



# PROPOSED COMPREHENSIVE PLAN UPDATE 2025

FIRST DRAFT 5-8-2025



## Vision Statement

The Historic Commercial District is home to the semi-annual Cotton Fair and other activities during the year. Looking much the same as 110 years ago the preserved old buildings symbolize the community's pride in its history. The Town Of Gay is committed to working with area businesses, community groups and other citizens to improve the place in which we live. Our vision is to make The Town Of Gay a destination for Food, Art, and Entertainment and to experience the lifestyle offered by rural Georgia. And to implement growth that will benefit our community socially and economically while preserving and promoting the town's heritage.



## Character Areas & Land Use:

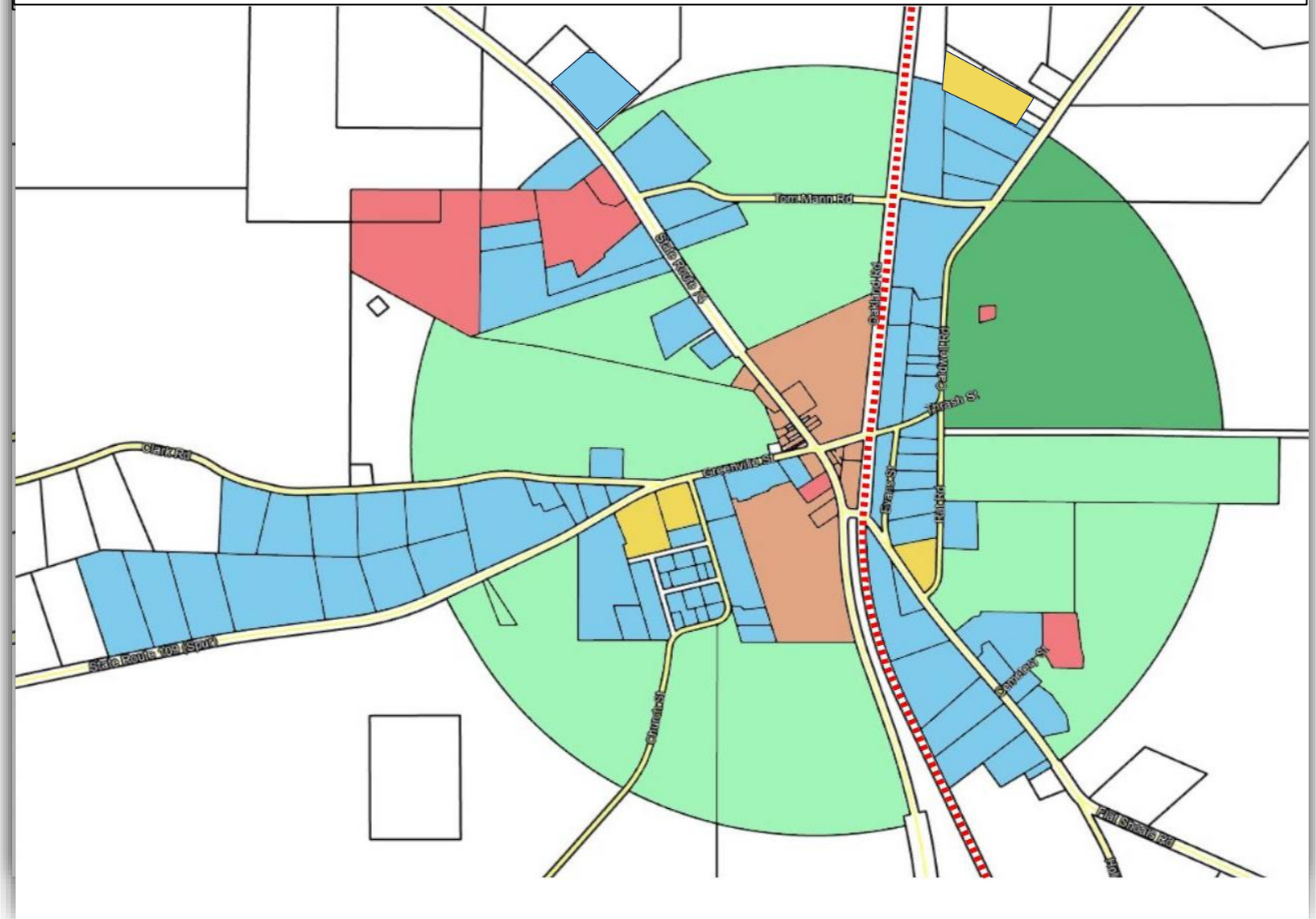
Character areas are geographic sub-areas of a community which contain unique characteristics and physical form. According to the Department of Community Affairs, Character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas may be identified by the types of development found there which vary from historic downtowns, commercial/industrial areas, or residential neighborhoods. Other character areas may lack development and include more natural features such as green space and parkland.

Character areas within the Town Of Gay are as follows:

- Historical/Commercial
- Religious
- Traditional Residential
- Traditional Residential Hwy 85
- Residential Clark Road
- Residential Vacant
- Agriculture
- Agritourism



# Character Area Map For The Town Of Gay, Georgia





## Historical / Commercial :



### Description

The Historical Commercial area has always been the heart of The Town Of Gay. Located at the intersection of three roads and the railroad this area has been the focal point for the processing & shipping of cotton and then peaches since the arrival of the AB&A railroad in 1907. Today most of the same structures are utilized by Vintage Lumber, Towerhouse Brewery, The Cotton Fair, Longleaf & Wishbone Gallery.

### Desired Development Patterns

The center of town is and will remain the focal point and gathering place for the community. Preserving and improving existing structures will always be the concern for future development. Site plans and building design of any new infill development of vacant spaces should blend with the character of the surrounding existing structures.

### Implementation Measures

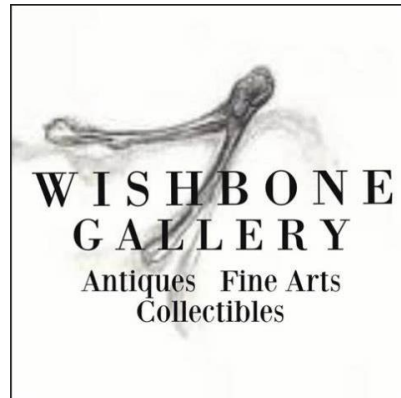
- Building in vacant property and infill shall be of similar quality and compatible with the existing architecture.
- Beautification program throughout downtown area.
- Consider listing the area as a historic district nomination to the National Register of Historic Places.







## Historical / Commercial :





## Religious :

### Description

The Town Of Gay is the home to four churches. The Enon Primitive Baptist church est. 1831 was the first church built in the vicinity of Gay. The small frame building was replaced in 1952 by the current larger brick building.

Mount Venus Missionary Baptist church was constructed in 1908. A larger building was completed in 1985.

The Baptist church built 1909 and the United Methodist church built 1914 sit side by side on Greenville Street. Only the Baptist church & Mt. Venus Baptist churches have active congregations. The Baptist church purchased the Methodist church building in 2015.



Methodist Church is now privately owned



Baptist Church



Methodist Church



Mt. Venus Baptist



Enon Primitive Baptist



## Traditional Residential :

### Description

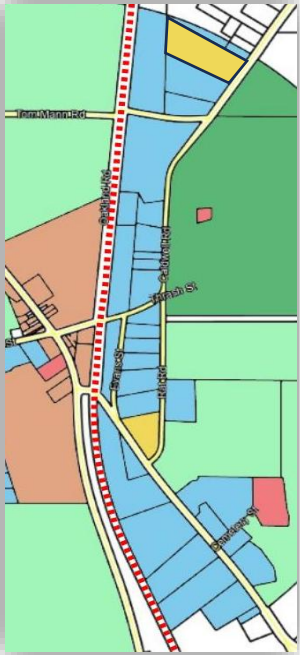
Traditional neighborhood residential homes lie on the east side of downtown. Homes within this area are well maintained and vary in distance to the street. There is a mix of historic & midcentury residences. Single family residential makes up most of the land use.

### Desired Development Patterns

New residential development should blend with the mix of housing types and styles of the older residential neighborhoods . New development that reflects existing neighborhood design principles, such as orientation and varying distance to the street and mix of housing types.

### Implementation Measures

- Building vacant property and infill should be of similar quality and compatible with the existing architecture.







## Traditional Residential Hwy 85 :

### Description

Traditional neighborhood residential homes lie on the north side of downtown. Homes within this area are well maintained and vary in distance to the street. There is a mix of historic & midcentury residences. Single family residential makes up most of the land use.

### Desired Development Patterns

New residential development should blend with the mix of housing types and styles of the older residential neighborhoods . New development that reflects existing neighborhood design principles, such as orientation and varying distance to the street and mix of housing types.

### Implementation Measures

- Building vacant property and infill should be of similar quality and compatible with the existing architecture.





## Residential Clark Road :

### Description

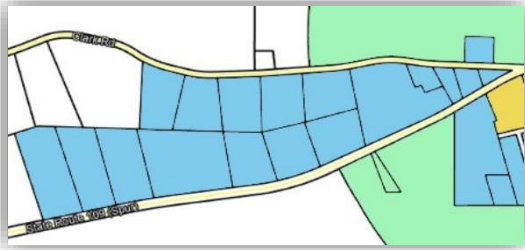
This residential neighborhood lies on the west side of downtown. Homes within this area are well maintained and vary in distance to the street. There are a several traditional residences others were built in the 1990's to 2000 . Single family residential makes up most of the land use.

### Desired Development Patterns

New residential development should blend with the mix of housing types and styles of the older residential neighborhoods . New development that reflects existing neighborhood design principles, such as orientation and varying distance to the street and mix of housing types.

### Implementation Measures

- Building vacant property and infill should be of similar quality and compatible with the existing architecture.





## Residential Vacant :

### Description

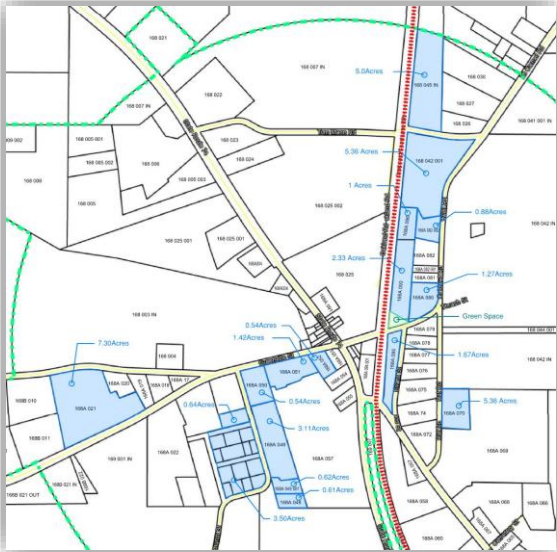
Property zoned residential that has never been built on or structures that have been demolished.

### Desired Development Patterns

New residential development should blend with the mix of housing types and styles of the older residential neighborhoods . New development that reflects existing neighborhood design principles, such as orientation and varying distance to the street and mix of housing types.

### Implementation Measures

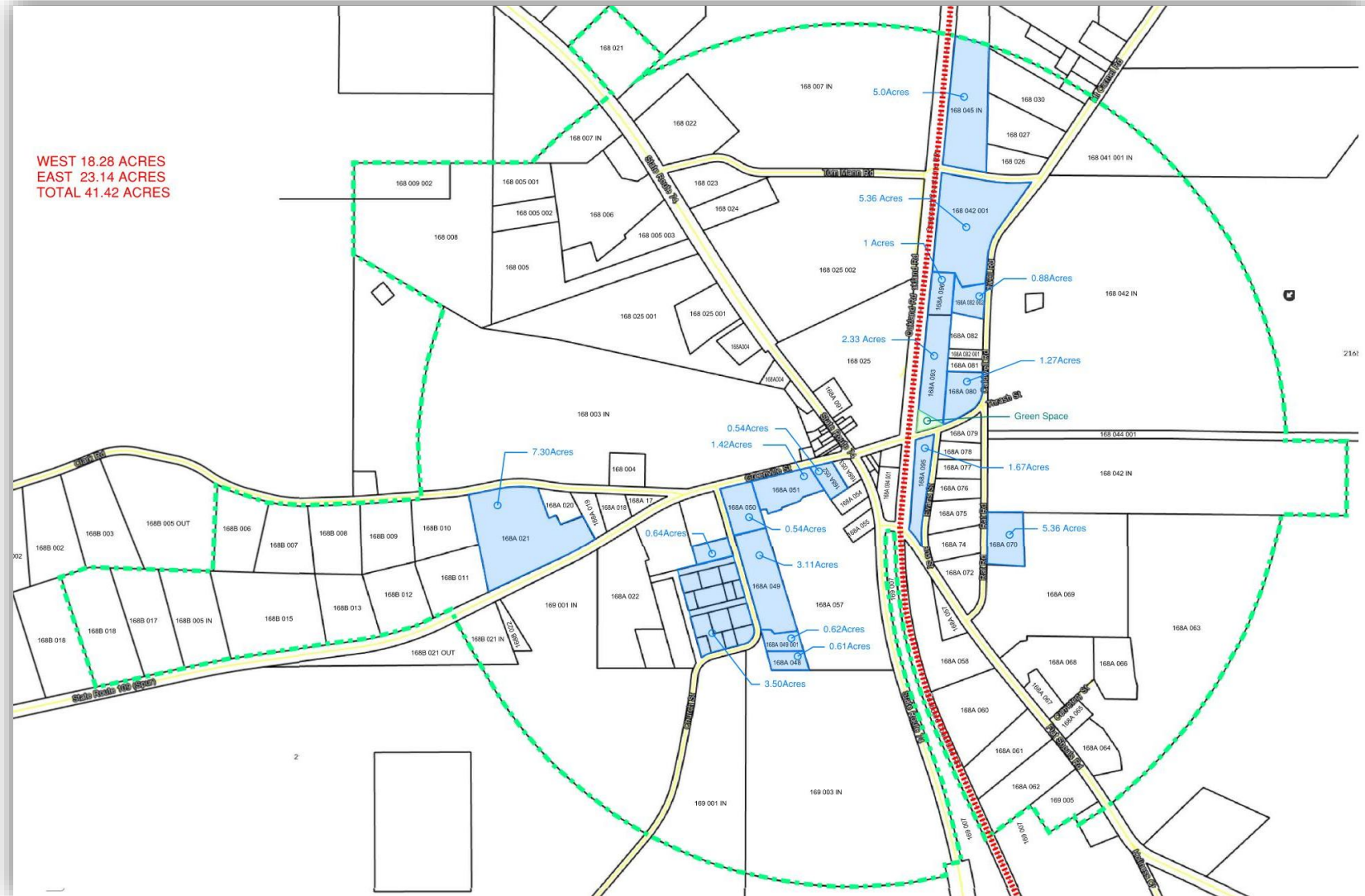
- Building vacant property and infill should be of similar quality and compatible with the existing architecture.





--- TOWN LIMITS

 CSX Railroad







## Agriculture ■ :



### Description

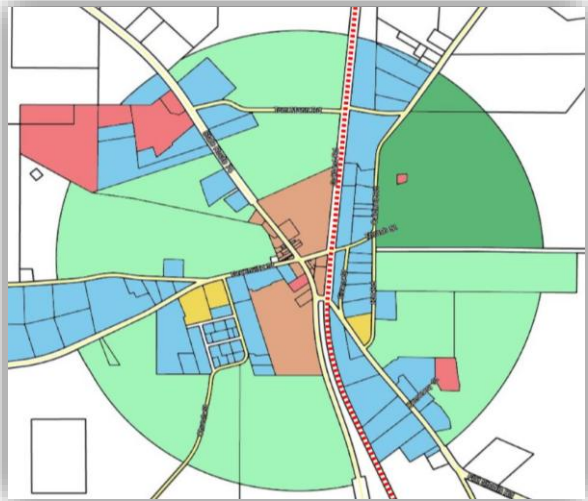
This area represents a large portion of the town's perimeter. The character area is for land dedicated to farming (field lots, pastures, conservation, etc.) Land is typically conservation (10 acres +) meaning property is primarily timber or farmland. Homes on these properties are occupied by the landowner.

### Desired Development Patterns

The Town recommends in areas adjacent to historical downtown large minimum lot size requirements to limit development density and protect farmland and rural character; preservation of aesthetically sensitive areas.

### Implementation Measures

- Building and infill in these areas should be discouraged.
- However areas not visible to historical downtown should be of similar quality and compatible with the existing architecture.





## Agritourism :



### Description {Georgia}

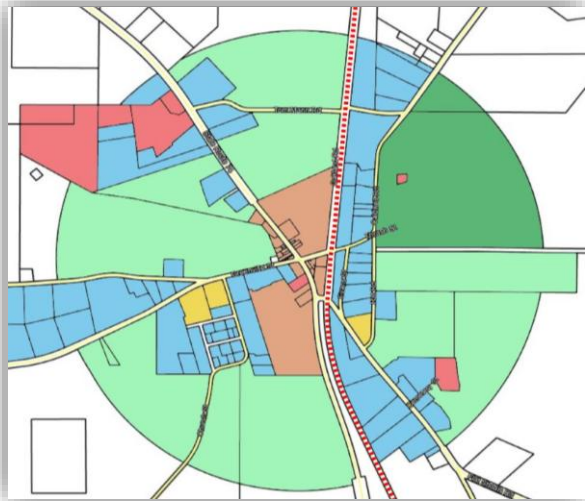
For a fee any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, or natural activities and attractions.

### Desired Development Patterns

Encourage development that compliments and matches the character of the town. Approve business development that will benefit our community socially and economically while preserving and promoting the town's heritage.

### Implementation Measures

- Building and infill in these areas should be discouraged.





# Community Goals

## Parks/Recreation

- Develop existing green spaces into usable areas for residents and visitors.
- Promote existing recreation opportunities.
  - Twin Lakes Rd Trail
  - Back Road Cycling
- Projects to improve quality of life.
  - Walking Trail & Garden
  - Town Depot
- Holiday Lights at Townhall, Community Building & Downtown

## Technology

- Work with Internet providers to make High Speed Internet available to all parts of town not currently served.

## Infrastructure


- Community Building improvements.
- Maintain Town water system.





# Twin Lakes Road Hiking & Bicycle Trail



 1.1 Mile Private Road  
Currently open to the public  
As Hiking, Running and  
Bicycle Trail.

 FLINT RIVER

 CSX Railroad

Long Term objective extend trail to Flint River  
Connect to Trails and Garden at Town Hall







# Back Road Cycling



BACK ROAD CYCLING



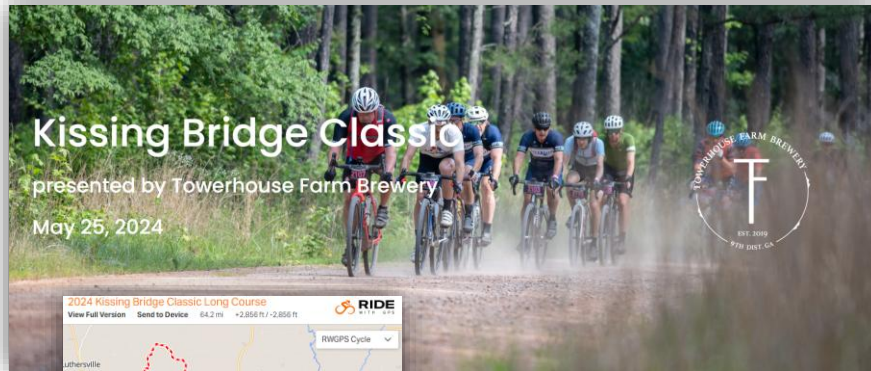
GRAVEL or DIRT ROAD



PAVED ROAD



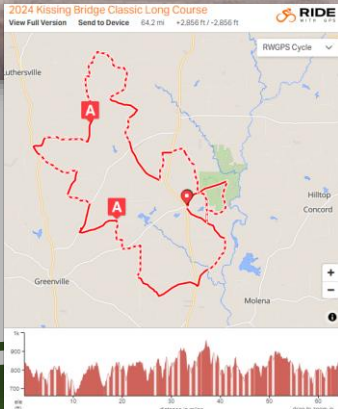
MASSENGALE MILL  
POND



Kissing Bridge Classic

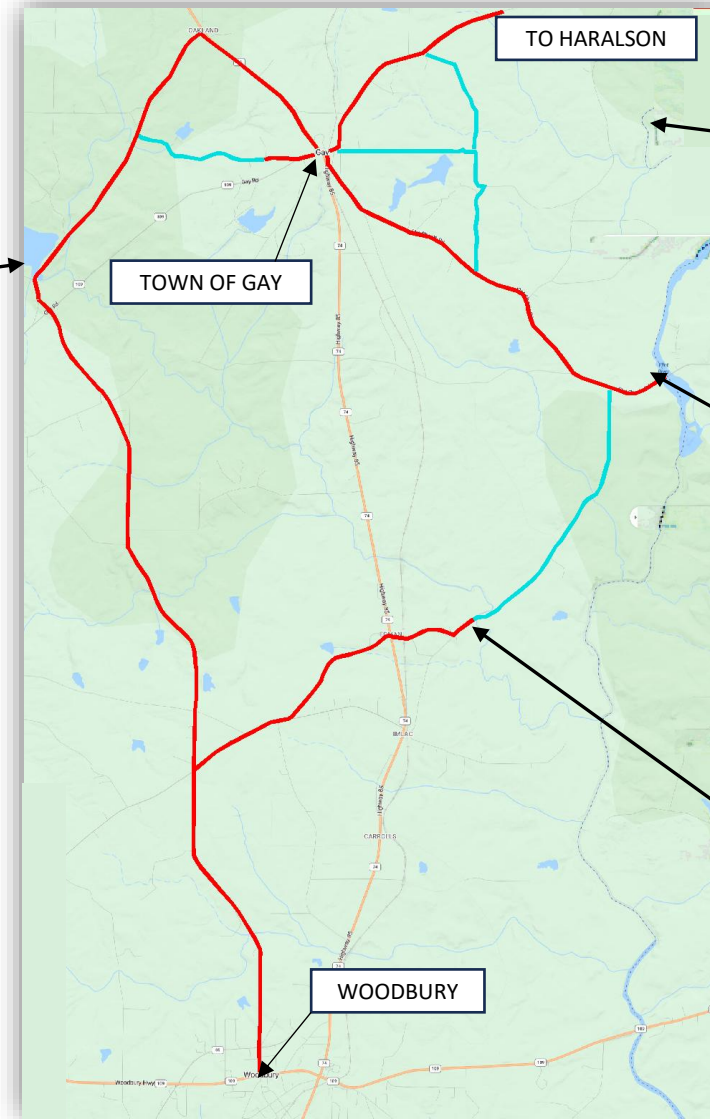
presented by Towerhouse Farm Brewery

May 25, 2024



## Gravel Travel GA

Explore gravel cycling in Meriwether County



JOE KURZ WMA  
Gay



FLAT SHOALS FLINT  
RIVER



COVERED BRIDGE  
RED OAK CREEK





# WALKING TRAILS & AZALEA GARDENS



23 ACRES OWNED BY TOWN OF GAY



LOCATION MAP

## STEPS

- SURVEY
- TOPOGRAPHICAL MAP
- FUNDING T.B.D.
- 8FT FENCE 5,660 FT
- DEVELOP WALKING PATHS
- CREATE MULTIPLE GARDEN AREAS
- REPLANT GARDEN & LANDSCAPING

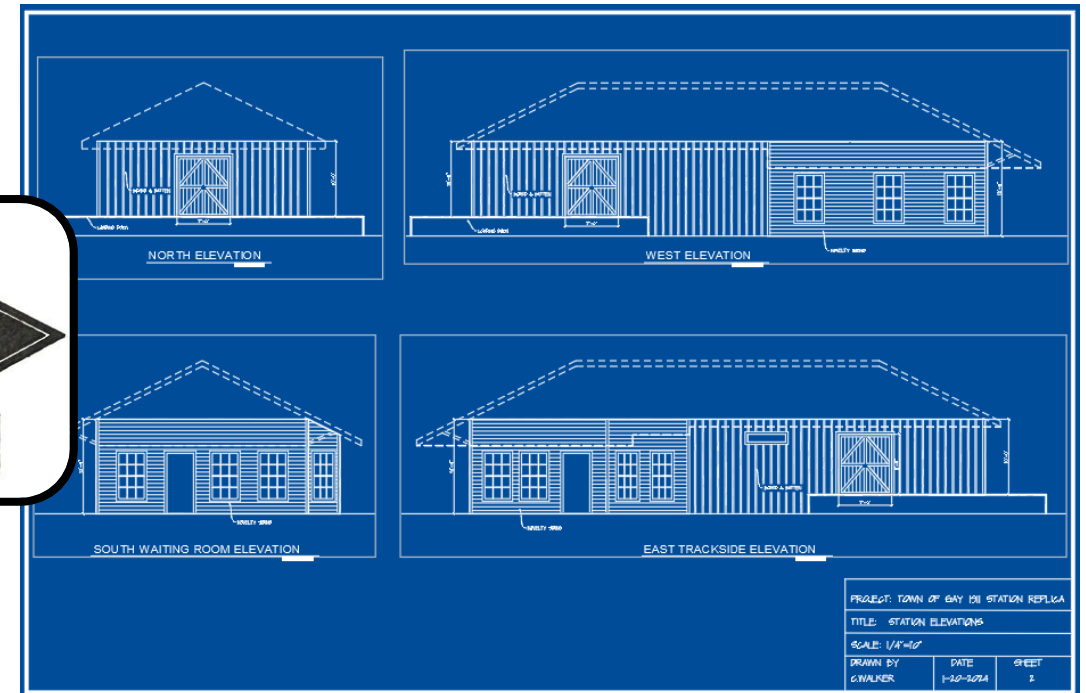
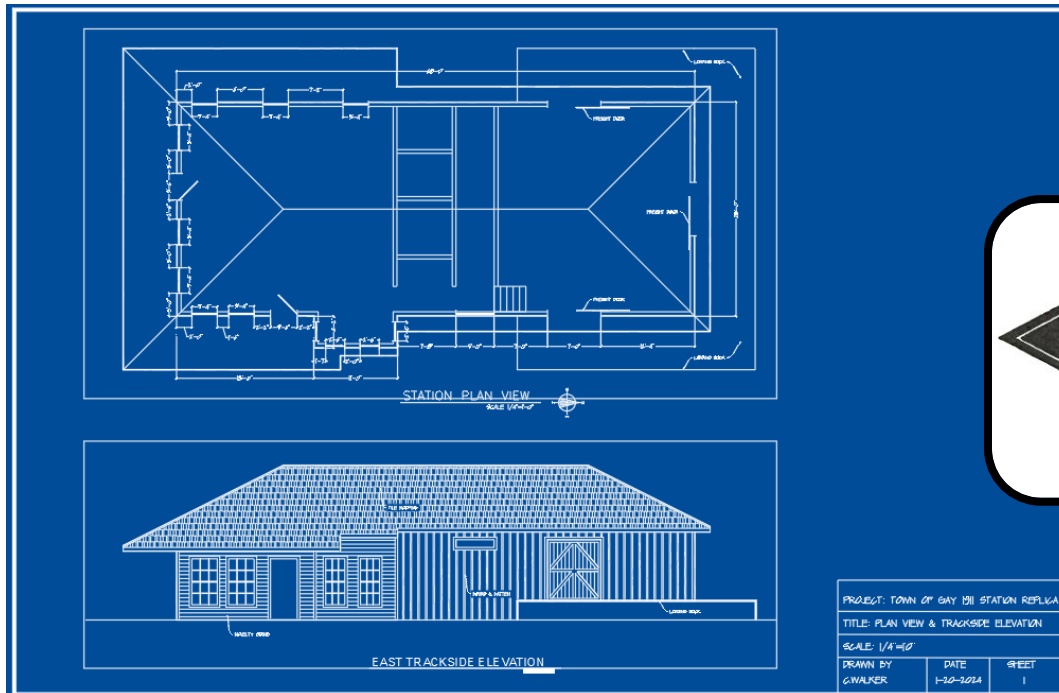




# REBUILD LOST 1911 DEPOT ATLANTA BIRMINGHAM & ATLANTIC



This Project Would Be Privately  
Owned & Privately Funded.







# COMMUNITY BUILDING IMPROVMENTS

Old Oakland/Gay School



## STEPS {Interior }

- Funding T.B.D.
- Remove Old Plaster Walls In Meeting rooms
- Add New Insulation Exterior Walls & Attic
- New Sheet Rock Meeting Room Walls & Ceilings
- New Crown Molding & Picture Rail, Meeting Rooms
- Paint Interior Walls & Ceilings
- Flooring Meeting rooms

## STEPS {Exterior }

- Funding T.B.D.
- Repair Cracks In Brick
- Paint Brick Above Windows To Match Walls Or Paint All Brick
- Paint All Wood & Doors
- Metal Artwork To Simulate windows
- Landscaping
- Building Name Medallion
- Redo Entrance







## Town Of Gay Water System Maintenance



Description	YR To Complete	Cost	Funding
• Clean & Paint Tank Interior	2027	\$65,000	TBD
• Replace Meters	2035	\$70,000	TBD
• Replace copper Feed Lines	2035	\$300,000	TBD
• Replace Shutoff Valves	2035	\$25,000	TBD
• Clean & Paint Tank Exterior	2035	\$80,000	TBD
• 2 <sup>nd</sup> Backup Generator Well 1	2035	\$42,000	TBD
• Well Head Filters	2035	\$3,500	TBD
• Overflow Pipe Pad & apron Filter	2035	\$7,000	TBD
• Aviation Light Top Of Tower	2025	\$2,000	TBD
• Engineering study to Increase system capacity .	2030	TBD	

Costs are 2025 Quotes



# Community Needs & Opportunities:

## Economic Development

- Promote plans for additional business district.
- Promote plans for Hotel /Spa Resort.

## Development Patterns

- Promote additional residential development to increase population to 400.
- Avoid unplanned development.

## Mobility

- Maintain speed control throughout city.
- Crosswalk at intersection of Hwy85 & Greenville St.

## Livability

- Create small special events for Town and area residents.

## Conservation

- Ensure our community continues to have quality water now and in the future
- Preserve our rural scenery
- Preserve towns historical landmarks
- Protect our trees, including new developmental areas

## Community

- Increase beautification Town Hall / Community building
- Provide more protection of historic resources

## Governance

- Coordinate with neighboring jurisdictions on shared needs .



## Mixed Use



:

THIS WOULD REQUIRE AMMENDED ZONING


### Description

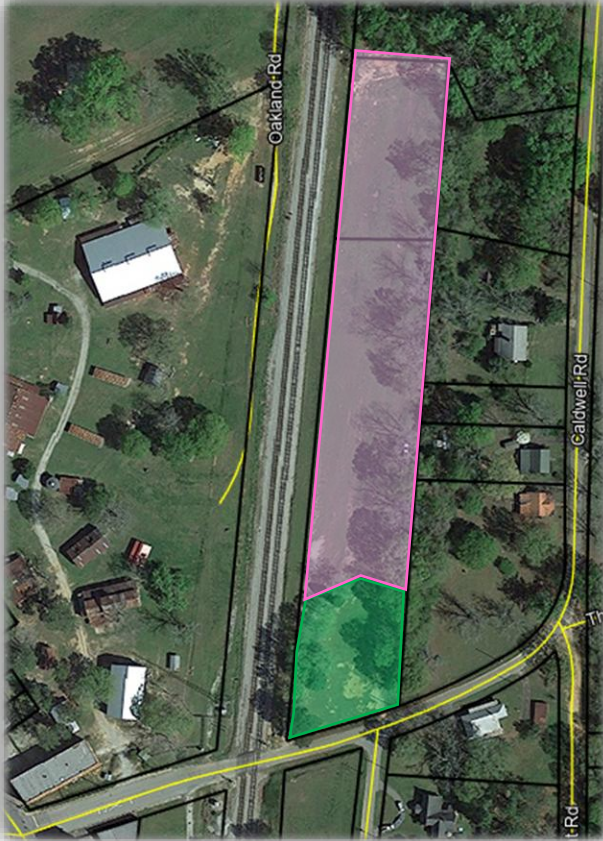
This would be a new business district for pop up stores and artisans working On the ground floor. Second floor would be loft style apartments.

### Desired Development Patterns

Encourage development that compliments and matches the character of the town. Approve business development that will benefit our community socially and economically while preserving and promoting the town's heritage.

### Implementation Measures

- Building should be of similar quality and compatible with the existing architecture of the Historical Commercial area.
-  Preserve and improved green space.





## Hotel/Spa Resort

: THIS WOULD REQUIRE AMMENDED ZONING

### Description

A Hotel/Spa Resort should be of sufficient size and capacity (20 rooms or more\*) to support corporate groups wishing to schedule multi day outings at Red Oak Plantation, Longleaf, or Quercus Farms. Facility should also provide meeting rooms, pool, exercise room, etc., and memberships available to local residents.



### Desired Development Patterns

Encourage development that compliments and matches the character of the town. Approve business development that will benefit our community socially and economically while preserving and promoting the town's heritage.

### Implementation Measures

- Work with Resort Developer .
- Buildings should be compatible with the existing architecture.
- Buildings should resemble barns and other structures found on farms in this area.
- Preserve and improved green space.

\* Work with developer to determine number of rooms needed.





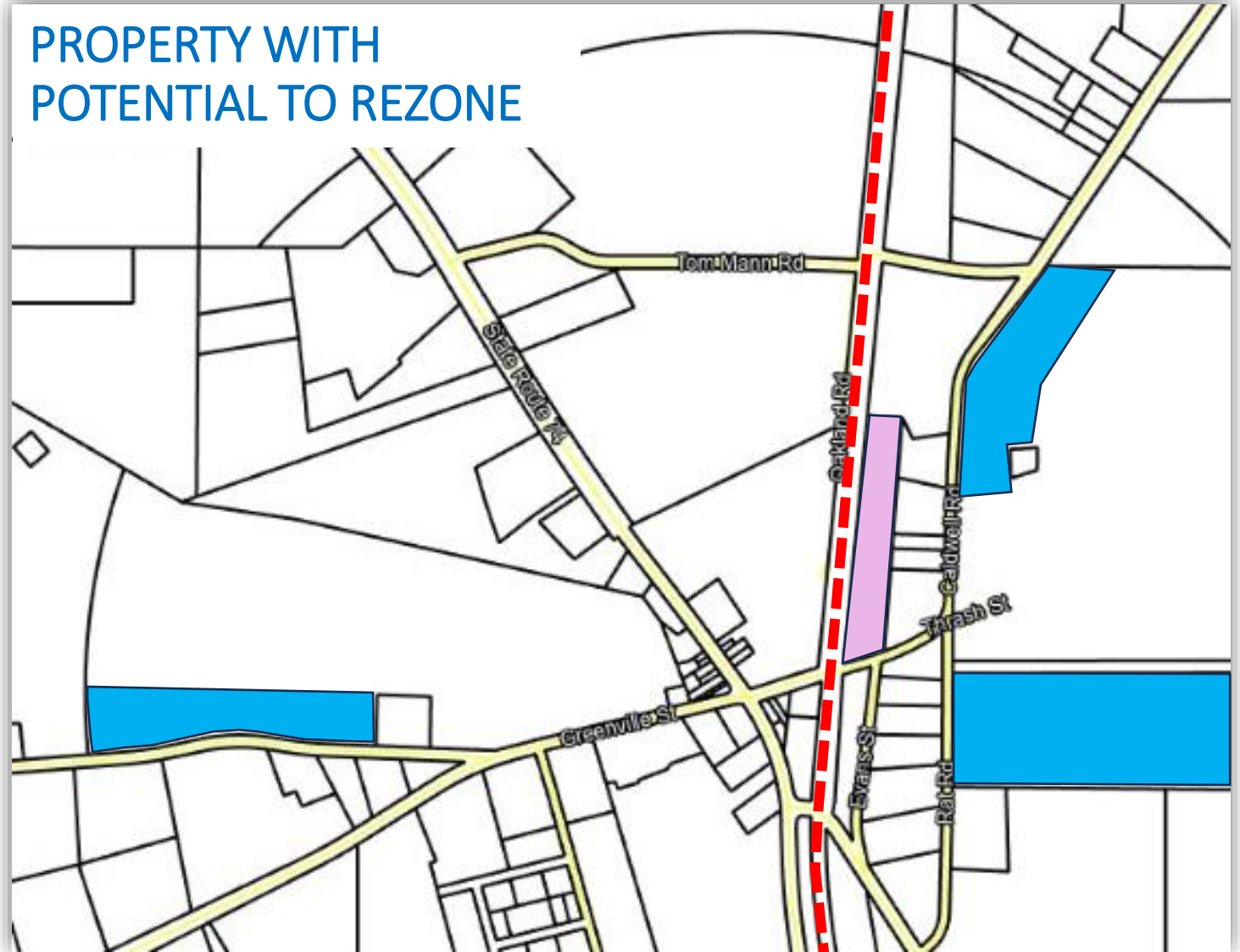
Currently there are 19 Acres with  
Potential to rezone residential  
Currently zoned agricultural



There are 3.3 Acres with  
Potential to rezone mixed use  
Currently zoned residential

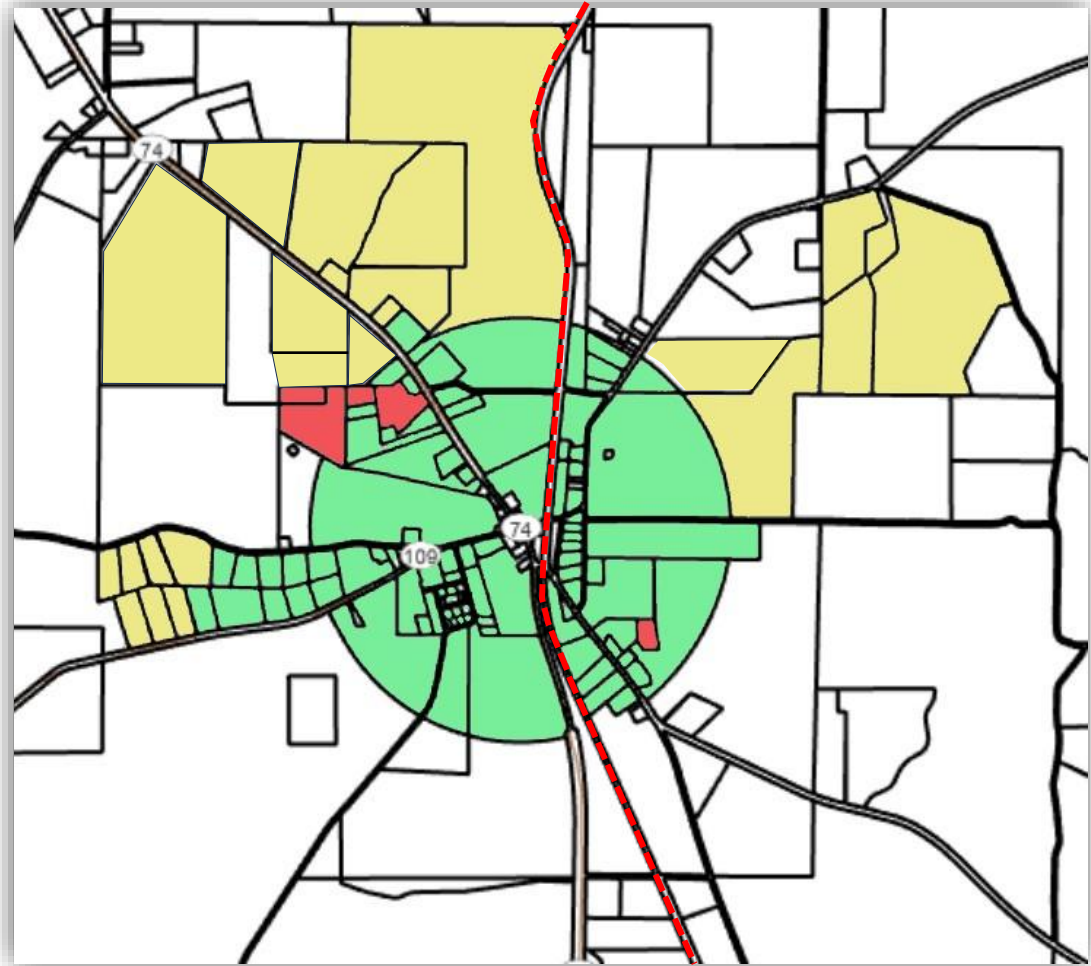
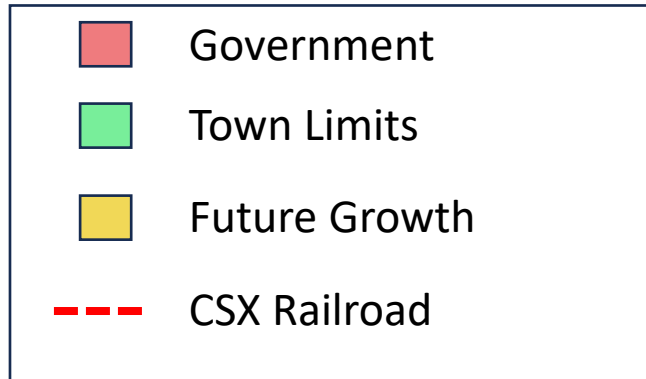
--- CSX Railroad

## PROPERTY WITH POTENTIAL TO REZONE





## Growth Map :





# Policies

## Development Patterns

- The Town of Gay will make decisions that encourage walking, biking, carpooling, and other alternative transportation choices.
- The Town of Gay's new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- The Town of Gay will support the creation of a community-wide pedestrian/bike path network.
- The Town of Gay will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.
- The Town of Gay's decisions on new development will contribute to, not take away from, our community's character and sense of place.
- The Town of Gay will encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- The Town of Gay welcomes development whose design, landscaping, lighting, signage, and scale add value to our community.
- The Town of Gay will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- The Town of Gay is committed to providing pleasant, accessible public gathering places and parks throughout the community.
- The Town of Gay will support new land uses that contribute to protecting the environment and preserving meaningful open space.




## Policies Cont.

### Resource Conservation

- The Town of Gay will promote the protection and maintenance of trees and green open space in all new development.
- The Town of Gay will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- The Town of Gay will seek to ensure safe and adequate supplies of water through protection of ground and surface water sources.
- The Town of Gay's protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- The Town of Gay will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- The Town of Gay will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.

### Community Facilities and Infrastructure

- The Town of Gay will protect existing infrastructure investments by encouraging infill redevelopment, and compact development patterns.
  - The Town's community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
  - The Town of Gay will invest in its park and open space to enhance the quality of life for our citizens.
  - The Town's community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
  - The Town of Gay will limit development within our community in areas that can be reasonably served by public infrastructure.
- 





## Policies Cont.

### Social and Economic Development

- The Town of Gay will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- The Town of Gay will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- The Town of Gay will encourage infill housing development in existing neighborhoods.
- The Town of Gay will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.

### Governmental Relations

- The Town of Gay will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- The Town of Gay will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- The Town of Gay will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.