areas it is crucial to understand not only the land use patterns but also the prevailing character and context of a community. It is possible to identify these sub-areas within the community defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. These can include the areas requiring special attention identified above and/or existing community sub-areas for which plans have already been prepared.

COMMUNITY AGENDA

Residential Main Street

This is the corridor West Main Street that runs from the Library to the western municipal boundary. This area holds some of historic residential structures and early 20th century commercial buildings that define Maysville’s small-town character.

Maysville is currently progressing with both streetscape and sidewalk plans that include major renovations of the Main Street corridor. Most of these improvements are aimed at the pedestrian accessibility of the area and modest measures for improving parking. The first two phases of the streetscape occur within the Main Street corridor and will extend sidewalks from downtown to the elementary school and SR 82.

Additional objectives for this area include:

- ✓ Increased parking improvements/ options
- ✓ Infill development
- ✓ Restoration of historic structures
- ✓ Improved management of railroad corridor
- ✓ Improved connections at intersection of West Main Street and SR 98

Land Uses

Residential
Neighborhood Commercial*
Mixed use structures*
Office*
Civic/Institutional*

*= Conditional

Quality Community Objectives

Infill Development
Sense of Place
Transportation Alternatives
Regional Identity
Heritage Preservation
Appropriate Businesses
Housing Choices

Implementation Strategies

Develop/ maintain inventory of infill properties

Consider design guidelines for outside historic districts

Update report concerning GDOT plans for region, including options for bypass and/or improvements to SR 98 and West Main Street

Notify GDOT of Maysville’s objectives for State Routes in and around the area.

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Mixed Use

This area features the bulk of the Main Street corridor and additional blocks that support expanding the depth of the uses and general form of downtown Maysville off of the State arterial. Small portions of this district reach outward for a couple blocks along and across from Homer Street, considered the heart of downtown where the Town Hall and a community greenspace reside. There is also the railroad line that parallels Main Street, acting as a buffer that will ensure the corridor does not take on a suburban, auto-oriented character. This area will need some reinvestment to ensure the commercial viability of the properties and measures to protect the character of the town. Main Street itself is limited by the raised intersection with the railroad, which hampers any natural expansion of the downtown area across this axis.

This Mixed Use district will require the same level of design considerations as the Main Street area, a concession to entice further redevelopment of the area. Development in this area should compliment the scale and form of Main Street, however, and will require some design and development standards. This area may also serve as a receiving point for newer development while the Main Street corridor focuses on the restoration of existing facilities. Further, this district supports long-term potential for higher densities and an expansion of businesses uses, and strengthens the interaction between downtown and the SR 82 corridor and elementary school.

Additional objectives for this area include:

- ✓ Increased parking improvements/ options
- ✓ Infill development
- ✓ Restoration of historic structures
- ✓ Improved management of railroad corridor
- ✓ Improved connections at intersection of West Main Street and SR 98

Land Uses

- Residential
- Multi-family residential
- Commercial
- Mixed use structures
- Office
- Civic/Institutional

Quality Community Objectives

- Traditional Neighborhoods*
- Infill Development*
- Sense of Place*
- Transportation Alternatives*
- Regional Identity*
- Heritage Preservation*
- Appropriate Businesses*
- Housing Choices*

Implementation Strategies

Develop/ maintain inventory of infill properties

Consider design guidelines for outside historic districts

Update report concerning GDOT plans for region, including options for bypass and/or improvements to SR 98 and West Main Street

Notify GDOT of Maysville's objectives for State Routes in and around the area.

COMMUNITY AGENDA

Traditional Neighborhoods

These are the residential blocks that surround the Main Street corridor, most of which are included within the historic district. They are embodied by many older and historic homes with comparable architecture styles (majority Victorian) and features (smaller lot size, front porches, proximity to street). The road dimensions are often very narrow, as are most blocks and lots, reminiscent of a time when automotive traffic featured decidedly different volumes, speeds and types.

This area has been extended to the city limits north and east of the existing neighborhoods with the intention of ensuring compatibility from new development. The ideal is to expand the existing patterns and foster a sustainable density of housing around the downtown area. Non residential uses would be permitted within the Mixed-use overlay or along SR 98 north of downtown, provided their scale and design did not conflict with the scale and character of neighboring residential activity. Such uses would include neighborhood scale shops, churches and civic/institutional activities.

Recommendations for this area includes protective development policies that encourage infill of compatible designs and foster long-term capital improvement plans that increase the viability of the residential uses. Sidewalks and improved street signage are encouraged, especially to assist in the pedestrian accessibility of traveling from these houses to the school, shops and library located within or immediately adjacent to the district.

Land Uses

Residential
Neighborhood Parks
Churches
Neighborhood Commercial*
Civic/Institutional*

*=Conditional

Quality Community Objectives

Traditional Neighborhoods
Infill Development
Sense of Place
Transportation Alternatives
Regional Identity
Heritage Preservation
Housing Choices

Implementation Strategies

Amend development policies to allow/ encourage traditional neighborhood design

Develop/ maintain inventory of infill properties

Consider design guidelines for outside historic districts

Consider neighborhood assistance programs for concentrations of dilapidated properties

COMMUNITY AGENDA

Conventional Subdivisions

This district is reserved for four existing subdivisions dispersed throughout the town that strike discernibly different character compared to the traditional neighborhoods. These are newer developments that feature minimalist streetscapes and designs, and are all comparably modest-sized subdivisions that chose cul-de-sacs as opposed to seeking to expand adjoining traditional neighborhood forms. In most cases the houses are built on slab and feature uncovered parking pads at the front or side of the house. These represent a form of affordable housing commonly developed in the 1980's and 1990's, wherein the bulk of the investment was directed to the interior amenities of the house in order to reduce costs and allow the owner to develop the property as desired.

While there are limited measures needed or considered effective for improving reinvestment levels for these areas, there is a recommendation to strengthen the community character by managing development around these sites. Proliferation of this one housing type would minimize the housing choices for Maysville, would alter traffic volumes on the local streets and minimize the opportunity to expand the existing neighborhood fabric, a suggested objective of the community.

Land Uses

Residential

Quality Community Objectives

Housing Choices

Implementation Strategies

Maintain development policies

COMMUNITY AGENDA

Industrial Area

This is the small area of town along the north side of State Route 52 near the eastern boundary. Its designation stems from the existing Marjac facility that occupies half the designated area. Undeveloped land adjacent to Marjac and the across from the school could accommodate more of this scale land use.

Recommendations for this area will require a clarification on the industrial demands of the town and the demands for land among prospective industries. This will determine the actual viability of this site for expanded industrial use, what other lands the town may need to consider and what improvements and management measures the Town must pursue in order to foster additional industrial use. In the interim, Maysville should consider restricting the development of this site from non-industrial uses.

There is a significant groundwater recharge area within this district that must be considered in all future development/land disturbance activity. Maysville does have regulations in place for enforcement of minimum standards but should also be considerate of best management practices that could further mitigate any potential impacts to this resource.

Land Uses

Commercial
Office
Industrial
Civic/Institutional

Quality Community Objectives

Employment Options
Appropriate Businesses
Environmental Protection

Implementation Strategies

Restrict encroachment of incompatible uses

Work with Development Authority and stakeholders to monitor and maintain viability of industrial properties

COMMUNITY AGENDA

Rural/ Agricultural Areas

The remaining land around Maysville has been defined as Rural/Agricultural. This includes pockets of undeveloped land, several small, active farms, plus the variety residential developments. While there are some subdivisions in this area that are from the same era as those in the Conventional Subdivision area, those given the Rural designation typically feature larger lots, larger houses on foundations and with a garage or carport and street configurations that roll with the landscape to emote a country feel compared to the rigid block pattern of the traditional neighborhoods. This is the area where one transitions between rural banks County and the Maysville defined by a historic downtown and historic homes. Because of this and the presence of undeveloped land it is also where the bulk of future development is likely to occur, development which will impact the community's character and overall health as a residential and commercial destination.

There are no discernable needs for this area save for a recognition that the best hopes for greenspace within the town resides with the undeveloped land within this category. Should the community achieve a significantly higher density there could be a strong desire for park or conservation space within proximity of the downtown and established neighborhoods. Further, if the majority of new development is to be different from the established neighborhoods, the greenspace could be used as a buffer between the different residential sectors. Once the Town determines the vision and direction for new growth, much of that will take place within this district.

Land Uses

Residential
Agricultural
Conservation
Parks

Quality Community Objectives

Sense of Place
Regional Identity
Open Space preservation
Environmental Protection
Housing Choices

Implementation Strategies

Restrict capital improvements in this area

Amend development policies to allow/ encourage conservation design

COMMUNITY AGENDA

Potential Annexation Area

This refers to the island of properties within the overall form of Maysville but not within the municipal limits. State law outlines how such properties should not be left as islands and should be assumed by the surrounding jurisdiction, pending special conditions agreed to by the governments involved.

As such, it is realized that this property may eventually become part of Maysville. Initial planning suggests this property should remain as currently used, which is as rural residential use that matches the Rural/ Agricultural character area. Barring changes in utilities and infrastructure this is also the recommended use for the planning time frame.

Land Uses

Residential
Agricultural

Quality Community Objectives

Sense of Place
Regional Identity
Open Space preservation
Environmental Protection
Housing Choices

Implementation Strategies

Restrict capital improvements in this area

Amend development policies to allow/ encourage conservation design

COMMUNITY AGENDA

Future Development Map

COMMUNITY AGENDA

IMPLEMENTATION PROGRAM

While the Future Development Map illustrates the physical conditions expressed within the Vision, the Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order realize the community's goals.

Policies

One type of action a community can establish to achieve its vision is the establishment of policy. These are those ongoing principles and practices that the community will observe in order to realize specific objectives. Some policies may compliment single action-items while others may provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

- ✓ Support marketing of regional tourism and amenities within Maysville.
- ✓ Continue to support and participate in Chamber and Development Authorities.
- ✓ Promote housing revitalization programs to homeowners.
- ✓ For each partner organization, designate a Council member to serve as liaison.
- ✓ Annual Utility and Infrastructure Reports to ensure efficiency of services
- ✓ Monitor and sustain land use management policies through Comprehensive Planning and development regulations.
- ✓ Maintain communications with GMRDC and State community development offices.

Long-Term Activities and Ongoing Programs

In addition to establishing policy, communities may also establish long-term or ongoing programs and activities that support identified objectives. These measures may compliment policies or may simply be action items that must be employed more than once. These are recognized here so as to distinguish their need and conditions apart from the single-action items and to identify any required special terms or context.

- ✓ Explore funding resources for park space.
- ✓ Explore grants for neighborhood improvement projects
- ✓ Explore options for financing of greenspace acquisition.
- ✓ Implement Bicycle and Pedestrian Master Plan
- ✓ Implement Water and Sewer System Improvement Plan.

COMMUNITY AGENDA

Short-Term Work Program

The third forward-thinking element of the Implementation Program is the Short-Term Work Program (STWP). This identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period. This can include any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to realize the plan goals.

(See attached spreadsheet)

Report of Accomplishments

This is the review of the STWP from the previous five years. As a new STWP is produced every five years, the items within the previous STWP must be identified for their status as either complete, in progress, postponed or cancelled. Those items that have been postponed or are in progress must be shown in the next STWP where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

(See attached spreadsheet)

Short-Term Work Program: 2002-2007
City of Maysville Comprehensive Plan

| Action | Status | Comment |
|--|-------------|-------------------------|
| Replace City entrance signs that have been vandalized | COMPLETE | |
| Update Pedestrian Ordinance to comply with CLG standards | COMPLETE | |
| Encourage nominations to the National Register of Historic Sites | COMPLETE | |
| Implement Maysville Memorial Park Plan | COMPLETE | |
| Construct a water tank in the industrial park | COMPLETE | |
| Replace Galvanized lines in the following streets: North Main, Ga. Avenue, Alle Brevard, Garnett, Hoke and Newton. | COMPLETE | |
| Install a 12" line from industrial park to Yarbrough Ridgeway Road for fir protection | COMPLETE | |
| Pave or resurface the following streets: Church, Banks, Hunters Glen, Ellisor Hogan, Factory and Ga. Avenue | In Progress | Hunters Glen unfinished |
| Apply for Better Hometown program | Postponed | Re-establishing DDA |
| Replace carpet and fixtures in the library meeting room. | COMPLETE | |

**A RESOLUTION OF THE CITY COUNCIL OF
MAYSVILLE, GEORGIA
ADOPTING THE CITY OF MAYSVILLE COMPREHENSIVE
PLAN, 2008-2030**

WHEREAS: The State of Georgia requires its local governments to develop and maintain a comprehensive plan for the purposes of coordinating future development policies and the investment of public services and facilities; and

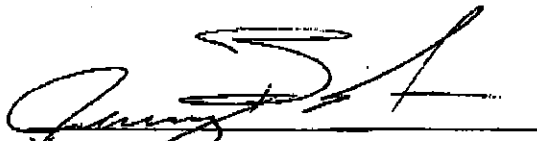
WHEREAS: The City Council, as the governing authority of the City of Maysville, Georgia, has participated in developing an update to the City of Maysville Comprehensive Plan; and

WHEREAS: The City of Maysville Comprehensive Plan, 2008 - 2030 was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and

WHEREAS: The elements for the City of Maysville Comprehensive Plan, 2008 - 2030 - The Community Assessment, the Community Participation program and the Community Agenda - have all been reviewed and approved by the Georgia Mountains Regional Development Center and the Georgia Department of Community Affairs;


Now, therefore, **IT IS HEREBY RESOLVED** by the City Council that the City of Maysville Comprehensive Plan, 2008 - 2030 is adopted and it becomes the official plan for the City of Maysville.

Adopted by the City Council this 3rd day of December, 2008.



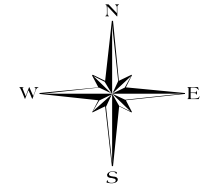
Mayor













ATTEST:



City Clerk

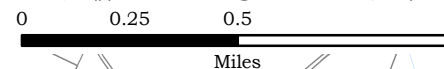
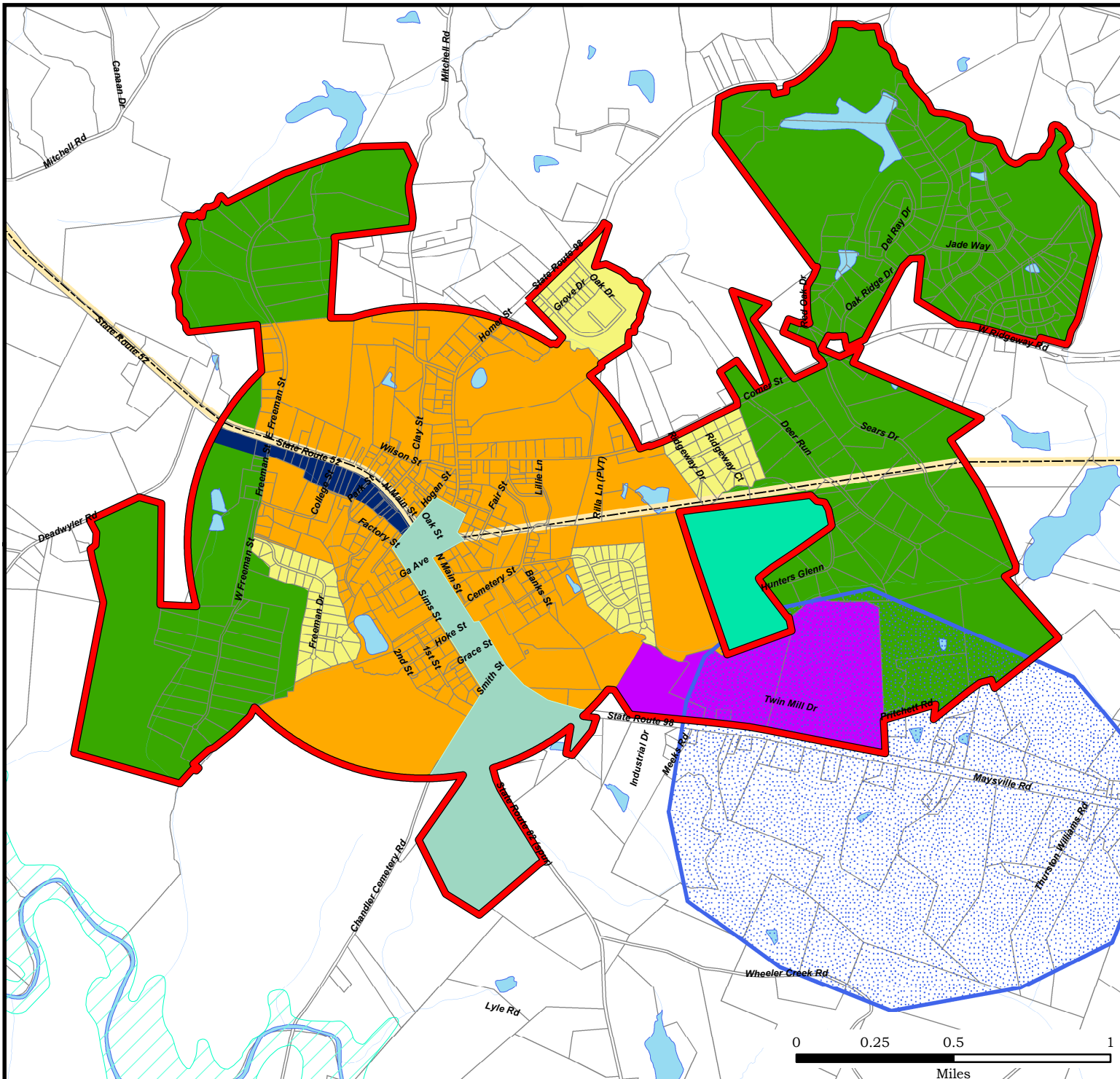
Future Development Maysville, GA



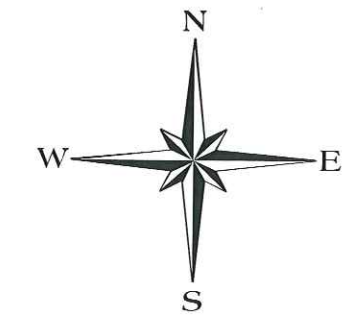
-  Conventional Subdivision
-  Industrial
-  Main Street
-  Mixed Use
-  Potential Annexation
-  Rural Residential/Agricultural
-  Traditional Neighborhood
-  100 Year Flood Zone
-  Groundwater Recharge Area
-  Lakes and Ponds
-  Rivers & Streams
-  City Limit Boundary



GA Mountains RDC
JGD, Rev. September 2008



Central Maysville, GA



Legend

Proposed Streetscape Projects

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Potential Project-Sims Street & Ridgeway Rd.
- Maysville Baptist Church
- Maysville Methodist Church
- Maysville Post Office
- Maysville Public Library
- Parcels
- City Limit Boundary
- Lakes and Ponds
- Streams

