

A VISION FOR PAYNE CITY'S RENAISSANCE



Payne City Auditorium



Mill facing Brookdale Avenue

**Prepared by the Town of Payne City with Assistance
from the Middle Georgia Regional Development Center**

July 2006

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INTRODUCTION

Purpose of Study

The 1989 Georgia Planning Act requires every community in Georgia to have a comprehensive plan. The Georgia Department of Community Affairs is responsible for preparing and adopting the Standards and Procedures for Local Comprehensive Planning. These Standards became effective on May 1, 2005. The new Standards defined four levels of planning requirements. Payne City, because of its size and rate of growth, falls within the “Minimal Level.” Minimal Planning Level plans must include an updated Community Vision and an updated Short-Term Work Program.

The “**Community Vision**” is intended to paint a picture of what a community desires to become, providing a description of the development patterns to be encouraged within the jurisdiction. It includes: (1) an optional vision statement of the overall goals and desired future the community seeks to achieve; (2) a future development map delineating boundaries of major character areas throughout the community; and (3) a defining narrative that provides a specific vision and implementation strategy for each character area. The “**Short-Term Work Program**” lists the specific actions to be undertaken annually by the local government over the upcoming five years to implement the comprehensive plan.

This report is entitled **A Vision for Payne City’s Renaissance.**” The word vision relates to the required community vision mentioned above. The most important part of this title is “**Renaissance.**” The narrative below clearly illustrates that Payne City’s past can be defined as “community.” Residents of the City who were also employees of the nearby mill worked together, socialized together, played together, went to school together, and worshiped together. They were also concerned about each other’s well-being and responded unselfishly when the need arose. They were good stewards of both the property where they resided and the common areas which they enjoyed. Though many may not have been related by blood, they considered themselves as family. When the mill closed and the mill employees left and the housing was sold to outside interests, the “family” atmosphere in the community left with them. Today, there are residents of the City who would like to see Payne City return to the community-like atmosphere that it once had, and be in sound financial condition to provide residents with quality community services they expect and deserve, thus referring to it as their renaissance.

Payne City faces many daunting challenges in their efforts to reestablish its past glory. At the same time, however, it has several unique opportunities that, with the right mixture of leadership and perseverance, will go a long way in helping the community reach its vision. These challenges and opportunities are presented in this report along with an action plan and work program that city leaders believe will lead them on the “road to renaissance.”

Geographic Location

As displayed on Map 1, Payne City is located in Bibb County near the geographic center of the State of Georgia. It is situated in the north-central part of Bibb County completely surrounded by the City of Macon. It is bounded by Brookdale Avenue on the north, Gardner Street on the south, the Norfolk-Southern Railroad on the east, and Roff Avenue to the west, and it encompasses approximately 26.5 acres (see Map 2).

Historical Perspective

It began as a vision of William Sims Payne in the late 1800s to construct a cotton mill on a piece of property off Vineville Avenue. The cotton mill was later purchased in 1905 by Bibb Manufacturing Company. In 1916, Bibb Manufacturing began building houses adjacent to the plant for the mill employees along with a community center. Payne City was incorporated in April 1919 and was becoming a self-contained community.

The City grew quickly and by the early 1920s, Payne City became a community in every sense of the word. Bibb Manufacturing began providing social services to its employees in Payne City. These services provided a strong bond among the Payne City families and included civic clubs (including a Women's Club, a Men's Club, Girl Reserve Clubs-branch of YWCA), organized activities for the children, a non-denominational church, athletic programs, and medical care. A city auditorium was constructed in the middle of Davis Street where club activities, shows, banquets, and other mill activities were held. Parks and athletic facilities were built, such as a swimming pool and bathhouse, an outdoor skating area, ball fields and playgrounds with equipment, and a man-made lake. The Payne City Park, where many of these facilities were located, was later sold to the City of Macon and is now known as Freedom Park.

Bibb Manufacturing also insisted on having a beautiful city as well. Rose gardens were planted in the City on Davis and Green Streets and the alley in between. Roses were also planted down the mill side of Rose Avenue (that is how it got its name). The first city ordinances that were passed also supported this theme. Individual families must keep houses clean, and regular inspection would be held by the Town Marshall. There was to be no littering and no pulling of the flowers.

In the 1930s and '40s, the mill expanded and annexed more land for mill property. The streets were paved in 1947 to accommodate the growing number of automobiles.

The residents of Payne City have always maintained an independent spirit. The residents rejected three attempts--1950, 1958, and 1968--to consolidate it with the City of Macon. This independent spirit still lives today among community leaders.

The Bibb Mills, in 1963 and 1964, gave their employees the option to purchase their houses from the company. Those that were not sold to the employees were sold to the general public, opening

Payne City to non-mill employees for the first time. Around that time, the auditorium was given to Bellevue Baptist Church, but later exchanged for the men's clubhouse, and the city pool was filled in, with the bathhouse renovated into the Payne City Hall and community center.

The mill was sold by Bibb Company in 1983 to Glen Haven Mills, which marked the beginning of the end for textile production in Payne City. Mill demolition began in 1991, and what remains of the mill complex has now been transformed into a nightclub with several unique shops, an antique store, and a produce market. A recent commercial/office center called "Payne City Station" was recently constructed on portions of the property where the mill once stood.

Challenges Facing Payne City

Today, Payne City remains an incorporated community, but it faces many challenges to its survival and viability. These challenges include:

Population and Housing Characteristics

- The total population of Payne City has declined from 535 in 1940 to an estimated 2004 population of 169.
- Two out every three homes in Payne City are renter-occupied. In most stable communities, two out of three households own the house in which they reside.
- The median family income is one-half that of the U.S. and 41% below Bibb County.
- The median value of the homes that are owner-occupied is one-fifth that of the U.S. and one-third that of Bibb County.

Condition of Property and Surrounding Area



Some Homes Need to be Improved



Some Homes Need to be Removed



Need for Landscaping



Remove Trash from Yards



Improve City Entranceways

Other Challenges

- Streets and alleys require repaving.
- No ordinances in place to:
 - Remove unsafe structures,
 - Regulate outside appearance of structures, and
 - Regulate density/use on lot.
- Lack of satisfactory law enforcement personnel to enforce ordinances and respond to criminal activity in community.
- Lack of financial resources to make significant improvements to infrastructure and services.

Opportunities for Payne City

Though Payne City may face a number of obstacles as noted above in achieving its renaissance, it also has many opportunities that working in conjunction with property owners and other interested parties can have many positive benefits to the City both in terms of its appearance and its financial health. Some of these opportunities are noted below.



Old Mill Development



Vacant Land Adjacent to Old Mill Development



Vacant Property Adjacent to Old Mill Development



Vacant Lot Across from Old Mill Development



Vacant Lot Fronting Roff Avenue





Taking Advantage of Traditional Neighborhood Design

THE ROAD TO RENAISSANCE

The previous sections provided a background on the challenges and opportunities that face Payne City in its efforts to restore the “community” that it once had. This section focuses on Payne City’s “Road to Renaissance,” and it begins with specific goals that city leaders have identified in consultation with local residents and property owners. This is followed by an action plan that outlines the strategies the City will utilize to reach its goals. Taking a slight change in direction, the report then concentrates on the three “character areas” that have been established and are illustrated on a development map. For each character area, a narrative is provided that specifies the vision for each of these areas. Finally, the report concludes with the Short-Term Work Program, which is where the City lists the actions it plans to undertake over the next five years to accomplish both the action plan and its vision for the three character areas.

Community Goals

- To Improve the Appearance of the Community that Would Make It Attractive for Residential and Commercial Investment.
- To Establish Partnerships that Will Enhance the Stability of the Entire Area.
- To Increase Tax Base that Will Provide City with Additional Resources to Undertake Needed Improvements to Existing Infrastructure and Services.
- To Energize Community Leaders and Local Residents to Implement Community Vision.

Community Action Plan

Goal: To Improve the Appearance and Safety of the Community that Would Make It Attractive for Residential and Commercial Investment.

- Conduct Formal Housing Assessment that Will Evaluate Structural Condition and Tenure.
- Establish Housing Rehabilitation Program Based on Results of Housing Assessment.
- Enact and Enforce Ordinances that Will:
 - Eliminate unsafe and dilapidated structures; and
 - Set minimum standards for the outside appearance of a structure and yard.
- Repave or Repair Every City Street and Alley.
- Establish a video camera system along city roadways as a deterrent to criminal activity.
- Coordinate with Keep Macon-Bibb Beautiful Commission and Other Organizations to Landscape and Beautify Public Areas.
- Work with Owners of Payne City Station and Mill Area to Landscape and Beautify Parking Areas.
- Redesign Rose Street with Landscape Median and Rights-of-Way and Narrower Lanes to Make Attractive Entrance to City and Commercial Area.

- Construct Attractive Signage with Appropriate Landscaping at Key Entrances to the City.

Goal: To Establish Partnerships that Will Enhance the Stability of the Entire Area.

- Establish Willing Workers Association
 - Residents and Homeowners in Payne City and Bellevue Neighborhoods Who Work Together to Promote Cooperation, Improve and Clean Up the Neighborhood, and Care for Their Neighbors.
 - Coordinate with Local Law Enforcement to Attack Drug Trafficking in Area.
- Establish Neighborhood Watch and Citizens on Patrol in Cooperation with the Bibb County Sheriff's Office.
- Establish Neighborhood Redevelopment Partnership with Mercer Center for Community Development, Renaissance Housing Partnership, Historic Macon Foundation, Macon Area Habitat for Humanity, Macon Housing Authority, and Local Financial Institutions.

Goal: To Increase Tax Base that Will Provide City with Additional Resources to Undertake Needed Improvements to Existing Infrastructure and Services.

- Establish Payne City Development Authority to:
 - Assemble and purchase tracts of land for office and commercial purposes;
 - Market property to perspective developers;
 - Coordinate with developers on the use and design of the buildings and grounds;

- Establish favorable financing for the construction of the project using Authority resources, local lending institutions, and state agencies (DCA);
 - Obtain suitable financing for small business owners leasing space at these commercial/office complexes; and
 - Assist owners of existing commercial enterprises in the City on expansion or redevelopment plans as it relates to the use, design, and financing of the buildings and to the financing of small business owners leasing space at these centers.
- Maximize the Resources from the Middle Georgia RDC, Georgia Department of Community Affairs, and Other Local and State Agencies Necessary to Increase the Economic Development Opportunities in Payne City.

Goal: To Energize Community Leaders and Local Residents to Implement Community Vision.

- Require all City Council Members and Other Local Leaders to Participate in Leadership Training Offered by GMA, UGA Fanning Institute, and DCA.
- Actively Involve Residents and Other Community Stakeholders in the Development of the Community Vision.
- Implement All Projects Identified in the First Year of the Community Vision.
- Communicate This Achievement to Local Residents and Community Stakeholders, Celebrate Together, and Outline Expectations for the Upcoming Year.

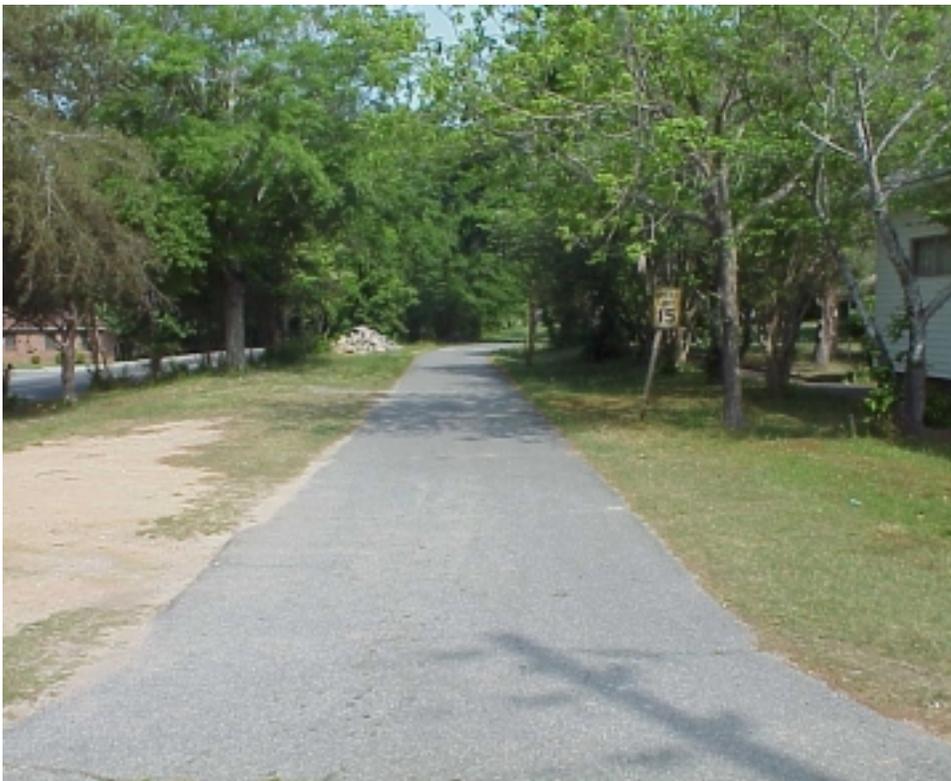
Proposed Character Areas

Three character areas have been identified for Payne City. Below is a brief description of the character area, pictures that provided a view of the character area, and a narrative that defines the specific vision along the implementation strategies to implement that vision. Map 3 shows the location of the three character areas within Payne City.

Roff Avenue Residential/Commercial Center Character Area

Description With Pictures

On the east side of Roff Avenue, there is a large vacant lot that is bordered by a beautiful row of hardwoods. Approximately halfway down, there is an opening in the tree line that could be used as an entranceway for a future development. As Roff Avenue turns towards Brookdale Avenue, there are two small commercial uses on the west side. East of the vacant lot is a residential village.



Looking North from Comer Terrace Lane



Looking North from End of Pavement



Looking North across Vacant Lot



Looking East across Vacant Lot to Residential Village

Defining Narrative

- The paved road leading into the property would be limited to pedestrian and bicycle traffic only. The pavement would have to be widened slightly to accommodate both. It would be beautifully landscaped with various assortments of flowers, bushes, and trees and would be blended with the landscaping on main portion of the property.
- Ingress and egress to the property would be at the current opening at the treeline. If the construction of the entrance required additional space, great care would be made to preserve as many trees as possible.
- The building constructed on the site would be a residential high-rise (four stories) with commercial and office uses on the lower floor and parking either underground (if possible) or at ground level. It was decided to make the parking area as self-contained as possible in order to maintain as much of the lot as possible for landscaping and open space for residences. The exterior of the building would be part brick and lap-siding in order for it to blend with the surrounding area, particularly the residential village that borders the rear of the property. There are currently trees and other vegetation that would partially shield the building from the portion of the residential village that backs up to this parcel. Additional landscaping or screening may be necessary to reduce visual and noise impacts.
- Signage would be located at the entranceway of the property and would be of such design consistent with the architecture and exterior materials of the building, and be of limited height so as not to distract from the treeline view along Roff Avenue. It would contain only the name of the residential facility and the names of the businesses located on the lower floor. A small sign next to entrance of the business would also be permitted and would blend with the exterior of the building.

Quality Community Objectives Pursued

The Quality Community Objectives that will be pursued in this character area are:

- Traditional Neighborhoods.
- Infill Development.
- Sense of Place.
- Transportation Alternatives (sidewalk is provided on west side of Roff Avenue; a pedestrian/bicycle pathway will be connect the residential village to the Residential Village Character Area describe below).
- Appropriate Businesses - Commercial/office development on the ground floor of the building will provide opportunities for small business development.
- Employment Options - Service and retail jobs will be provided, along with opportunities for entrepreneurs to establish new businesses.
- Housing Choices.

Implementation Measures

Below is the implementation measure that will be employed to achieve the desired development pattern:

- Payne City would form a development authority that would:
 - Assemble and purchase the tract of land for development as a residential/commercial center;
 - Market the property to perspective developers;
 - Prepare a design theme for this property to include landscaping, lighting, parking, pedestrian/bicycle access, signage, and architectural/design standards for the building;
 - Coordinate with the developer and Payne City on the recommended design theme;
 - Establish favorable financing for the construction of the project using Authority resources, local lending institutions, Macon Housing Authority, In-Fill Housing, Inc. and state agencies, including DCA; and
 - Conduct final inspection of building and grounds to insure design plan was properly implemented.
- Applications for changes to the approved design plan for this character area after final inspection by the development authority would be the responsibility of the City of Payne City. An official from Payne City would process the applications and submit recommendations to City Council for action. Certain administrative decisions authorized under an ordinance would likely be granted to this official to allow the Council to handle the major design decisions.

Residential Village Character Area

Description With Pictures

Includes single-family and duplex units that were once residences of the mill employees. The village is a traditional neighborhood design with narrow streets running east-west that accommodate on-street parking and include alleyways. There is evidence that some sidewalks may have been present during the early period of the residential village.



Davis Street - Typical Street Layout in Payne City



Example of Public Alleyway in Payne City



Typical Private Alleyway in Payne City

Defining Narrative

- Improving the outside appearance of the private residential dwellings and yards within the Residential Village Character Area will be the top priority. Below are several examples of what the community should try to achieve in this area.



- The City should establish a street repair and repaving program to not only accommodate smooth traffic flow within the community, but also from an appearance perspective. It would send a clear message to the residents and those on the outside that the City is serious in maintaining its infrastructure and building pride in the community. Below is an example from another mill community in Georgia that has undertaken such a program.



City of Aldora in Lamar County

- It is recommended that to maintain and enhance the traditional neighborhood design appearance of Payne City and encourage pedestrian traffic rather than vehicular traffic within the Residential Village Character Area that sidewalks be constructed along Rose Avenue, Davis Street, and Green Street.



Evidence of Past Sidewalks in Payne City

- Borders along the public alleyways should be landscaped with seasonal flowers and other materials to improve the appearance of the community.

- Private alleyways are currently being used as parking areas and placement of unsightly storage facilities that distract from the appearance of the community. In addition, much of the existing vegetation within these areas is in desperate need of pruning, and there are several grassed areas that could benefit from beautification projects. It is recommended that in these areas, all storage sheds be removed, parking areas be paved and striped, vegetation pruned where necessary, and flower gardens or other similar types of vegetation be planted in the grassed areas.
- Building partnerships within the Village with surrounding areas and with other organizations will go a long way in reestablishing the “community” that Payne City once was as described in the Historical Perspective section above, in improving public safety, and in enhancing the aesthetics of the village.

Quality Community Objective Pursued

The Quality Community Objectives that will be pursued in this character area are:

- Traditional Neighborhoods;
- Sense of Place;
- Transportation Alternatives - Sidewalks constructed along several of the streets in the Residential Village will provide for internal pedestrian traffic and connection to the other character areas; and
- Heritage Preservation - maintains, preserves, and revitalizes the historical character of this old mill village.

Implementation Measures

Below are the implementation measures that will be employed to achieve the desired development pattern:

- Prepare a housing assessment study to evaluate the condition of the residential structures within the Village.
- Establish a Community Development Cooperation to assist with local housing and community development programs.
- Prepare and implement a design theme and plan for this character area to include landscaping, lighting, parking and pedestrian access, and rehabilitation standards that reinforces the village’s traditional neighborhood design.
- Establish a housing rehabilitation program based on results of housing assessment and coordinated with design theme of the Residential Village Character Area.
- Create, enact, and enforce a code to eliminate unsafe and dilapidated structures.
- Create, enact, and enforce a code to set minimum standards for outside appearance of the structure and yard in coordination with the design theme of this character area.
- An official from Payne City would have the responsibility to enforce the codes and design standards within this Character Area.
- Establish and implement a program to repair and repave (when necessary) the city’s street system.

- Establish a program for renter households to purchase a home, which will increase the home ownership rate in the community, and build permanency and pride in the community.
- Establish a Willing Workers Association in conjunction with the Bellevue neighborhood to work together in: (1) promoting cooperation; (2) improving and cleaning up the neighborhood; (3) caring for the neighbors; and (4) coordinating with local law enforcement to attack criminal activity in the area.
- Establish Neighborhood Watch and Citizens on Patrol in cooperation with the Bibb County Sheriff's Office.
- Establish neighborhood redevelopment partnerships with the Mercer Center for Community Development, Renaissance Housing Partnership, Historic Macon Foundation, Macon Area Habitat for Humanity, Macon Housing Authority, In-Fill Housing, Inc., Department of Community Affairs and local financial institutions to improve the quality of the housing stock in the village area.

Rose Avenue Commercial/Office Character Area

Description With Pictures

It must have been an unbelievable sight seeing Rose Avenue lined with beautiful rose bushes. Today, instead of roses, one views a sea of asphalt on the road itself, on the Old Mill commercial area and Payne City Station parking lot, and on a vacant lot across from the Old Mill. In addition, when one enters Rose Avenue from Brookdale Avenue, the automobile passengers are immediately hit with the rear of Payne City Station containing a metal façade and stone beds, several deteriorating residential structures located on several street corners, and private alleyways in desperate need of beautification. Beyond Green Street and the Antique Store, there is a large metal structure that is in poor condition with an adjacent lot occupied by a variety of outside storage materials. The one bright spot are the small quaint shops that have recently occupied which once were residential dwellings. In short, Rose Avenue needs an extreme makeover.



Looking North on Rose Avenue



A View of the Rear of Payne City Station



Rose Avenue ROW from Entrance to Old Mill Development



Vacant Lot Between Payne City Station and Old Mill Development



Vacant to Rear of Payne City Station w/ Old Mill Smoke Stack



Vacant Lot Across from Old Mill Development



Old Mill Commercial Development



Antique Store in Old Mill Development Complex



**Storage Area Behind Metal Building on Rose Avenue
South of Old Mill Development Site**

Defining Narrative

- **Rose Avenue**
 - Place a median in the middle with grass and flowers (possibly rose bushes) and other ornamental vegetation. Encourage local garden clubs to adopt this median and be responsible for its care.
 - Plant trees and flowers along the right-of-way in front of the Old Mill commercial area.
 - Line with decorative street lights, sidewalks and bike lanes.
 - Position parallel parking on both sides of the street.

- **Old Mill Commercial Area**
 - Tear down old cooling tower.
 - Add decorative street lights that match the ones along Rose Avenue.
 - Plant trees and other landscaping in the parking area to reduce the visual impact of the large amounts of asphalt and to reduce the heat effect during the summer.
 - Place decorative planters in front of the buildings along with appropriate signage that will enhance, but not take away from, the character of the buildings.

- **Vacant Lots Near Old Mill Commercial Area**
 - Landscaping and lighting would accent the theme set for Rose Avenue and the Old Mill Commercial Area.
 - This would be an entertainment area with restaurants and the possibility of re-creating the old auditorium (see below). Materials used for the new buildings would complement the look of the Old Mill Commercial Area.



PAYNE CITY AUDITORIUM

- **Vacant Lot Across from Old Mill Commercial Area**
 - Possible uses include a large pavilion. Asphalt could be torn up, and the area grassed for families to bring their blankets and chairs to enjoy the entertainment that would be provided under the large pavilion.
 - Another use could be a mid-rise office complex (no more than three stories in height) with the building located in the front and parking in the rear. Part of the building could be used as a clinic reminiscent of the old medical facility that was a landmark in the community during its early days. To maintain the look of the Residential Village Character Area which surrounds it, the building should have lap-siding and concrete.
 - For either use, landscaping and lighting should be in keeping with the overall theme along Rose Avenue.

- **Existing Metal Storage Building and Lot Located South of the Old Mill Commercial Area**
 - The existing metal structure should be demolished and the lot next to it cleared and grassed until there is new development.
 - Possible uses for the new complex would need to complement the existing commercial development in the Old Mill Commercial Area, but at the same time to be sensitive to the Residential Village Character Area directly across the street. Some possibilities are unique shops or boutiques, café or coffee shop, and small grocery/drug store to serve the needs of nearby residents, etc.
 - The building should be located near the front right-of-way line with off-street parking in the rear.
 - Materials used for the building should be similar to the theme for the Old Mill Commercial Area, while the lighting and landscape should be that recommended for Rose Avenue.

- **Payne City Station**
 - It is unfortunate that the rear of Payne City Station is facing Rose Avenue, however, all is not lost. During the development of the design plan for Rose Avenue Commercial/Office Character Area, the owners of the Payne City Station should be brought in during the early stages to discuss alternatives on how to best enhance the rear of their complex, along with the parking area and fence, to blend in with the theme for that roadway.

- **Rose Avenue Entranceway**
 - Rose Avenue will be the “gateway” to Payne City. It will help to set the tone for the rest of the community. It is important that the entranceway set the stage for this gateway. Recommendations for signage, lighting, and landscaping for this entranceway should part of the overall design scheme for this area. It should also be noted that entrances from the north (from Brookdale Avenue) and from the south (from Gardner Street) should receive similar attention.

- **Promotion of Alternative Transportation Along Rose Avenue**
 - Vehicular traffic should be discouraged as much as possible, while promoting walking, bicycling, and possibly the use of a Rose Avenue trolley. The design concept for the Rose Avenue Commercial/Office Character Area should examine alternatives that will encourage alternative transportation along the Rose Avenue corridor, while at the same time, providing a minimum amount of off-street parking for those establishments that require it.

Quality Community Objective Pursued

The Quality Community Objectives that will be pursued in this character area are:

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives-emphasis will be on pedestrian, bicycle, and possibly mass transit with a trolley.
- Heritage Preservation
- Appropriate Businesses
- Employment Options

Implementation Measures

Below are the implementation measures that will be employed to achieve the desired development pattern:

- Payne City would form a development authority that would:
 - Assemble and purchase the infill and redevelopment tracts of land for development;
 - Market the property to prospective developers;
 - Prepare a design theme for the Rose Avenue Commercial/Office Character Area to include landscaping, lighting, parking, pedestrian/bicycle access, signage, and architectural/design standards for Rose Avenue, the right-of-way area, the existing Old Mill commercial development, and the infill/redevelopment tracts.
 - Coordinate with the developers, Character Area property owners, and Payne City on the recommended design theme;
 - Establish favorable financing for the construction of the projects using Authority resources, local lending institutions, local community development corporation, and state agencies, including DCA;
 - Conduct final inspection of buildings and grounds to insure design plan was properly implemented.
- Applications for changes to the approved design plan for this character area, after final inspection by the development authority, would be the responsibility of the City of Payne City. An official from Payne City would have the responsibility to process the applications and submit recommendations to City Council for action. Certain administrative decisions, authorized under an ordinance, would likely be granted to this official to allow the Council to handle the major design decisions.

- The official mentioned in the implementation measures section of the three character areas is one in the same, and thus would handle the duties in all of those areas.

SHORT-TERM WORK PROGRAM FOR PAYNE CITY

	DESCRIPTION	STWP YEAR					LIKELY PROJECT INVOLVEMENT	ESTIMATED COST	POSSIBLE FUNDING SOURCES
		06-07	07-08	08-09	09-10	10-11			
COMMUNITY APPEARANCE AND SAFETY									
1	Prepare a housing assessment study to evaluate structural condition and tenure.	X					RDC	\$300	DCA, Payne City
2	Establish a Community Development Corporation to assist with the local housing and community development programs.	X					Payne City	Staff Time in Budget	Payne City
3	Establish a housing rehabilitation program, based on the results of the housing assessment, that is coordinated with the design theme and plan for the Old Mill Village Character Area.	X	X	X	X	X	Payne City, DCA, Local CDC, Private Owners, Macon Housing Authority	\$200,000	DCA, CHIP Program, Private Sources, Local Community Development Corporation
4	Create, enact and enforce a code to eliminate unsafe and dilapidated structures in the City. *Will require MOU Between Payne City and Bibb County	X	X	X	X	X	DCA, Payne City, County Code Enforcement Officer	Staff Time in Budget	Payne City, Bibb County
5	Create, enact, and enforce a code to set minimum standards for outside appearance of a structure and yard that is coordinated with the design theme and plan for the Old Mill Village Character Area.		X	X	X	X	DCA, Payne City, Local Code Task Force	Staff Time in Budget, Volunteer Hours	Payne City, Volunteer Services

6	Establish and implement a program to repair the city's street system.			X	X	X	Payne City	\$5,000	Payne City
7	Establish a program for renter households to purchase a home.		X	X	X	X	DCA, Payne City, Private Owners	Staff Time in Budget	Georgia Dream, EV Loan Program, Homebuyer Education and Counseling Program
8	Establish and implement a video camera system along city roadways	X					Payne City	\$75,000	COPS Grant, Payne City
NEIGHBORHOOD PARTNERSHIPS									
1	Establish and implement a Willing Workers Association in coordination with the residents of the nearby Bellevue neighborhood.		X	X	X	X	Payne City and Bellevue Residents, Mercer Center for Community Development	Staff Time in Budget, Volunteer Hours	Volunteer Assistance, Mercer Center for Community Development
2	Establish and implement Neighborhood Watch and Citizens on Patrol Programs in cooperation with the Bibb County Sheriff's Office.		X	X	X	X	Payne City Residents, Bibb County Sheriff's Office	Staff Time in Budget, Volunteer Hours	Volunteer Assistance, Bibb County Sheriff's Office
3	Establish a neighborhood redevelopment partnership to improve the housing stock in Payne City.		X	X	X	X	Payne City, Mercer Center for Community Development, Renaissance Housing Partnership, Historic Macon Foundation, Macon Area Habitat for Humanity, Macon Housing Authority, Infill Housing, Inc., Local Financial Institutions	Staff Time in Budget	Payne City, Mercer Center for Community Development, Renaissance Housing Partnership, Historic Macon Foundation, Macon Area Habitat for Humanity, Macon Housing Authority, Infill Housing Inc., Local Financial Institutions

TAX BASE									
1	Establish and implement a city development authority and city industrial authority to assist in the local development program.	X	X	X	X	X	Payne City	Staff Time in Budget	Payne City
COMMUNITY LEADERSHIP AND VOLUNTEER INVOLVEMENT									
1	Implement a leadership training program for members of City Council and other local leaders.	X	X	X	X	X	Payne City, GMA, UGA Fanning Institute, DCA, Greater Macon Chamber-Leadership Macon Program	\$1,500/yr.	Payne City, GMCC, Private Sources
2	Establish a volunteer recognition program for those helping to implement the community's vision.	X	X	X	X	X	Payne City, Local Businesses	\$500/yr.	Payne City and Private Sources
3	Establish an annual event to celebrate the year's accomplishments of achieving the community's vision and to outline expectations for the following year.	X	X	X	X	X	Payne City, Local Businesses	\$2,500/yr.	Payne City and Private Sources
CHARACTER AREAS									
1	Prepare and implement a design theme and plan for Rose Avenue Character Area to include improvements to Rose Avenue, landscaping and lighting along right-of-way and in private lots, parking and pedestrian access, signage and new construction standards.		X	X	X	X	Payne City, Development Authority, Private Owners	\$150,000	GDOT, DCA, Payne City Development Authority, Urban Forestry Grant Program, Private Sources

2	Prepare and implement a design theme and plan for the Roff Avenue Character Area to include landscaping and lighting along right-of-way and in private lots, parking and pedestrian access, signage and new construction standards.			X	X	X	Payne City, Development Authority, Private Owners	\$150,000	DCA, Payne City Development Authority, Urban Forestry Grant Program, Private Sources
3	Prepare and implement a design theme and plan for the Old Mill Village Character Area to include landscaping, lighting, parking and pedestrian access and rehabilitation construction standards that reinforces the village's traditional neighborhood design.	X	X	X	X	X	Payne City, Development Authority CDC, Private Owners	\$150,000	DCA, Payne City Development Authority, Urban Forestry Grant Program, Private Sources
4	Construct attractive signage with appropriate landscaping at key entrances to the City that is coordinated with design themes of the respective character areas.		X				Payne City, Private Owners	\$2,500	Payne City, Private Sources
5	Construct a high-rise commercial/office complex with residential lofts on the vacant lot within the Roff Avenue Character Area.				X	X	Payne City Development Auth.; Private Developers	TBD	Payne City Development Authority; Macon Housing Authority; In-Fill Housing, Inc.; Local Community Development Corp.; Financial Institutions; DCA and Other State Agencies; Private Developers
6	Construct a mid-rise office complex or large pavilion on the vacant lot across from the old mill commercial area.			X	X		Payne City Development Auth.; Private Developers	TBD	Payne City Development Authority; Financial Institutions; DCA and Other State Agencies; Private Developers
7	Construct a replica of the old Payne City Auditorium along with another commercial complex for restaurants and other entertainment venues on the vacant lots next to existing old mill commercial area.				X	X	Payne City Development Auth.; Private Developers	TBD	Payne City Development Authority; Financial Institutions; DCA and Other State Agencies; Private Developers

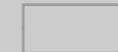
8	Demolish existing metal storage shed located south of the existing old mill commercial area, and replace it with a new commercial/office complex.					X	X	Payne City Development Auth., Private Developers	TBD	Payne City Development Authority; Financial Institutions; DCA and Other State Agencies; Private Developers
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Location

Legend



Payne City



Bibb County



Railroads



Interstate



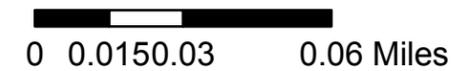
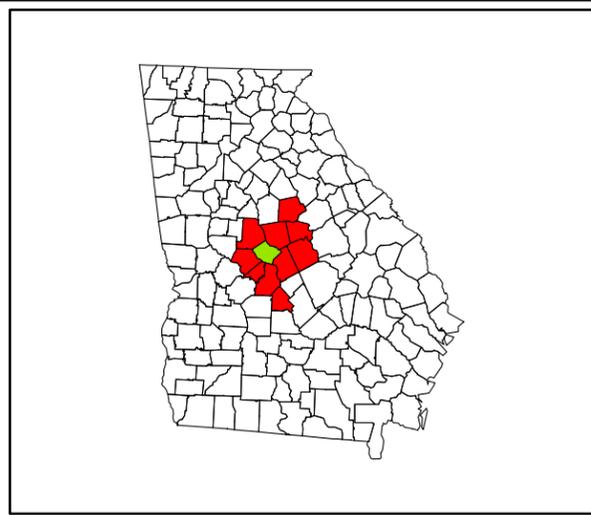
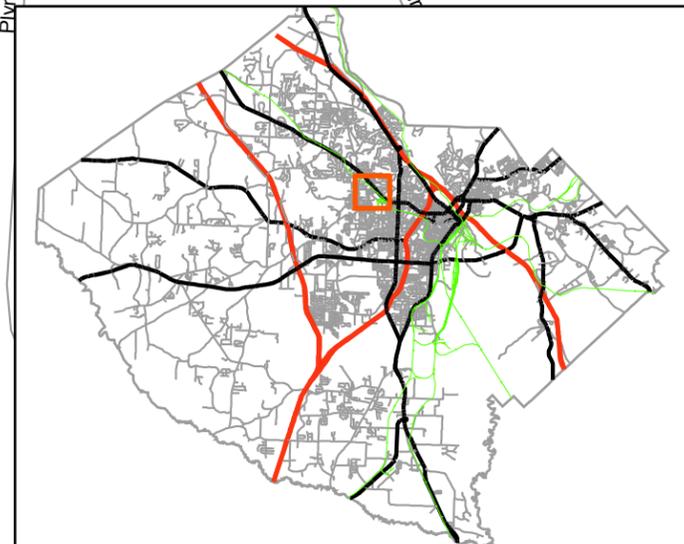
City Street



County Road



State Highway

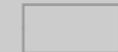


Location

Legend



Payne City



Bibb County



Railroads



Interstate



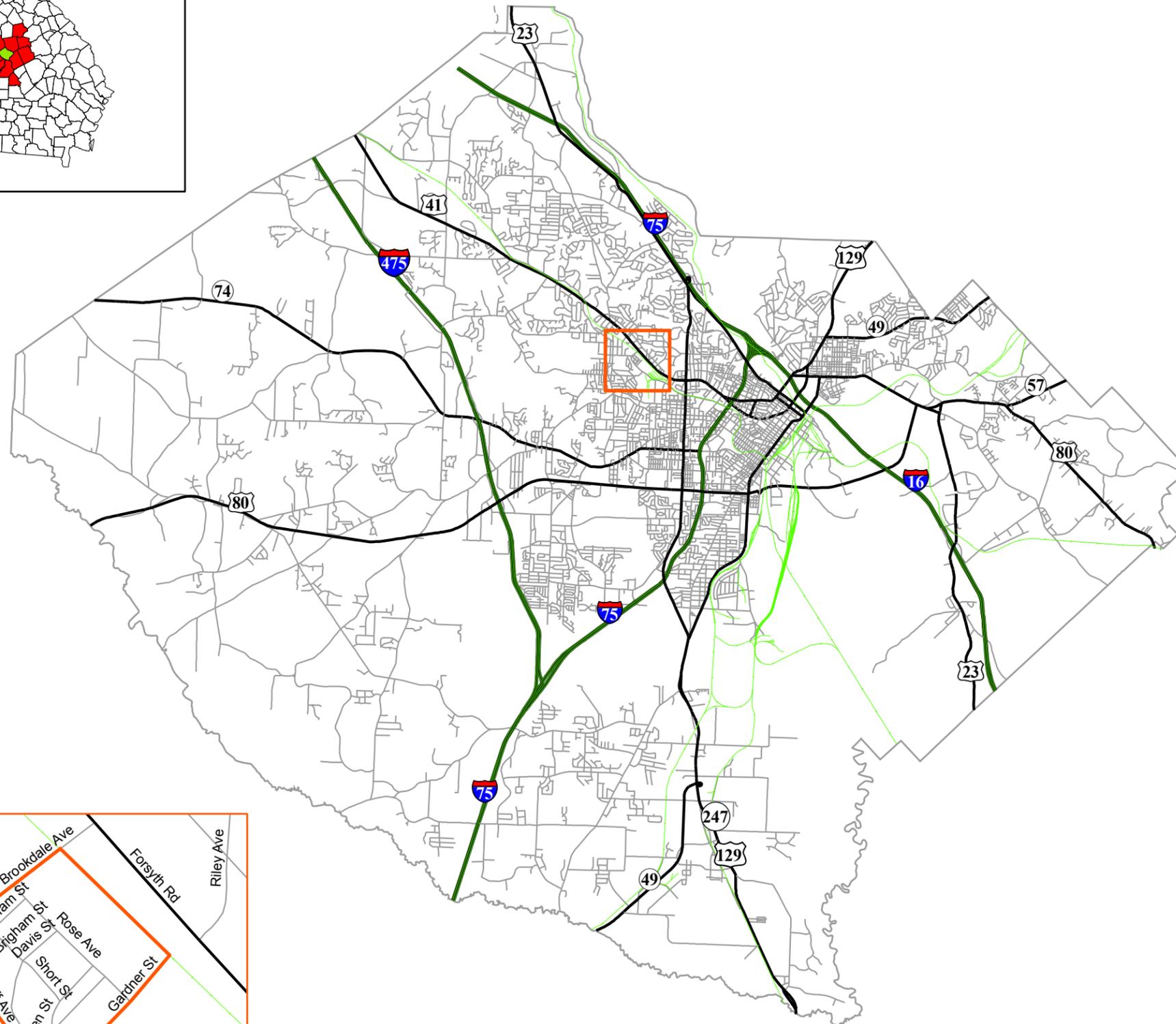
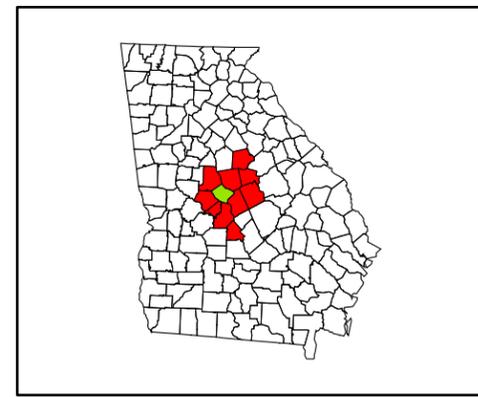
City Street



County Road



State Highway



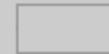
Character Area

Legend

-  Rose Ave. Commercial/Office Center
-  Residential Village
-  Roff Ave. Residential/Commercial Center



Payne City



Bibb County



Railroads



Interstate



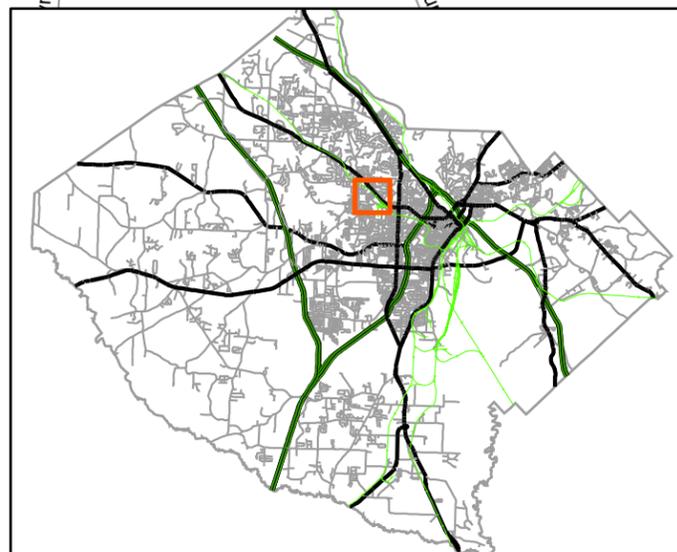
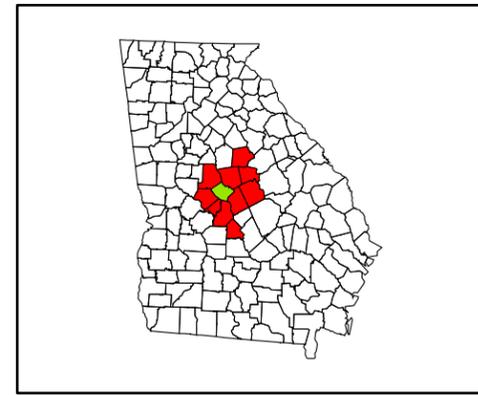
City Street



County Road



State Highway



mouth Dr

Kingsbu

Brookdale Ave

Forsyth Rd

Ridge Ave

Riley Ave

Short St

Brigham St

Brigham St

Davis St

Rose Ave

Green St

Comer Ter

Gardner St

Roff Ave