



CITY OF MAYSVILLE



Comprehensive Plan Update

October 2018

Maysville Comprehensive Plan Update

Produced for: City of Maysville

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CONTENTS



Introduction.....4

Community Vision.....11

Needs & Opportunities.....13

Land Use Assessment.....18

 Areas Requiring Special Attention.....19

Quality Community Objectives.....21

Recommended Character Areas.....23

Policies & Long-Term Objectives.....39

Report of Accomplishments.....40

Short Term Work Program.....42

Appendix.....

 Recommended Character Area Map.....44

 Areas Requiring Special Attention Map.....45

 Public Survey Results.....46



INTRODUCTION



The 2018 City of Maysville's Comprehensive Plan Update represents the community's long-term plan for the future. It is a blueprint for creating the type of community residents want to see in the coming years.

Maysville is located in parts of Banks and Jackson Counties, which are in Northeast Georgia, approximately 120 miles northwest of Augusta and 70 miles northeast of Atlanta. The City is a member of the Georgia Mountains Regional Commission located in Gainesville, GA.

Maysville is a small community that straddles the Banks County/Jackson County line in northeastern Georgia. Currently the City has approximately 1,834 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, its 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. It is hoped that through this planning process Maysville will further define the community's character and vision, allowing the City to proactively secure Maysville's future.

While recent growth in Banks and Jackson County has been relatively slow, the conditions exist to attract additional investment. Residential growth is gradually taking place, with many residents commuting to work outside the county. In preparing this plan, Maysville recognizes that there are a number of assets that can be marketed to attract growth and that there also exists the opportunity to develop mechanisms that will shape future development in a manner that does not compromise the community's historic identity or rural quality of life. The purpose of the Maysville Comprehensive Plan Update is to provide the local elected officials

of Maysville with a tool to manage and guide the future growth of the City. The plan also represents Maysville's participation in the statewide coordinated planning program created by the Georgia Planning Act of 1989. The plan, which meets the Minimum Planning Standards and Procedures established by the Act, is intended to provide guidelines that the City can follow when making decisions about providing future public facilities and services. Further, the plan should guide local government decision-making regarding economic development, environmental protection, and future land use.

WHY PLAN?

The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. This document, the 2018 Comprehensive Plan for the City of Maysville, represents the culmination of the efforts to plan for the future well-being of the government, the residents and various stakeholders by identifying the critical, consensus issues and goals for the communities. Implementing the plan will help the community address those critical issues and opportunities while moving towards realization of the unique vision for its future. As outlined by Georgia's planning standards (see below):

Statewide benefits of comprehensive planning

(Local) comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct businesses and raise a family. City and county comprehensive planning enhances coordination at many levels.

Local benefits of comprehensive planning

The highest and best use of comprehensive planning for local governments is to show important relationships between community issues. A local comprehensive plan is a fact-based resource for local constituents use to track implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, tax payers and the general public. In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives. For these reasons, the state finds that well-planned communities are better prepared to attract new growth in a highly competitive global market.

In short, local planning should recognize that:

Assets can be **accentuated** and **improved**;

Liabilities can be **mitigated** and **changed** over time; and

Potential can be **sought after** and **developed**.

WHAT IS THE COMPREHENSIVE PLAN?

The comprehensive plan is the official guiding document for the future of the City of Maysville. It is designed to formulate a coordinated, long-term planning program. The plan lays out a desired future and guides how that future is to be achieved. It serves as a guide to both the public and private sector by providing a picture of how land will develop, how housing will be made available, how jobs will be attracted and retained, how open space and the environment will be protected, how public services and facilities will be provided, and how transportation facilities will be improved. Further, the plan guides elected and appointed officials as they deliberate community development issues and convey policy and intended programs of action to residents. In short, the comprehensive plan is a unified document providing a consistent policy direction. The comprehensive plan is structured to be a dynamic document, subject to amendment when conditions within the City change significantly. Periodic updates are needed to ensure that it continues to meet the needs of the citizens of Maysville. This plan update builds on action items, issues and an opportunity carried over from the last comprehensive plan; and also adds recent items that have become relevant to the community's future.

HOW TO USE THE COMPREHENSIVE PLAN

The comprehensive plan is a guide to action. It is intended to serve as a reference point for potential users. For example, a commission or council may use the plan's policies to decide whether to approve a proposed rezoning of land. A number of companion planning documents should be used in conjunction with this comprehensive plan. Unlike sector or single issue planning documents, however, which only generally refer to issues such as transportation, economic development, parks and recreation, annexation, and community services, the comprehensive plan addresses these issues in a coordinated manner. When in doubt, decisions should follow the comprehensive plan. If at some point the plan no longer reflects a consensus about the path to follow, it should be amended.



PLANNING DEVELOPMENT PROCESS

The development of the comprehensive plan involved a combination of public meetings and steering committee meetings. The intent of these meetings was to increase the diversity of feedback within the City of Maysville and have the community's voice heard as a whole. Over the course of **two (2) public meetings** and **six (6) advisory committee meetings**, the GMRC was able to accurately depict the needs and opportunities important to both elected officials and citizens alike, as well as develop a cohesive plan for the future of Maysville. The time and dates for these meetings are listed in the appendix.

ADVISORY COMMITTEE

Preparations for the comprehensive plan began with the creation of an Advisory Committee. The primary purpose of the committee was to oversee and assist in the process of drafting the comprehensive plan. The committee was composed of elected officials from each of the local governments, business owners, and residents. The committee's roles included communicating the concerns of interested groups regarding the development of the community; providing a forum for discussion of differing views; developing statements of the community's vision and goals; and recommending goals, policies, and implementation measures.

During 2018, staff from the GMRC collected background information about the planning area through historical research, site visits, and information gathered from local officials. The Advisory Committee then provided direction and guidance by discussing the various issues raised at committee meetings. GMRC staff then drafted the plan document and provided it to the committee for review.

The Advisory Committee was made up of the following individuals:

- Richard Presley (Mayor)
- Scott Harper (Council Member)
- Kathy Bush (Council Member)
- Junior Hardy (Council Member)
- Richard Parr (Council Member)
- Barbara Thomas (City Administrator)
- Bobby Jones (Planning & Zoning)
- Ken Outcalt (Planning & Zoning)
- Lynn Villyard (Planning & Zoning)
- Steve Hart (Resident)
- Vance Holifield (Resident)

PUBLIC PARTICIPATION

The plan's development is subject to a comprehensive public involvement process. Public involvement serves to educate community leaders about planning issues and to build constituency support – both necessary ingredients for any successful comprehensive plan. Each person at the table represents many others and offers insight on something overlooked by planners. When the citizens see the effect they can have on the plan, it gives them a sense of ownership over the plan; it is not just a plan document mandated by a government agency. In the case of this plan, required public hearings bookended the planning process; allowing residents to comment both on the process and the eventual substance of the plan. However, the plan involved other opportunities for the public to participate as well, most notably a public survey allowed residents to register their opinions on their desired future for the City of Maysville. An additional opportunity for public input was having each advisory committee meetings open to the public throughout the development process. This allowed citizens to offer opinions, comments, and concerns during each portion of the process. Feedback received from the public is noted in the Appendix.

PLAN COMPONENTS

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affairs' "Minimum Standards and Procedures for Local Comprehensive Planning," as amended in 2013, and the Georgia Planning Act of 1989. Further, State law requires that the government update its comprehensive plan every 5 years.

"The purpose of Minimum Standards is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity."

Community Goals. *The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented.*

Needs and Opportunities. *This is the locally agreed upon list of Needs and Opportunities the community intends to address. Each of the needs or opportunities that the community identifies as high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be*

developed by involving community stakeholders in carrying out a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community.

Community Work Program. This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan.

In addition to the core required elements The City of Maysville is also required to provide a land use element to aid in the coordination of their development goals and improvement projects.

Land Use Element. The Land Use Element, where required, must include at least one of the two components listed below:

(a) *Character Areas Map and Defining Narrative.* Identify and map the boundaries of existing or potential character areas (see definition in Chapter 110-12-1-.05) covering the entire community, including existing community sub-areas, districts, or neighborhoods.

(b) *Future Land Use Map and Narrative.* Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically parcel by parcel) of specific future land uses. If this option is chosen, prepare the Future Land Use Map using either of the land use classification schemes described below and include a narrative that explains how to interpret the map and each land use category.

Lastly, local comprehensive plans in Georgia are now required to include an assessment of compliance and consideration for the appropriate regional water plans for each community.

Consideration of the Regional Water Plan and the Environmental Planning Criteria. During the process of preparing its comprehensive plan, each community must review the Regional Water Plan(s) covering its area and the Rules for Environmental Planning Criteria... to determine if there is need to adapt local implementation practices or development regulations to address protection of these important natural resources. The community must certify that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria when it transmits the plan to the Regional Commission for review.

This is to certify that as part of this planning process appropriate staff and decision-makers have reviewed the Upper Oconee Regional Water Plan, the Georgia Mountains Regional Plan, and the Georgia State Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating this local plan. No conflicts were identified between this document and the documents stated above.

BROADBAND INTERNET ACCESS

As communities move forward the importance of access to reliable and high-speed, high capacity internet connections cannot be overestimated. Unserved and underserved areas of Georgia will not remain economically competitive without sufficient internet infrastructure, as this technology becomes the default utility for all manners of communication.

To address this issue in 2018 the Georgia General Assembly amended the provisions of local planning in Georgia by passing the "Achieving Connectivity Everywhere (ACE) Act," intended to facilitate the enhancement and extension of high-speed internet access in communities that lack such infrastructure and the vast resources it provides. In time the State will support programs and initiatives aimed at delivering the community improvement and empowerment potential that reliable, high-speed internet access can provide to even the most difficult-to-serve citizens, schools, and businesses. As the first step in planning for this critical, potentially catalytic infrastructure, the "Ace" Act requires all local governments to incorporate the "promotion of the deployment of broadband internet services" into their local plan.

As one of the least populated counties in the region, Banks County is easily among the communities with the weakest access to high-speed broadband capacity. Windstream is the predominant service provider and has a listed capacity for 100 mbps, but that's for premium packages and stakeholders involved in this process indicated that the company's performance was less than acceptable. More importantly, should the County pursue stronger economic development a much faster and stronger connection speed would be considered critical. There are other providers in the Banks Crossing area capable of supplying more options for the current commercial and industrial growth, but it's unknown if they could provide sufficient service if the visions for a fully developed I-85 corridor came to pass.

There is potential, however. The bulk of Banks County is just outside the reach of the North Georgia Network (NGN), an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN was conceived as part of visions for a more prosperous rural Georgia, with the knowledge that a fiber optic network that is fast, reliable and affordable is vital to modern economic development. The NGN provides infrastructure that loops through the northeast Georgia mountains with 100 gigabit core line and connects to almost all the schools and colleges in the region as well as reaching many government structures and prominent business parks. If Banks County could tap into the NGN it would provide a much stronger alternative to current levels of service.

Based on survey results, public comments, and stakeholder input, there remains a strong need for improved internet access in rural Banks County. While improved service into the rural residential areas would be ideal, the priority would be to provide stronger capacity and additional options within the projected suburban areas between Homer and Banks Crossing and especially along the I-85 corridor where the County wishes to pursue economic development.

Priorities for future network enhancements:

- Strengthen service within the I-85 corridor; with potential to extend northwest into County
- Ability to increase "last-mile" connections
- Expansion of NGN southeast to Homer

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.

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 Maysville’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 hometown capable of supporting all types of economic development, while keeping its small town character.

City of Maysville's Vision Statement:

“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.”

The emphasis here is on the word ‘hometown,’ wherein Maysville is first and foremost a place where people live. Thus, the City must cater to their needs for housing and all the amenities that support raising a family – quality schools, parks, etc. This mission is respective of all persons and households, regardless of gender, income, age group, etc. Maysville will seek to protect and sustain its historic resources and to recall its history for the knowledge and benefit of all. Maysville is small enough to need only one central social, economic and political node. Keeping this general size and form will allow the City to retain its charm, simplicity and character for residents, not feeling so large that residents feel lost or unimportant. The government of Maysville will strive to conduct itself with pride, honesty and respect so as to inspire others to do the same.



NEEDS & OPPORTUNITIES



The Maysville Comprehensive Plan process involved the creation of a list of community needs and opportunities – important issues to address or possibilities to pursue. The intent of the process was to take a long look inward and assess the state of the community – and potential means for improvement.

This list of needs and opportunities was generated by input from both stakeholders and the general public during conversations about the city's future. While the list from the prior 2008 plan served as a starting point, the planning process emphasized the need to take a new look at what was working – and what wasn't – in Maysville.

The list of needs and opportunities included information on population and economic growth, land development and more. Detailed discussions followed about the issues facing and possibilities available to Maysville. With the objective data in mind, the committee went through a SWOT-style analysis (strengths, weaknesses, opportunities and threats) aimed at focusing on the most pressing needs and the best opportunities facing the city.

In addition to data review and stakeholder input, the following additional factors contributed to the compilation of the final list of needs and opportunities:

- Review of information in the previous comprehensive plan.
- Review of DCA's Supplemental Planning Requirements
- Evaluation of DCA's Quality Community objectives.

The needs and opportunities list contained in the following pages has been used to shape the Community Goals and Community Work Program. Also, where a particular need or opportunity listed is identified as a priority (shown in bold), one or more corresponding implementation activities has been included in the Community Work Program.

NEEDS & OPPORTUNITIES: POPULATION

NEED	1) Manage Population Growth
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Mitigation Strategies:

- Create annual utility and infrastructure reports to ensure efficiency of services
- Monitor and sustain land use management policies through Comprehensive Planning & development regulations

NEEDS & OPPORTUNITIES: LAND USE

NEED	1) Balance development and protection of greenspace
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Mitigation Strategies:

- Consider conservation design regulations for larger development
- Explore options for financing of greenspace acquisition

NEED	2) Manage suburban encroachment
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Mitigation Strategies:

- Monitor and sustain land use management policies through Comprehensive Planning & development regulations

NEED	3) Accommodate more/new commercial & industrial use
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Mitigation Strategies:

- Develop Industrial Capacity Report to determine the potential for industrial use within and around Maysville

OPP	4) Attract quality infill development
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Mitigation Strategies:

- Maintain inventory of viable infill opportunities
- Develop Property Redevelopment Guide, a policy for City directed efforts to encourage and support infill

OPP	5) Enhance pedestrian accessibility
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Mitigation Strategies:

- Update development regulations to allow/encourage traditional neighborhood design surrounding key public destinations
- Implement Bicycle and Pedestrian Master Plan

NEEDS & OPPORTUNITIES: HOUSING

NEED	1) Stricter code enforcement
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Mitigation Strategies:

- Develop building codes
- Coordinate with Banks/Jackson for code enforcement

NEEDS & OPPORTUNITIES: ECONOMIC DEVELOPMENT

NEED | 1) Promote economic development within the City

Mitigation Strategies:

- Maintain inventory of viable infill opportunities
- Develop Property Redevelopment Guide, a policy for City directed efforts to encourage and support infill
- Work with Chamber and Development Authorities to develop targeted marketing campaign

NEED | 2) Adjust to transition of economic base

Mitigation Strategies:

- Work with Chamber and Development Authorities to develop targeted marketing campaign
- Continue to support and participate in Chamber and Development Authorities

NEED | 3) Increase in Service sector/hourly-rate employees

Mitigation Strategies:

- Work with Chamber and Development Authorities to develop targeted marketing campaign
- Continue to support and participate in Chamber and Development Authorities

NEED | 4) Develop coordinated economic development strategy

Mitigation Strategies:

- Work with Chamber and Development Authorities to develop targeted marketing campaign
- Continue to support and participate in Chamber and Development Authorities

OPP | 5) Capitalize on proximity to regional resources

Mitigation Strategies:

- Support marketing of regional tourism and amenities within Maysville

NEEDS & OPPORTUNITIES: PUBLIC FACILITIES & SERVICES

NEED | 1) Viability of water & sewer service

Mitigation Strategies:

- Annual Utility & Infrastructure Reports to ensure efficiency of services
- Confirm future partnership terms and conditions with all utility providers
- Implement water and sewer system improvement plan

NEED | 3) Expansion of City facilities

Mitigation Strategies:

- Perform cost/benefit analysis of expansion/renovation options for City facilities

OPP | 4) Space available for new facilities

Mitigation Strategies:

- Maintain inventory of viable infill opportunities

NEEDS & OPPORTUNITIES: TRANSPORTATION

NEED	1) Balance local traffic and commercial traffic
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Mitigation Strategies:

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

NEED	2) Improve road network interconnectivity
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Mitigation Strategies:

- Amend development regulations to encourage/require traditional neighborhood design

NEED	3) Improve safety and preservation of the road network
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Mitigation Strategies:

- Review and amend local standards for road construction and signage

NEED	4) Long-range road improvement planning
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Mitigation Strategies:

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

NEEDS & OPPORTUNITIES: NATURAL RESOURCES

NEED	1) Maintain environmental protection efforts
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Mitigation Strategies:

- Acquire updated floodplain and soil information from respective authorities
- Ensure information is accessible to Planning Commission and City Council

NEED	2) Land for greenspace
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Mitigation Strategies:

- Consider conservation design regulations for larger development
- Explore options for financing of greenspace acquisition

NEED	3) Ability to incorporate near full sewer system
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Mitigation Strategies:

- 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

NEEDS & OPPORTUNITIES: CULTURAL & HISTORICAL RESOURCES

NEED | 1) Preserve and protect Maysville's historic resources

Mitigation Strategies:

- Pursue Historic Preservation Ordinance
- Appoint Historic Preservation Commission
- Designate Local Overlay Historic District

NEED | 2) Protection of open lands and historic view sheds

Mitigation Strategies:

- Consider conservation design regulations for larger development
- Explore options for financing greenspace acquisition

NEED | 3) Lack of design guidelines

Mitigation Strategies:

- Consider design standards for whole city or, at minimum, development surrounding historic districts

OPP | 4) Identify economic development tools to assist preservation activities

Mitigation Strategies:

- Pursue Certified Local Government (CLG) designation

NEEDS & OPPORTUNITIES: INTERGOVERNMENTAL COORDINATION

NEED | 1) Maintain levels of public service

Mitigation Strategies:

- Annual Utility and Infrastructure Reports to ensure efficiency of services
- Confirm future partnership terms and conditions with all utility providers
- Update Service Delivery Agreements

NEED | 2) Annexation and growth management

Mitigation Strategies:

- Update Service Delivery Agreements

NEED | 3) Maintain existing intergovernmental cooperation

Mitigation Strategies:

- Update Service Delivery Agreements
- Planning session to prepare for new SPLOST
- Maintain communication w/ GMRC & State community development offices

LAND USE ASSESSMENT

Maysville's form and land use originate around State Route 52 that bisects the City. The road also serves as Main Street, running parallel to a railroad line atop a raised berm that signifies the heart of the City. 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 City'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 City 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. While, there remains room for additional residential growth within the city limits, the intention is to carefully marry that potential 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 City 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 the City, 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.

AREAS REQUIRING SPECIAL ATTENTION

Analysis of the prevailing trends will assist in the identification of preferred patterns of growth for the future. More specifically such analyses can identify those areas requiring special attention with regard to management policies, such as natural or cultural resources likely to be intruded upon or otherwise impacted by development. **Map is shown in the appendix*

- ***Areas of significant natural or cultural resources in need of attention***

With the number of historic structures in Maysville that are dilapidated and in need of renovation or restoration, the downtown as a whole, as well as the surrounding historic residential neighborhoods could benefit from reinvestment. (Map ID – Redevelopment Target Areas)

- ***Areas where rapid development or change of land uses is likely to occur***

The concept of rapid development in this sense does not apply to Maysville, a small enough community that any development will constitute “rapid change.” Where this matter is critical is recalling the prospect of rapid development changing the character of land surrounding the City. Parts of Jackson County within close proximity to Maysville have already been identified for proposed developments, including projects large enough to qualify for the Development of Regional Impact (DRI) review process within several miles of Maysville. There is also the likelihood of increasing growth pressures emanating from the Banks Crossing area and Commerce just several miles to the east and south of Maysville.

For this reason the only parts of Maysville identified for this category are the fringes of the older, traditional neighborhoods. As a land use pattern and significant part of the City’s character and heritage, this collection of Victorian and other historic homes are the most susceptible to adverse impacts from the encroachment of incompatible development. More importantly, select portions of these units lie on the periphery of the historic district against undeveloped/ sparsely developed land that could easily be converted to other uses. (Map ID – Threatened Resources)

- ***Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation***

Given the current structure of service delivery arrangements within Maysville the pace of development will not exceed capacity without extreme annexation practices. Yet while the City is open to annexation and growth strategies, any outward expansion will occur at a pace that is sustainable with utility service.

▪ ***Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)***

Maysville has an abundance of aging and historic structures that could benefit from extensive renovations and restoration. Several dilapidated structures can be found among the commercial buildings lining Main Street, and even more can be seen within the older neighborhoods immediately surrounding downtown. Many of the units are simply in need of basic repair and/or cosmetic improvements, but Maysville lacks the economy for many local residents to redirect funds to such investments. As a result many units are at risk for falling into disrepair.

As a collective, the same residential and commercial district recognized for its susceptibility to impacts from new development is also the target area for this category. While some of the individual lots may be small enough to consider negligible, the volume of so many units in disrepair suggest the district as a whole should be earmarked for reinvestment, as there is not one block that could be considered without some need for attention. (Map ID – Redevelopment Target Areas)

▪ ***Large abandoned structures or sites, including those that may be environmentally contaminated***

Because of Maysville's size there are no major sites within the City that match this category, but there are several vacant units or lots that occupy prime locations within the historic district to warrant recognition. Two are along either side of the Main Street corridor, including one collection of brick shops near the City Hall and an old warehouse near the Fire Station. Another key location is a large corner lot 2 blocks removed from Main Street in the middle of the historic southside neighborhood. These sites represent the most available locations within the established parts of Maysville and their redevelopment could greatly enhance or detract from the community's character. (Map ID – Vacant Sites/ Infill Target Areas)

▪ ***Areas with significant infill development opportunities (scattered vacant sites)***

The most significant infill opportunities within Maysville are the same properties discussed in the abandoned structures category. There may be additional lots within the general residential areas, but none have the location values as the three sites targeted above. (Map ID – Vacant Sites/ Infill Target Areas)



QUALITY COMMUNITY OBJECTIVES

Since 1999 the Board of the Department of Community Affairs has identified various Quality Community Objectives (QCOs) as value statements 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.

These ten objectives are adapted from generally accepted community development principles to fit the unique qualities of Georgia's cities and counties. Although these objectives are only recommendations, we are convinced that implementing these principles will result in greater efficiency and cost savings for local governments and a higher quality of life for their citizens.

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
- **Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.
- **Sense of Place:** Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.
- **Regional Cooperation:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.
- **Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to

provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

- **Transportation Options:** Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.
- **Educational Opportunities:** Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.
- **Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

In developing the Future Development Scenario 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 each Character Area is described here.

APPLICABLE QCO'S PER CHARACTER AREA

DCA Quality Community Objective	Economic Prosperity	Resource Mgmt.	Efficient Land Use	Local Preparedness	Sense of Place	Regional Cooperation	Housing Options	Transportation Options	Educational Opportunities	Community Health
Main Street	X	X	X		X	X	X	X		
Mixed Use	X	X	X		X	X	X	X		
Traditional Neighborhood		X	X		X	X	X	X		
Conventional Subdivision		X	X		X	X	X	X		
Industrial	X		X					X		
Rural Residential/Agricultural		X	X		X	X	X			X
Local Overlay Historic District	X	X	X		X	X	X	X		X

RECOMMENDED CHARACTER AREAS



Character area planning incorporates the concept of community function and feel to identify neighborhoods or communities of similar interaction, process, and character. Defining character areas is useful for identifying unique characteristics that provide a sense of community and to discern localized functions within the larger city or county context. Once character areas are established, community leaders can develop and implement strategies to promote the unique qualities of each character area. The prevailing character and context of a community influence development forms and scale. Such elements are often identified as sub-areas within the community, such as neighborhoods, 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. As such, a character area is a specific geographic area that meets the following criteria:

1. Has unique or special characteristics;
2. Has potential to evolve into a unique area when provided specific and intentional guidance; or
3. Requires special attention due to unique development issues.

The Recommended Character Areas shown for Maysville represent a starting point in the discussion to create the Future Development Map that is a key component of the Community Agenda. Boundaries, descriptions, and vision statements for future development will be created during the community visioning process and the development of the Comprehensive Plan.

The recommended character areas for the City of Maysville are as follows:

- Main Street
- Mixed Use
- Traditional Neighborhood
- Conventional Subdivision
- Industrial
- Rural/Agricultural
- Local Overlay Historic District

**Map is shown in the appendix*



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. The City has completed extending sidewalks to Grace Street at the time the Comprehensive Plan Update was developed.

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

Encouraged Land Uses

Residential

Neighborhood Commercial*

Mixed use structures*

Office*

Civic/Institutional*

*= Conditional

Quality Community Objectives

Sense of Place

Transportation Options

Regional Cooperation

Resource Management

Economic Prosperity

Housing Options

Efficient Land Use

Implementation Strategies

- Develop/ maintain inventory of infill properties
- Consider design guidelines for outside historic district
- 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.



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 City 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 City. 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 complement 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

Encouraged Land Uses

Residential

Neighborhood Commercial*

Mixed use structures*

Office*

Civic/Institutional*

*= Conditional

Quality Community Objectives

Sense of Place

Transportation Options

Regional Cooperation

Economic Prosperity

Housing Options

Resource Management

Efficient Land Use

Implementation Strategies

- Develop/ maintain inventory of infill properties
- Consider developing historic district/overlay and design guidelines
- 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.



TRADITIONAL NEIGHBORHOOD

These are the residential blocks that surround the Main Street corridor. 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.

Encouraged Land Uses

Single Family Residential

Neighborhood Parks

Churches

Neighborhood Commercial*

Civic/Institutional*

*=Conditional

Quality Community Objectives

Sense of Place

Transportation Options

Regional Cooperation

Resource Management

Housing Options

Efficient Land Use

Implementation Strategies

- Amend development policies to allow/ encourage traditional neighborhood design
- Develop/ maintain inventory of infill properties
- Consider developing historic district/overlay and design guidelines
- Consider neighborhood assistance programs for concentrations of dilapidated properties



CONVENTIONAL SUBDIVISION

This district is reserved for four existing subdivisions dispersed throughout the City 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.

Encouraged Land Uses

Single Family Residential

Quality Community Objectives

Sense of Place

Transportation Options

Regional Cooperation

Resource Management

Housing Options

Efficient Land Use

Implementation Strategies

- Maintain development policies



INDUSTRIAL

This is the small area of the City 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 land 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 City 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 City may need to consider and what improvements and management measures the City 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.

Encouraged Land Uses

Commercial

Office

Industrial

Civic/Institutional

Quality Community Objectives

Economic Prosperity

Efficient Land Use

Transportation Options

Implementation Strategies

- Restrict encroachment of incompatible uses
- Work with Development Authority and stakeholders to monitor and maintain viability of industrial properties



RURAL/AGRICULTURAL

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 City resides with the undeveloped land within this category. The City has successfully developed a park off of Homer Street within proximity of the downtown and established neighborhoods. If any new development takes place, future greenspace could be used as a buffer between the different residential sectors. Once the City determines the vision and direction for new growth, much of that will take place within this district.

Encouraged Land Uses

Single Family Residential

Agricultural

Conservation

Parks

Quality Community Objectives

Sense of Place

Regional Cooperation

Resource Management

Housing Options

Efficient Land Use

Community Health

Implementation Strategies

- Restrict capital improvements in this area
- Amend development policies to allow/encourage conservation design



LOCAL OVERLAY HISTORIC DISTRICT

The general purpose of the Local Overlay Historic District is to promote the preservation and rehabilitation of historic commercial, civic, residential and mixed-use buildings in and surrounding downtown Maysville, and to provide for new infill construction consistent with the historic character of the City. The outline shown on the Recommended Character Area Map was developed with input from City officials, as well as residents. This is the first step towards establishing and preserving a historic district. Once the City appoints an HPC, discussions can be had to develop a set of design guidelines and ordinances to compliment this area. City officials and citizens alike have made preserving Maysville's character a priority, and with this district, the historic homes/structures within and surrounding downtown will be preserved for years to come.

Encouraged Land Uses

Defer to underlying Character Area

Quality Community Objectives

Sense of Place

Regional Cooperation

Resource Management

Housing Options

Efficient Land Use

Community Health

Transportation Options

Economic Prosperity

Implementation Strategies

- Appoint Historical Preservation Commission
- Pursue Historical Preservation Ordinance



POLICIES & LONG TERM OBJECTIVES



In addition to the values identified within the Vision Statement, other policies and long-term objectives for Maysville were raised for consideration. In most cases, these 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. Maintaining an inventory of viable infill opportunities will assist Maysville in filling empty/dilapidated buildings in the downtown area.
- *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. Updating Service Delivery Agreements with the proper jurisdictions will ensure proper service to the community as well.
- *Continue infrastructure improvements* – Maysville will continue to improve infrastructure when funds are available to do so. These improvements will apply to roads, water, sewer, etc. Creating annual Utility & Infrastructure Reports will assist in ensuring efficiency of services.
- *Continue to seek grant money* – Maysville will specifically target grant money for downtown development

REPORT OF ACCOMPLISHMENTS



YEAR	DESCRIPTION	STATUS	COMMENT
2013	Study for new park space in/around Maysville	COMPLETED	
2013	Renovation to Police Department	COMPLETED	
2013	Waterline and streetscape improvements for Ridgeway Hills	COMPLETED	
2014	Certify Downtown Development Authority to serve as HPC	IN PROGRESS	Reworded in 2018 Work Program
2014	Update Service Delivery Agreements	COMPLETED	
2014	Develop new park space	COMPLETED	
2014	Review/Amend standards for road construction and signage	COMPLETED	
2014	Drain and clean water tank	COMPLETED	
2014	Design and plan trails for new park space on Homer Rd/Hwy 98	COMPLETED	
2014	Western water system improvements (waterlines)	COMPLETED	
2014	Washout and Inspection of Water Tank	COMPLETED	Scheduled to be completed in 2018
2014	Clean Sewage Pond	COMPLETED	

2014	Paint outside/inside of Maysville Library	COMPLETED	
2014	Paint outside of City Hall	COMPLETED	
2014	Develop Maysville Business and Marketing Strategy	IN PROGRESS	
2014	Install Fire Hydrants	COMPLETED	
2014	Radio Read Meters	IN PROGRESS	75% COMPLETED TO DATE
2014	Replace downstairs windows of City Hall	COMPLETED	
2015	Apply for Better Hometown Program	IN PROGRESS	
2015	Purchase police cruiser	COMPLETED	
2015	Notify GDOT of Maysville objectives for State Routes	IN PROGRESS	
2015	Study adoption of design standards for: traditional neighborhoods, non-historic areas, and conservation subdivisions.	IN PROGRESS	
2016	Develop Property Redevelopment Guide	IN PROGRESS	
2016	Conduct Housing Market study	CANCELLED	No urgency to bring low-income housing or any new housing developments inside City Limits
2017	Update Natural Resource, Transportation elements of Comp. Plan	IN PROGRESS	

SHORT TERM WORK PROGRAM



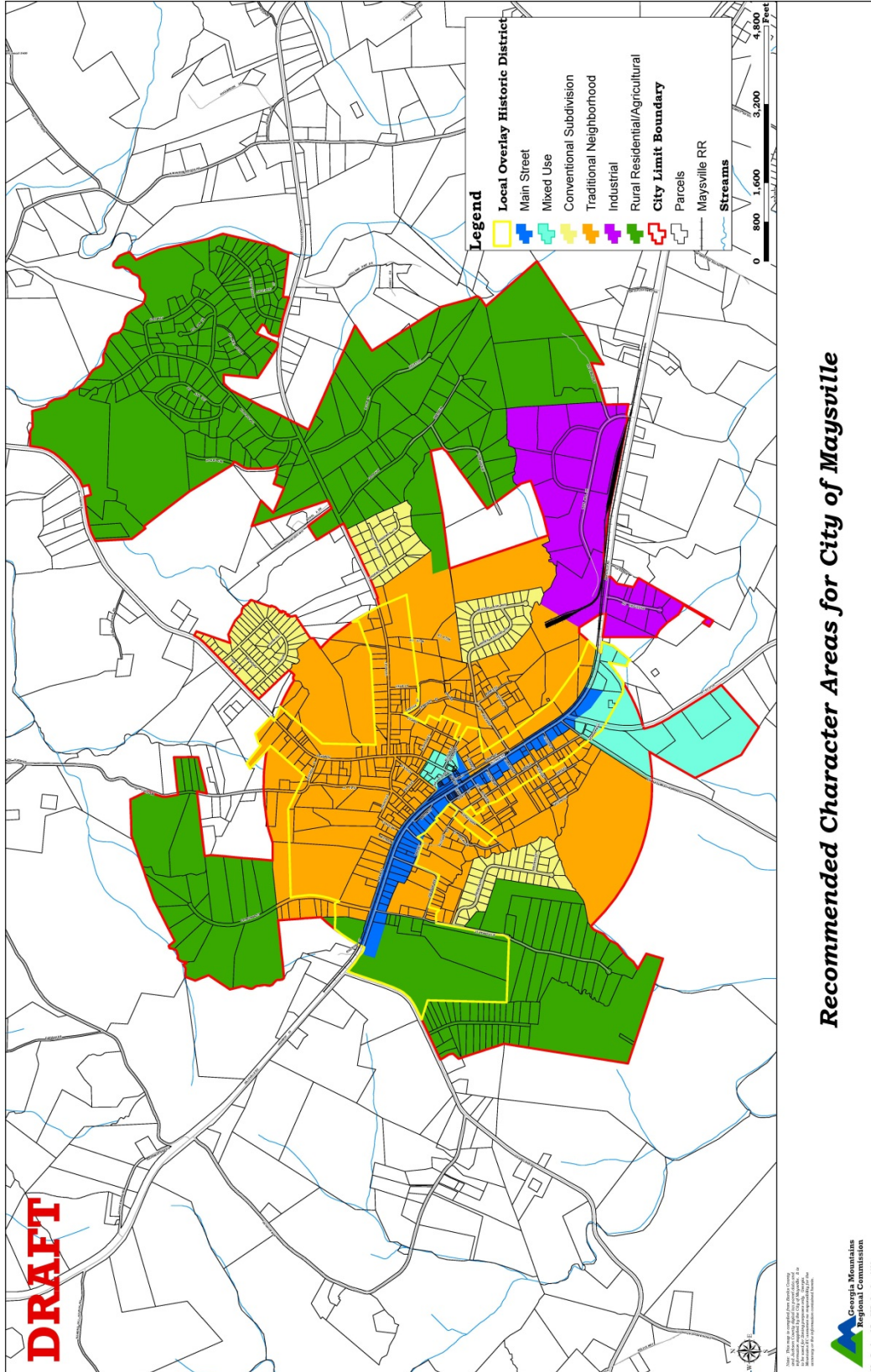
The third forward-thinking element of the Implementation Program is the Short-Term Work Program (STWP). This identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period. This can include any ordinances,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

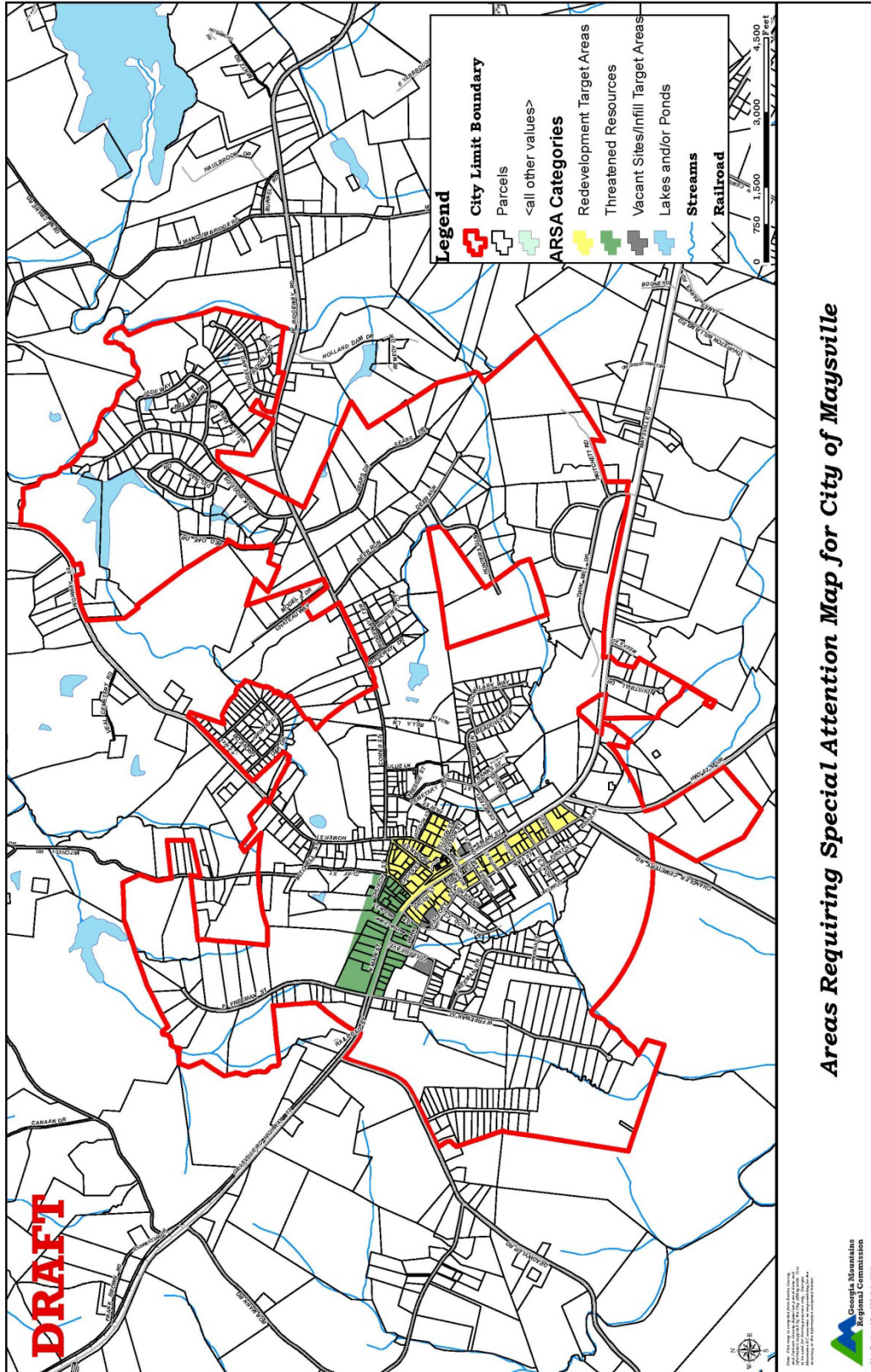
Many programs listed will explore assistance through the Georgia Mountains Regional Commission (GMRC) via their discretionary contract elements with the Department of Community Affairs (DCA).

Note: Where applied, “DCA funding” is used to indicate potential funding source for GMRC support of an item eligible for the Local Discretionary Assistance element of the RC/DCA contracts.

2019-2023 Short Term Work Program – City of Maysville								
ACTION DESCRIPTION	2019	2020	2021	2022	2023	RESPONSIBLE DEPARTMENT	ESTIMATED COST	FUNDING SOURCE
Appoint Historical Preservation Commission			X			City	No Cost	N/A
Pursue Historical Preservation Ordinance			X			City	\$1,000	City/General Fund
Designate Local Overlay Historic District			X			City	\$1,500	City/General Fund
Develop Maysville Business & Marketing Strategy	X					DDA	\$1,000	Fundraising
Upgrade to radio read meters	X					City	\$10,000	SPLOST
Apply for Better Hometown Program			X			DDA	No Cost	N/A
Notify GDOT of Maysville objectives for State routes	X					City	No Cost	N/A
Study adoption of design standards for: traditional neighborhoods, non-historic areas, & conservation subdivisions			X			GMRC	\$500	Grants/General Fund/DCA Funding
Develop Property Redevelopment Guide	X					GMRC	\$2,000	DCA Funding
Develop building codes	X					City	\$1,000	City/General Fund
Coordinate with Banks/Jackson Counties for code enforcement					X	City	\$1,500/YR	City/General Fund
Develop Industrial Capacity Report		X				City	\$1,000	General Fund
Perform cost/benefit analysis of expansion/renovation options for City facilities	X					City	\$1,000	General Fund
Explore options for financing of greenspace acquisition			X			City	No Cost	N/A
Pursue CLG designation	X					City	No Cost	N/A
Update Natural Resource, Transportation elements of Comp Plan					X	GMRC	\$500	DCA Funding

APPENDIX





PUBLIC SURVEY RESULTS

The City of Maysville held two (2) advertised public meetings throughout the planning process. The City also held advisory committee meetings that were open to the public, to allow any public comment. These meetings were held on the following dates:

- **Monday 2/12/18 @ 6PM Advertised Public Hearing**
- **Thursday 3/1/2018 @ 6PM**
- **Monday 4/2/18 @ 6PM**
- **Thursday 4/26/18 @ 6PM**
- **Monday 9/17/18 @ 6PM Advertised Public Hearing**

The majority of the feedback from the public came from surveys that were sent out with utility bills, as well as offered inside City Hall.

Want to tell your civic leaders what your community should be like in 20-30 years? Here's your chance!



Want to tell them which issues you feel are most important?

2018 COMPREHENSIVE PLAN SURVEY

The City of Maysville is updating their *Comprehensive Plan* that will help guide development and capital projects. Your hometown can only achieve its vision if it knows what that vision is, so please take part in this process and tell us your vision for the future of your hometown! Please take a few minutes to complete the following survey and submit your results to one of the locations listed below.

All comments will be read and incorporated into the *Comprehensive Plan*, and all responses will be kept confidential. Be sure to also check for future announcements about additional meetings and other opportunities to participate.

Please submit all completed surveys to:

➤ Barbara Thomas
City Administrator/Clerk
Maysville City Hall
4 Homer St.
Maysville, GA 30558
O: 706.652.2274
F: 706.652.3511

Or to:

Caleb Davidson, Regional Planner
Georgia Mountains Regional Commission
P.O. Box 1720
Gainesville, GA 30503
O: 770.538.2618
F: 770.538.2625
Email: cdavidson@gmrc.ga.gov

1.) I am submitting comments for Maysville: (circle/highlight) **A: Resident** **B: Business Owner** **C: Other**

2.) I would like my community to try to _____ growth and development:
a) attract a high volume of b) attract some c) limit

3.) New growth and development should be directed toward:

a) in/around cities b) along highway c) expand in _____

4.) Our community's most important asset that should be **preserved** in the future is...

5.) Our community's biggest liability that should be **changed** in the future is...

6.) With respect to **economic development**, our top priorities should be (pick 2):

- _____ Attract/sustain new commercial businesses
_____ Attract/sustain new manufacturing and industry
_____ Attract/sustain any business to downtown areas
_____ Attract/sustain any business with high paying jobs
_____ Other (please list: _____)

7.) With respect to **housing**, our most important **needs** are (pick 2):

- _____ More family housing _____ Fewer dilapidated houses
_____ More high-end housing _____ Design guidelines for new construction
_____ More apartments _____ Other: (please list: _____)
_____ More senior housing





2018 COMPREHENSIVE PLAN SURVEY

8.) With respect to **historic and cultural resources**, our most important issues are (*pick 2*):

- ☐ preserving existing historic structures
- ☐ design guidelines for new development
- ☐ improving sidewalks, bicycle and pedestrian accessibility around the City
- ☐ need for more park space
- ☐ need for more/new civic space
- ☐ Other (please list: _____)

9.) On a scale of 1 (Very *poor*) to 5 (Very *good*), how do you rate each of the following public services:

- ☐ Water
- ☐ Sewer
- ☐ Police/ Public Safety/ EMS
- ☐ Fire protection
- ☐ General government
- ☐ Parks and recreation
- ☐ Roads
- ☐ Schools
- ☐ Other (please list: _____)

10.) Please rank the following issues in terms of priority, with 1 being most important:

- ☐ Preserving the character of Maysville
- ☐ Increasing tourism
- ☐ Increasing job opportunities
- ☐ Preserving the low cost of living
- ☐ Preserving the standard of living
- ☐ Other (please list: _____)

11.) Highway development can attract significant growth and development. Regarding these vital corridors in Maysville, please rank the following issues in terms of priority, with 1 being most important:

- ☐ Managing traffic volumes
- ☐ Managing safety
- ☐ Luring more/new retail
- ☐ Luring more/new dining
- ☐ Luring any new jobs
- ☐ Preserving the appearance and rural character
- ☐ Other (please list: _____)

12.) Please share any other questions, comments, concerns or issues you feel are important and would like to elaborate on regarding life in Maysville and that have not been covered sufficiently in the survey questions above.

Thank you for your time and for caring about your hometown!



QUESTION 1

City of Maysville Residents: 15

Business Owners/Residents: 3

Other: 2

Total Survey Submissions: 17

QUESTION 2

A) 1

B) 11

C) 5

QUESTION 3

A) 5

B) 10

C) 0

D) *Larger cities, downtown, I think emphasis should be on developing businesses/services with the existing downtown area first*

QUESTION 4

- *Integrity of downtown district/buildings*
- *The historic homes plus the historic buildings of downtown*
- *Quiet small town*
- *Historical beauty & history of the town*
- *The concern of the people*
- *Agricultural & Residential – country feeling (quieter)*
- *Our older homes being preserved*
- *Care & concern for our residents*
- *The heart of the City, it's historic district area. There's a district drawn, but no ordinance establishing the area*
- *Historic agricultural & transportation hub*
- *Small town charm with history (historic buildings & homes) also the library is very important to our community & should be preserved*
- *#1 the commercial historic buildings #2 historic homes*
- *It's quaintness*

- *It's quaintness but with progress but BAN metal buildings*
- *Old town charm*

QUESTION 5

- *Dismantling of Judy V. Smith property and drug circle (purple house next to voting precinct, Parcel B32C101)*
- *No parking for shops on fire station side of the railroad tracks*
- *Trashy houses/yards & run-down houses*
- *Dilapidated properties & buildings*
- *Crime*
- *Clean up where needed – grown up & rotting/falling homes*
- *Skyscraper structures (ex. Feed mills)*
- *Better appearance of downtown stores*
- *Restaurants & businesses that open & then do not provide anything for our community but a sign & closed doors*
- *We need ordinances written & approved that designate the historic district & that clearly defines the type, look, extent of new development as well as preserve the look of our Victorian era town*
- *Dilapidated buildings & properties not in compliance w/ minimum standards (up keep)*
- *Lack a sense of community; we need to attract small businesses (restaurants, gift shops, etc) so residents don't take their business elsewhere*
- *Allowing property owners (especially historic & commercial area) to not maintain property*
- *Fewer dilapidated houses & falling in old stores*
- *Use of metal buildings & having a “messy” city w/ falling in buildings & structures*
- *Water cost & quality*

QUESTION 6

Attract/sustain new commercial businesses - 7

Attract/sustain new manufacturing & industry - 3

Attract/sustain any business to downtown areas - 15

Attract/sustain any business with high paying jobs - 1

Other – Attract non-chain restaurants to downtown area & insist they never serve alcohol; in existing buildings & falling brick wall; to either renovate the buildings downtown or tear them down so they are not a hazard & eyesore; businesses that provide services we need (a dentist, automotive service, general store, hardware, fresh foods)

QUESTION 7

More family housing – 0

More high-end housing – 2

More apartments – 1

More senior housing – 4

Fewer dilapidated houses – 13

Design guidelines for new construction – 6

Other – turn historic homes into personal residences and not rentals; require purchase of historic homes be used only as personal residences or bed and breakfasts, wedding venue, or business; stop trying to tell all our residents what they can do with their own property; also, have our communities made up of residents that are practical and not try to make Maysville something we're not; I like that we are out front with our faith, support our veterans and offer family activities; enforceable building codes & maintenance requirements; driving through downtown there are many buildings and businesses that are eyesores; new construction should fit in with the surrounding homes and buildings; clean up the drug homes that everyone knows about (including City & County police); figure out who is in charge of code enforcement and then enforce them

QUESTION 8

Preserving existing historic structures – 13

Design guidelines for new development – 8

Improving sidewalks, bicycle and pedestrian accessibility around the City – 5

Need for more park space – 1

Need for more/new civic space – 2

Other – Open a Maysville Visitor's Center; add sidewalks to ends of town; more parking; need more leisure attractions; more downtown parking

QUESTION 9 – Overall rating

Water – 3

Sewer – 4

Police/Public Safety/EMS – 4

Fire Protection – 3

General government – 4

Parks and recreation – 4

Roads – 3

Schools – 3

Other – Library is a huge asset, but is largely ignored by City government; City fire doesn't protect all of Maysville

QUESTION 10 – Overall Rating

Preserving the character of Maysville – 1

Increasing tourism – 5

Increasing job opportunities – 4

Preserving the low cost of living – 3

Preserving the standard of living – 2

Other – Clean run down houses; actively seek potential business to infill existing structures; bring in business/services residents need so we don't have to go outside our community for almost everything; finding creative ways to attract people/businesses using Hwy 52;

QUESTION 11 – Overall Rating

Managing traffic volumes – 2

Managing safety – 3

Luring more/new retail – 5

Luring more/new dining – 4

Luring any new jobs – 6

Preserving the appearance and rural character – 1

Other – 0

QUESTION 12

- *Will you choose to continue to ignore the drugs, people and house of Judy V. Smith? We “the neighborhood” are sick over the allowance of this disorderly person and property*
- *Turn vacant lot next to fire station (on the other side of the road on the same side of the railroad tracks into downtown parking. Encourage by signage for tourists to drive down Sims St to see the Atkins-Sims House as well as the grave of Abraham Atkins on Sims St. He was Maysville’s first merchant and built City Hall. We have a great story to tell.*
- *Please can we do something about the trailer and yard at the corner of Banks St and Hidden Meadows? It is awful and I'm sure it's a health hazard and a breeding ground for snakes*
- *Library needs to be open more hours. Traffic on north end of town needs to be slowed down. Put police up here and make speed limit 35 mph*
- *Concern of fire department across railroad tracks. Concern of water work being done*
- *I am mainly concerned that more large city plans would mean higher taxes and more crime and more traffic. Maysville has seemed like it attracts people who come through or visit here, want to live here, and get away from “big city” life. I have lived here most of my life and, so far, can't imagine living anywhere else*
- *I love and am thankful for our new park, but I would love to see the area be a non-smoking zone. We know how harmful smoking, second-hand and third-hand smoke is for all of us, so I just don't understand why we allow people smoking in our park that encourages families and children to come there. I would also like to see a safe*

area for walking, jogging and hiking that is free of concrete. Doing these things on concrete are so harmful for our joints. Concrete does not give, so our joints receive way too much pressure that causes damage.

- *Utilities should be kept as they were several years ago. The older residents are on fixed income and can't afford the increases. We do not have any more benefits than we had 20 years ago*
- *My primary concern is that by not defining and protecting the historical look/feel/size of Maysville by adopting ordinances we are left vulnerable to commercial interests that are incompatible with our interests and which could/would easily render Maysville unrecognizable. I chose to live here because of the way Maysville is, fundamentally – its safe, uncomplicated, uncrowded, a rural & farming community. I could live anywhere else, but I want to believe our City leaders/Council do a good job with day to day things, but historically councils have no vision about what kind of community we are, what we want, and because of that we may lose it*
- *Encourage new business which caters to common needs such as pharmacy, fast food (with building code limits as to style of structure), feed & seed, etc. to keep residents from having to drive to Commerce or Banks Crossing. Gift shops/Florist, hardware, clothing, coffee house, craft brewery, small independent grocery store*
- *We need to have small, locally owned businesses that local residents can use & to take advantage of the traffic that comes through. right now Maysville is only a place people drive through to get somewhere else. It can maintain its character while at the same time offer more. The library needs to be a priority and a resource for the community. It could be more of a focal point. Maysville needs to have a better sense of community and friendliness. We need ordinances to keep the charm so it's not possible to have a place like McDonalds*
- *The City of Maysville relies on Jackson or Banks County whenever the situation suits "their" needs. Building permits have to be permitted in Jackson County no matter which side you live on. Although Banks County has the same office. Then, depending on "who" you are, determines if code enforcement does their job. Who is code enforcement? The Chief of police assured me he was not. Fire department in Maysville no longer goes across the street to Banks County, although it says "Maysville Volunteer Fire Department". Animal cruelty is all over town, population out of control, no help whatsoever in Banks County. Does this sound like a community that cares about or works together for the good of their hometown?*
- *Dilapidated and falling in buildings are a must to be addressed before any more improvements*
- *Park additions are a very positive step but a sidewalk from downtown area to park would be great and is needed*
- *25 years ago, we chose to move to Maysville because of its Victorian charm, but also because it had a new library, fire station, and seemed progressive. In 25 years, 8 or 10 buildings have started deteriorating in prominent areas. 3 or 4 ugly metal buildings have been put up and others are 2 feed mills. Not the prettiest town in north Jackson County and today, I doubt I would move here. The park is the one new spark that Maysville has*
- *Add pickle ball courts to park, move movie night to the park, expand Autumn Leaf Festival to park, attract fiber to City for better internet*