



Redevelopment Plan for
Community Redevelopment Area
Prepared for the City of Cornelia

Adopted January 6, 2009
Resolution of ongoing status May 3, 2016

**CITY OF CORNELIA
RESOLUTION**

**A RESOLUTION OF THE CITY OF CORNELIA, GEORGIA,
AFFIRMING THE REDEVELOPMENT PLAN FOR COMMUNITY
REDEVELOPMENT AREA IS CURRENT AND ONGOING;
AND FOR OTHER PURPOSES.**

WHEREAS, the Redevelopment Plan for Community Redevelopment Area prepared for the City of Cornelia was initially adopted January 6, 2009. This plan is currently active and ongoing with goals that are continuing to be met and further deadlines being established; and

WHEREAS, said matter having been considered.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Cornelia that the City Commission hereby affirms the Redevelopment Plan for Community Redevelopment Area is current and ongoing.

BE IT FURTHER RESOLVED that the Mayor and Council of the City of Cornelia, are hereby authorized to ratify and confirm all the acts and things done by said City Officials, in order to give effect to the purposes and intent of this Resolution.

SO RESOLVED, this 3rd day of May, 2016.

CITY OF CORNELIA, GEORGIA

BY:

James C. Irby, Jr.
James C. Irby, Jr., MAYOR

ATTEST:

Janie D. Henderson
Janie Henderson, City Clerk



CITY OF CORNELIA REDEVELOPMENT PLAN FOR COMMUNITY REDEVELOPMENT AREA

INTRODUCTION

The redevelopment of Cornelia provides an exciting opportunity to enhance the livability, economic opportunity, and overall vitality of the city's traditional downtown and surrounding distressed neighborhoods. This document sets forth a program, or general plan of urban renewal, as proposed by staff to the Board of Commissioners, pursuant to a Resolution, adopted January 2009, a copy of which is attached hereto as Appendix "A".

This Redevelopment Program has three primary objectives: (a) to define and establish the boundaries of an urban redevelopment district in which the City or its designated agencies may exercise powers under the Georgia Urban Redevelopment Law, O.C.G.A. Title 36, Chapter 61; and O.C.G.A Title 36, Chapter 44; and (b) to structure a comprehensive approach to successful redevelopment that is (i) consistent with the City's Comprehensive Plan 2029, and (ii) that facilitates the future creation of tax allocation districts, enterprise and opportunity zones, and renders the urban redevelopment district eligible for attracting available grant/loan funding; and (c) to encourage and promote the voluntary redevelopment or rehabilitation of the area by private owners or private enterprise to the maximum extent possible.

CODE ENFORCEMENT, INSPECTIONS AND PLANNING

To eliminate existing deteriorated and dilapidated buildings and structures intended for human occupancy, including substandard housing within the proposed district, and to prevent the development and spread of new slum areas, staff recommends the Board provide dedicated funding for a concerted code enforcement, building inspection and planning program, over a period of not less than ten (10) years. Such program will incorporate the diligent enforcement of minimum construction codes, health and life safety codes, zoning and housing ordinances, and the unfit buildings and structures abatement ordinance. The goal of this program is to provide incentive to private property owners to repair, renovate, rehabilitate and maintain properties within the district. The City's contribution may be through improved infrastructure, transportation, and amenities, such as parks and passive recreational facilities. Where warranted, and when a valid public purpose is determined, the program may recommend acquisition of land and interests therein through the exercise of eminent domain.

This plan shall constitute a written redevelopment plan adopted and approved under the provisions of Official Code of Georgia Annotated Section 36-61-7 for the urban redevelopment areas identified and described herein.

Section 1. Boundaries

Whereas, the City Of Cornelia has identified a defined geographic boundary that constitutes the Revitalization Area Strategy. The boundaries are shown in the map below:



Section 2. Evidence that area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of this plan.

PHASE I. --- Some 60 properties within this area have been identified as uninhabitable, unsafe and in need of rehabilitation or demolition.

PHASE II. --- Numerous unkempt vacant lots adversely affect tax base and slow development of neighborhoods. All determinations made by on-site inspection.

PHASE III. --- Residential neighborhoods in this area are subject to poverty levels of 20% to 15%.

Section 3. Explanation of proposed uses for urban redevelopment purposes and proposed method of financing any construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of property for such uses and estimated cost thereof.

Propose to reestablish housing and commercial use per pre-existing zoning wherever practical in concert with private investment, Northeast Georgia Housing Authority, Habitat for Humanity, and private developers. Anticipated demolition costs will be deducted from condemnation award. CHIP, CDBG, DCA, USDA, and local funding will be used for down-payment and incentives per available programs. Working with Department of Community Affairs on other options to help finance home ownership, and foster development of Affordable Housing, thereby making development more enticing to private sector.

Section 4. Description of proposed construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of any public works, public housing, or other public facilities, estimates of cost thereof, and explanation of proposed method of financing same.

Not applicable.

Section 5. Description of proposed construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of privately owned property, estimates of cost thereof, and explanation of proposed method of financing same.

Proposed residential and commercial reconstruction to be funded by private enterprise and/or Housing Authority if applicable. All available state and federal home buyer assistance will be utilized to enable loan qualification. Demolition cost supplied by deduction from condemnation award and/or in-kind work by the City. However, the City may dispose of real property in an urban redevelopment area to private persons only under such reasonable competitive bidding procedures as it shall prescribe or as are provided in O.C.G.A. Section 36-61-10(b)(1). In the latter event, the City, by public notice by publication once each week for two consecutive weeks in a newspaper having a general circulation in the City, prior to the execution of any contract to sell, lease, or otherwise transfer real property and prior to the delivery of any instrument of conveyance with respect thereto under this plan, may invite proposals from and make available all pertinent information to private redevelopers or any persons interested in undertaking to redevelop or rehabilitate an urban redevelopment area or any part through new construction and rehabilitation of commercial development, single family home development, and multi-family development (both market rate and affordable housing).

The notice shall identify the area or portion thereof and shall state that such further information as is available may be obtained at the City's Office of Community Development or such other location as shall be designated in the notice. The City shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out and may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by the City in the urban redevelopment area. The City may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this plan. The City may execute contracts in accordance with this plan and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contracts.

Section 6. Description of contracts, agreements and other instruments creating obligations of more than one year which are proposed to be entered into by the City of Cornelia to implement this plan.

Not applicable.

Section 7. Description of type of relocation payments proposed to be authorized by this plan and estimates of cost thereof

All target properties at this juncture are vacant. Future inhabited properties if applicable will be handled in accordance with Georgia Relocation Act and Federal Uniform Relocation Act.

Section 8. Statement of conformity of plan to master plan, zoning ordinance, and building codes, goals, and exceptions thereto.

This plan is in complete conformity with and to the existing Comprehensive plan and goals, Zoning Ordinance, and Building Codes of the City of Cornelia, with no predetermined exceptions (See attached achievements/timeline). Any case specific exceptions that develop will be subject to approval by Zoning Board of Appeals.

City of Cornelia Goals and Objectives

Traditional Neighborhood Goals:

1. The Zoning Ordinance to have five zoning districts allowing a mixture of compatible uses.
2. Community to have a street tree ordinance that requires new development to plant shade-bearing street trees appropriate to our climate.
3. Community to organize a tree-planting campaign in public areas that would make walking more comfortable in the summer.
4. Community to have a program to keep our public areas (commercial, retail districts, parks) clean and safe.
5. Downtown to have sidewalks to encourage walking as an option for those who would choose to walk.
6. Zoning Ordinance to include several zoning districts that do not require segregation of land uses that would make errands on foot undesirable, dangerous, or impossible for our residents.

Infill Development Goals:

1. Prepare an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.
2. Actively promote Brownfield and Greyfield redevelopment.
3. Designate areas of our community for compact, mixed-use, pedestrian friendly, nodal development.
4. Allow small lot development (5,000 square feet or less) for some uses.

Sense of Place Goals:

1. Delineate the areas of our community that are important to our history, and heritage and take steps to protect those areas.
2. Zoning Ordinance to include standards for the aesthetics of development in our highly visible areas.
3. Regulate the size and type of signage in our community.
4. Create a development guidebook that illustrates the type of new development we want in our community.

Transportation Goals:

1. Create some type of public transportation in our community.
2. Require that new development connects with existing development through a street network, rather than having a single entry/exit.
3. Create a network of sidewalks to allow people to walk to a variety of destinations.
4. Requires all new development to provide user-friendly sidewalks.
5. Require that newly built sidewalks connect to existing sidewalks wherever possible.
6. Create a plan for bicycle routes through our community.
7. Allow commercial and retail development to share parking areas subject to proper justification.

Regional Identity Goals:

1. Promote tourism opportunities based on the unique characteristics of our region.
2. Contributes to the region, and draw from the region, as a source of local culture, commerce, entertainment and education.

Heritage Preservation Goals:

1. Designate historic districts in our community.
2. Create an historic preservation ordinance or an active historic preservation commission.
3. Promote new development to complement our historic development and have an infill development ordinance with design standards in place to ensure this.

Open Space Preservation Goals:

1. Create a greenspace plan.
2. Preserve greenspace through purchase or by encouraging set-asides in new developments.
3. Work with our local land conservation program, or with state or national land conservation programs, to preserve environmentally important areas in our community.

Environmental Protection Goals:

1. Use the Natural Resources inventory to steer development away from environmentally sensitive areas.
2. Enforce the tree preservation ordinance.
3. Enforce the tree-replanting ordinance for new development.
4. Use storm water best management practices for all new development.
5. Protect the natural resources in our community

Growth Preparedness Goals

1. Designate areas of our community where we would like to see growth based on a natural resources inventory of our community.
2. Promote our citizen-education campaign to allow all interested parties to learn about development processes in our community.
3. Make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.

Appropriate Businesses Goals:

1. Work with the Habersham Development Authority to attract manufacturing growth.
2. Recruit firms that provide or create sustainable products whenever we can identify them.

Employment Goals:

1. Have our economic development program design an entrepreneur support program.
2. Continue to provide jobs for skilled labor. Health care, social services and education.
3. Continue to provide jobs in our community for unskilled labor.
4. Continue to provide jobs in our community for professional and managerial jobs.

Housing Choices Goals:

1. Have available housing so that people can work and afford to live in town.
2. Provide housing for most families in each income level (low, moderate and above-average). However, 30 percent of our renters pay more than 30 percent of their incomes for housing.
3. Have a TND zoning district that encourages new residential development to follow the pattern of our original towns, continuing the traditional street design and maintaining small setbacks.
4. Have zoning regulations that would make available options for downtown living, or “neo-traditional” development.
5. Have vacant and developable land available for multi-family housing (market rate and affordable housing).
6. Allow multi-family housing to be developed in our community, subject to approval of a Conditional Use Permit.
7. Promote the use of community development corporations that build housing for lower-income households.
8. Promote housing programs that focus on households with special needs.
9. Allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.

Educational Opportunities Goals

1. Provide workforce training options for our citizens. North Georgia College and Piedmont College are the sources.
2. Provide workforce training programs to our citizens with skills for jobs that are available in our community.
3. Create job opportunities for college graduates.

Section 9. Summary of estimated expenditures from public and private financing sources for each of the first ten years following implementation of this plan.

The city is anticipating CDBG and CHIP seed monies to start the redevelopment process. Subsequent expenditures supplied by in-kind services of City and proceeds of lot sales to private developers.

Section 10. Other information required to be included in plan by City Council resolution. The following information is included in this plan pursuant to the requirements of the resolution adopted by the Mayor and Commission of the City of Cornelia on September 2, 2008 and November 17, 2008.

Section 11. Historic Property. Any property located within this redevelopment area which is either designated as a historic property under Article 2 of Chapter 10 of Title 44, the “Georgia Historic Preservation Act,” or is listed on or has been determined by any federal agency to be eligible for listing on the National Register of Historic Places, will not be:

- (a) Substantially altered in any way inconsistent with technical standards for rehabilitation;
- or
- (b) Demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation project,

Which technical standards for rehabilitation and review shall be those used by the state historic preservation officer, although nothing in this subparagraph shall be construed to require approval of a redevelopment plan or any part thereof by the state historic preservation officer.

Section 12. Effective and termination dates for tax allocation district.

The effective date for the creation of the tax allocation district under the plan is July 2009. The effective date for the creation of enterprise zone district under the plan is July 2010. The effective date for the creation of the tax allocation district under the plan is 2013-2015. (determined upon economic conditions).

Section 13. Assessed valuation of redevelopment area. The last known assessed valuation of the redevelopment area is \$45,852,880.

Accomplishments/Updated Timeline (1/1/13)

ACTIVITY	STATUS	COMMENT
General Administration		
Main Streetscape (Hodges to Chattahoochee)	Postponed	This project has been postponed due to funding concerns.
Main Streetscape (Front to Wylly)	Postponed	This project has been postponed due to funding concerns.
Property Acquisition for new Municipal Building	Postponed	This project has been postponed due to funding concerns, and will be replaced with a New City Hall project.
New Municipal Building	Postponed	This project has been postponed due to funding concerns, and will be replaced with a New City Hall project.
Telephonic upgrade	Completed	
Computer software upgrade	Completed	
New signs at the entrances to the City	Completed	
Hodges Streetscape	Completed	
South Main Street sidewalk project	Postponed	This project will be completed with SPLOST 6 funding.
Level Grove/Wayside Street sidewalk project	Postponed	This project has been renamed Cornelia Bike/ Ped Pathway. Phase I construction will go out for bid in 2013.
Public Works		
New garage to house vehicles	Postponed	This project has been postponed due to funding concerns.
Composting facility	Not Accomplished	This project has been indefinitely postponed until grant funding becomes available.
Street resurfacing priority plan	Completed	

ACTIVITY	STATUS	COMMENT
New multi-purpose tractor	Postponed	This project has been postponed until grant funding becomes available.
<i>Sanitation</i>		
New compactor truck	Completed	
New scooter truck	Not Accomplished	Changes in sanitation operations eliminated the need for this vehicle.
Implement composing of leaves and wood chips	Postponed	This project has been postponed until grant funding becomes available, and will be replaced with the purchase of a new chipper machine.
<i>Planning Department/Better Hometown</i>		
New downtown parking lot	Postponed	This project has been postponed due to unavailability of property. Once appropriate property is identified this project will be implemented.
Façade Grants for Downtown	Currently underway	This is an annual grant program.
Complete Revitalization Plan	Completed	
Develop Infill Development Plan	Postponed	This project has been postponed due to funding concerns.
Revitalization Phase I	Completed	Renamed Urban Redevelopment Phase I
Revitalization Phase II	Underway	Renamed Urban Redevelopment Phase II
Revitalization Phase III	Underway	Renamed Urban Redevelopment Phase III
<i>Recreation</i>		
Bicycle & Pedestrian Plan	Completed	
New restroom at City Park	Completed	
Gateway Park Project	Postponed	This project has been postponed due to funding concerns.
City Park trail project	Completed	
Trail project from Depot to Veterans Memorial Dr.	Currently underway	This project is being completed in conjunction with new construction and road improvements. The Wal-Mart segment has been completed. The remainder of the segment to Veterans Memorial Dr. is planned in association with future road improvements by DOT.
New park at Hodges & Level Grove	Not Accomplished	This project has been replaced with the Mud Creek Greenway project.
Recreation Center	Not Accomplished	This project has been eliminated from the City's priorities due to cost.
Skate park	Postponed	This project will be implemented during the upcoming CWP. It was postponed due to citizen concerns.

ACTIVITY	STATUS	COMMENT
<i>Public Safety</i>		
Replace 6 patrol cars	Completed	
Replace 6 patrol cars	Completed	
New snorkel truck	Not Accomplished	This task will be replaced with the purchase of an aerial fire truck in the upcoming CWP.
New Extrication tools	Completed	
Second Fire Station on North End of Town	Completed	Purchased 2011
<i>Water</i>		
Plant upgrade and expansion	Postponed	This task will be implemented during the upcoming CWP.
Reservoir dredging	Underway	This task has been included in the development of the new Reservoir, currently in the design phase.
Water tank rehabilitation	Completed	
New elevated storage tank on North end of City	Postponed	This task has been postponed until funding becomes available.
Meter replacement	Completed	
Old Cleveland/Hoyt water line replacement	Completed	
Reservoir overflow improvements	Underway	This task has is included in the development of the new Reservoir, currently in the design phase.
Booster station at Fieldale	Postponed	This task has been postponed until funding becomes available.
<i>Sewer</i>		
Yates Street water & sewer project	Completed	
Install sewer lines/lift station to serve the Camp Creek	Completed	
Stormwater infiltration project	Completed	
Plant expansion	Postponed	This project is postponed until funding is available.
South J. Warren lift station upgrade	Completed	
North J. Warren lift station upgrade	Postponed	This project will be implemented during the upcoming CWP. It will be renamed Pump Station Replacement/Upgrades.
Alpine lift station update	Postponed	This project will be implemented during the upcoming CWP.

ACTIVITY	SCHEDULE	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
<i>General Administration</i>				
North Main Streetscape	2015 - 2018	Cornelia	\$1.0 Million	DOT, CDBG, SPLOST
South Main Streetscape	2015 - 2018	Cornelia	\$500,000	DOT, CDBG, SPLOST
New City Hall Purchase and Renovations	2017	Cornelia	\$500,000	SPLOST, General Revenue
Cultural Arts Center	2014 - 2015	Cornelia	\$3.0 Million	Grant Funding/Loan Assistance Programs
Safe Routes to School Travel Plan Implementation	2013 - 2015	Cornelia	\$400,000	SRTS infrastructure Grant
Hodges/Irvin and Level Grove Road Streetscapes	2013 - 2015	Cornelia	\$1.5 Million	TE Grant, General Revenue
Main Street, Clarkesville and Wayside Streetscapes	2015 - 2018	Cornelia	TBD	TE Grant, SPLOST, DOT, CDBG, TIGER
<i>Public Works</i>				
New Garage/Mechanics Shop	2017	CoPUD	\$50,000	General Revenue
Community House Floor	2014	CoPUD	\$40,000	General Revenue
Community House Roof	2013	CoPUD	\$40,000	General Revenue
Depot Back Room Renovation	2016	CoPUD	\$20,000	General Revenue
New multi-purpose tractor	2015	CoPUD	\$100,000	General Revenue

ACTIVITY	SCHEDULE	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Sanitation				
New Chipper Machine purchase	2014	CoPUD	\$25,000	GEFA Grant, General Revenue
Planning Department/Better Hometown				
New downtown parking lot	2016	CoDDA	\$200,000	USDA ED Grant
Façade Grants for Downtown	2013 - 2018	CoDDA	\$100,000	DDA Funds
Develop Infill Development Plan	2014	CoBZD	\$1,000	General Revenue
Urban Redevelopment Phase II	2015	CoBZD	\$200,000	CHIP, CDBG
Urban Redevelopment Phase III	2017	CoBZD	\$100,000	CHIP, CDBG
Recreation				
Community House Parking Lot	2015	CoPUD	\$50,000	General Revenue
Implement Bicycle & Pedestrian Plan	2013 - 2018	CoPUD	Staff Time	General Revenue
Cornelia to Mount Airy Rail Trails	2015 - 2018	CoPUD	TBD	Grants, SPLOST, DOT, General Revenue
Chenocetah to Lake Russell Trail	2015 -2018	CoPUD	TBD	Grants, SPLOST, DOT, General Revenue
Mud Creek Greenway	2013 - 2015	CoPUD	\$272,000	319 Grant Funding, General Revenue
Tallulah Falls Rail Trail	2017	CoPUD	\$2 million	Grants, SPLOST, DOT, General Revenue
Northern Gateway Park	2018	CoPUD	\$350,000	DOT, Grants, General Revenue
Skate park	2018	CoPUD	\$350,000	General Revenue, Grants
Public Safety				
Purchase Snorkel/Aerial Fire Truck	2013	CoFD	\$500,000	SPLOST, General Revenue
Water				
Plant upgrade and expansion	2013 - 2018	CoPUD	\$13.2 Million	SPLOST, Water Revenue
Development of a new Reservoir	2013	CoPUD	\$3.8 Million	SPLOST, Water Revenue, GEFA
New elevated storage tank on North end of City	2017	CoPUD	\$2.0 Million	SPLOST, Water Revenue, GEFA
Reservoir Dredging	2014	CoPUD	\$2.0 Million	SPLOST, Water Revenue, GEFA
Dam Maintenance	2014	CoPUD	\$1.0 Million	SPLOST, Water Revenue, GEFA

ACTIVITY	SCHEDULE	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
Old Cleveland/Hoyt water line replacement	2013 - 2018	CoPUD	\$400,000	Water Revenue
Reservoir overflow improvements	2013 - 2018	CoPUD	\$150,000	Water Revenue
Chenocetah Booster Pump Station	2014	CoPUD	\$30,000	Water Revenue
Ellis Street Booster Station - Urban Redevelopment Phase III/CDBG	2014	CoPUD	\$820,000	Water Revenue
<i>Sewer</i>				
Plant expansion/improvements	2013 - 2015	CoPUD	\$7.8 Million	Sewer Revenue
Pump Station Replacement/Maintenance	2013	CoPUD	\$80,000	Sewer Revenue
Gravity Line from Habersham Hills to Wally World Drive	2016	CoPUD	\$60,000	Sewer Revenue
Level Grove lift station upgrade	2015	CoPUD	\$50,000	Sewer Revenue
Tower Mountain sewer upgrade	2015 - 2017	CoPUD	\$100,000	Sewer Revenue
Alpine lift station update	2014	CoPUD	\$200,000	Sewer Revenue
<i>Stormwater</i>				
Wayside	2013	CoPUD	\$10,000	General Revenue
Berry & Summit	2015	CoPUD	\$10,000	General Revenue
Hodges Street Culvert	2013	CoPUD	\$80,000	General Revenue
Galloway between Hodges & Ivie	2015	CoPUD	\$25,000	General Revenue
Clarkesville St & Stovall Alley	2014	CoPUD	\$35,000	General Revenue
<i>Streets</i>				
Cleveland Road Sidewalk/Resurfacing	2017	CoPUD	\$400,000	LMIG, General Fund
Clarkesville Street Milling & Resurfacing	2016	CoPUD	\$100,000	LMIG, General Fund
Apple Tree Alley Resurfacing	2015	CoPUD	\$20,000	LMIG, General Fund



Preliminary Low-Income Housing Assessment

Cornelia, Georgia

2008

Georgia Mountains Regional Development Center, Gainesville, Georgia

ABSTRACT

The Georgia Mountains Regional Development Center (GMRDC) has prepared this *Housing Needs Assessment* to examine current and near-future needs for housing among low-income households. As defined throughout, low-income households are those with an annual income at or below 80 percent of the area median family income (MFI).

Over the next five years (from 2008 to 2012), GMRDC will use the *Housing Needs Assessment* to assist in the coordination of federal, state, and local resources that are available to promote the development and preservation of quality, affordable housing within the City of Cornelia and its environs.

This project has focused on the delineation of target low-income residential and blighted areas within the City of Cornelia in order to develop an accurate neighborhood assessment study. This work is designed to serve as a benchmark for Cornelia to begin a city-wide community housing improvement program. This assessment is instrumental in evaluating and understanding current housing needs, it supports the City's comprehensive growth plan and is vital in the preparation and submittal of future grant applications.

Shortage of Quality Housing

The City of Cornelia must find and determine that there is a shortage of quality housing of various price ranges in the city or county despite the best efforts of public and private housing developers.

Quality housing may be established under one or both of the following definitions:

1. Housing units pass inspection under the Section 8 Housing Quality Standards (HQS) of the U.S. Department of Housing and Urban Development, as determined by State certified local housing inspectors.
2. Households do not have housing problems as determined by the U. S. Census Bureau. Housing problems of households include:
 - (a) Occupying units with physical defects, i.e., lacking complete kitchen or bathroom
 - (b) Occupying overcrowded units, i.e., more than one person per room; and
 - (c) Carrying a cost burden greater than 30%, i.e., housing costs, including utilities, exceed 30% of gross income.

Housing price ranges may be those established by the U.S. Census Bureau for the categories of value of owner-occupied units and the categories of gross rent for renter-occupied units. As an alternative, housing price ranges may be locally established for the categories of current selling prices of owner-occupied units and the categories of current contract rents for rental units.

One or more of the following housing market indicators may be used for the determination of housing shortages.

OWNER-OCCUPIED HOUSING

Housing Supply / Demand	Housing Shortage Indicator
Vacancy rate	Low (1.5 % of stock or less)
Overcrowding	High (6 % of stock or more)
Size match	Count of large households (6 or more persons) exceeds count of large units (4 or more bedrooms)
Complete plumbing	Low (96 % of stock or less)
New units (1 year old or less)	Low (1.5% of stock or less)
Old units (50 years old or more)	High (40 % of stock or more)
Price: income match	Count of households in income category exceeds count of units in price category (units not to exceed 30 % of gross income)

RENTAL HOUSING

Housing Supply / Demand	Housing Shortage Indicator
Vacancy rate	Low (7.5 % of stock or less)
Size match	Count of large households (6 or more persons) exceeds count of large units (4 or more bedrooms)
Complete plumbing	Low (95 % of stock or less)
New units (1 year old or less)	Low (1.0 % of stock or less)
Old units (50 years old or more)	High (40 % of stock or more)
Rent: income match	Count of households in income category exceeds count of units in rent category (units not to exceed 30 % of gross income)

U. S. Census data may be used to establish the above indicators of housing shortages. As an alternative, current housing market information may be collected and used for this purpose.

Beyond the present, five year projections of population, housing supply, and housing demand may be used to anticipate future market conditions. Also, changing housing needs - trends toward an aging population, smaller households, etc. - may alter the housing market of the future.

In the past, the best efforts of public and private housing developers may be documented by the difficulty of the city or county in attracting new businesses and / or the difficulty of investors and lenders in financing new construction or renovation of housing.

Persistence of Housing Shortage

The City of Cornelia must find and determine that the shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in such city or county.

The persistence of a shortage in quality housing may be indicated by relatively low development activity in the housing market. One or more of the following factors may demonstrate low housing development activity:

1. The formula of new housing units constructed, minus existing housing units demolished, results in a low net gain (or loss) of residential units.
2. Existing housing units, suitable for rehabilitation, are present, but little or no rehabilitation activity is occurring.
3. Residential land is available. However, buildable lots or subdivisions have few or no new housing units in the pipeline, i.e., units planned or approved, but without building permits.

The necessity of additional financial incentives for the private sector may be documented by the current shortage of quality housing, the past (best) efforts of housing developers, and/or pro formas showing future housing projects are not financially feasible.

Deterrent to Economic Growth

Economic growth is an increase in the city or county of number of jobs, per capita or median income, employment rate, sales levels, etc. Economic development is the formation of a public / private partnership between local government and community based organizations to improve the local economy. The partners cooperate to pursue effective strategies of linking public and private investment, supporting the local economy in the regional, national, and global economies. Economic growth and development produce employment and income gains, population and household gains. An ongoing shortage of quality housing will not accommodate the corresponding increase in volume and / or level of housing demand. If persuasive, the preceding documentation, ipso facto, will attest that the shortage of quality housing is a substantial deterrent to future economic growth and development.

City or County Incentives

Economic well-being is the ability of the city or county to achieve, and sustain, a favorable rate of economic growth. Therefore, the city or county must provide attractive business, education, recreation, and other opportunities. Economic growth brings employment growth. Quality housing attracts employees and fulfills their needs.

If persuasive, the preceding documentation, ipso facto, will attest that the future economic well-being of the city or county depends on the governing body providing additional incentives for the construction or renovation of quality housing.

DELINEATION AND PROFILE OF TARGET AREAS

This preliminary assessment located three target areas (Fig. 1) that have a higher concentration of low- to moderate-income families. These areas are typically associated with below Section 8 Quality Housing Standards, deteriorated or no sidewalks, poor lighting, outdated sewer and storm water conduction systems. Lots are generally small with varying building setbacks. The majority of the single family dwellings are one-story with wood frame construction. Large specimen trees grow throughout these areas which serve to lower the summer utility bills and add a sense of character to the existing streetscape.

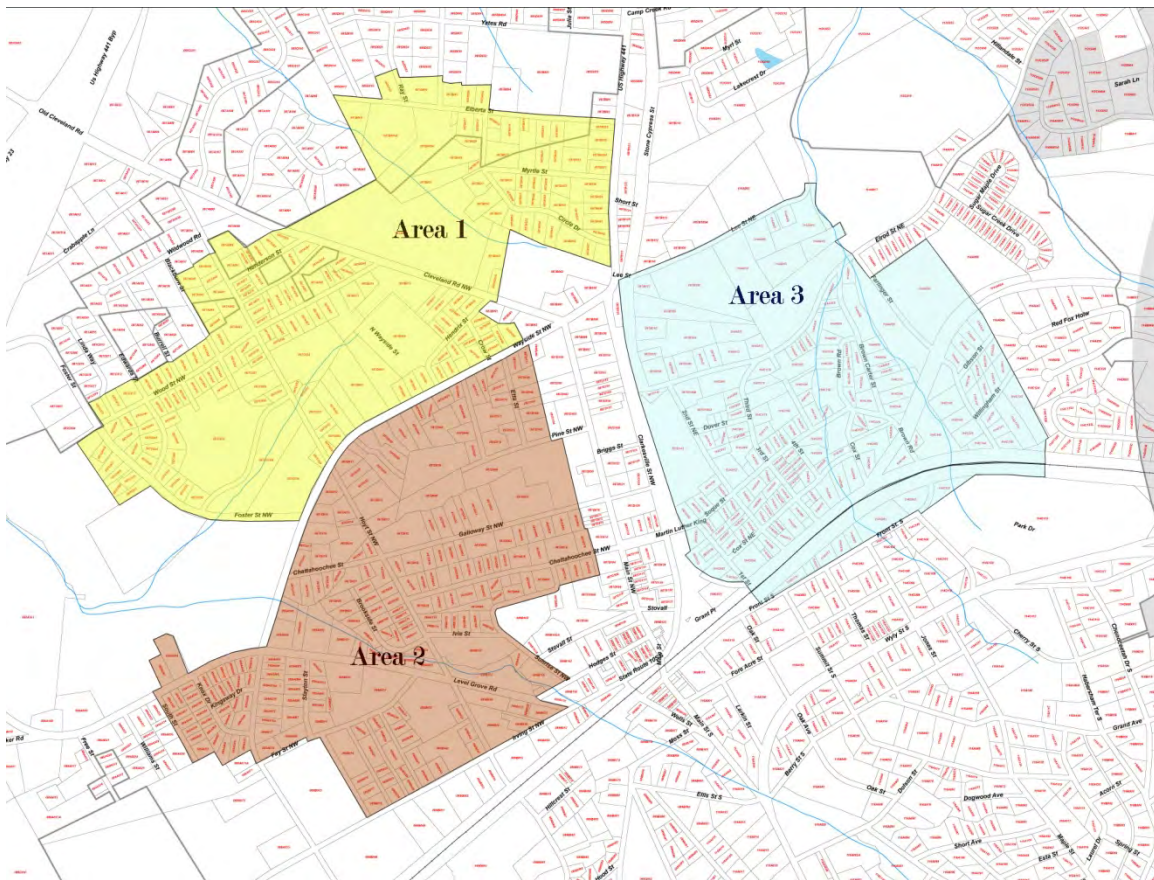


Fig. 1

Area 1

This area is located to the northwest of the “Cornelia Mile” and is defined by its large lots dotted with mature pine and hardwoods. There exists here a variety of architectural styles that appear to have been constructed between 1930 and 1970. The older, smaller homes appear along the larger roadways such as Cleveland Road and Wood Street. The homes on Wood and Henderson Streets appear to have been built to house the employees of the nearby Broom Factory, located on Hoyt Street. The majority of homes located along Wildwood, Edwards, Blackburn, Linda Way, and Foster Street appear to have been constructed during the mid twentieth century, 1950 to 1970. The later model homes appear to be owner occupied where the older homes show signs of being primarily rental units. This area lacks adequate sidewalks and street lighting. *Area One* has concentrations of low-income housing that are interspersed with moderate to middle-income properties. The number of renter-occupied housing may pose a problem with some funding sources. Further research into the City tax records is recommended.

Area 2

This area of concentration lies west of the “Cornelia Mile” and has a higher concentration of smaller lots than seen in *Area One*. The clustering of older homes is also great, the majority having been constructed between circa 1900 and 1940. While there does appear to be some owner occupied homes, there appears to be a higher number of rental housing. Housing conditions tend to vary with some homes appearing quite stable and well cared for. Pockets of blighted housing seem to appear in clusters. There is an absence of adequate sidewalks and street lighting in areas removed from primary roadways. Further research into the City tax records is recommended.

Area 3

This section is located east of the “Cornelia Mile” and is defined by the highest concentration of low-income housing. Lots tend to vary in size. Large specimen hardwoods grow throughout the area and are complimented by numerous undeveloped wooded lots. Two large drainage systems cut this area into three sections. Homes located along these creeks are either built within the 100 year flood plain or have sharply sloping yards. Most of the homes in this area appear to have been built between 1900 and 1960. There are several early 20th century commercial buildings located along Rosa Parks Street (First Street) that have fallen into disrepair. These buildings could easily be rehabilitated to serve this community and Cornelia’s historic downtown commercial district.

A large number of homes in this area do not appear to meet current codes nor HUD’s housing standards (Fig. 5). Homeownership appears to be more predominant in *Area 3* than in the previous areas but there appear to more instances of unoccupied housing and overgrown lots. Sidewalks and street lighting appear adequate along major roadways but fall below current needs in all other sections such as Elrod Street and Dover Street. Storm drainage upgrades should be



Housing Examples Found in Area One



Housing Examples Found in Area Two



Housing Examples Found in Area Three

addressed, especially in areas adjacent to creeks and drainages. Sewer lines could be antiquated in this area and should be checked prior to rehabilitation and/or infill placement.

NEEDS ASSESSMENT ANALYSIS OF TARGET AREAS

The target areas share a need for improved infrastructure such as water and sewer. Streets in these areas are typically narrow with few sidewalks and minimal lighting. A large number of houses appear to fall below code requirements while others appear to require only general maintenance, weatherization, and clean up. Further research carried under a housing assessment study will further define the boundaries of the indicated target areas. This study will identify dilapidated structures city-wide and within the target areas. A review and update of existing ordinances is recommended.

REVIEW OF APPLICABLE ASSISTANCE PROGRAMS

Community Development Block Grant Program

The Community Development Block Grant (CDBG) program provides federal funds for housing improvement, local infrastructure such as water and sewer lines, economic development projects, and community facilities such as health centers and Head Start centers. Projects funded under this program must largely benefit low- and moderate- income persons. Only cities and counties in Georgia that do not receive CDBG funds directly from the United States Department of Housing and Urban Development may apply for these grants from the Georgia Department of Community Affairs. Grants are awarded through a competitive process one time each year. Local matching funds may be required, depending on the grant amount.

Community HOME Investment Program

The Community HOME Investment Program (CHIP) makes federal HOME funds available to local governments for housing activities designed to benefit low- and moderate- income persons. Funds may be used for the production, acquisition, or rehabilitation of housing. CHIP funds may also be used in conjunction with CDBG funds. Only cities and counties in Georgia that do not receive HOME funds directly from the United States Department of Housing and Urban Development may apply for funds from the Georgia Department of Community Affairs. CHIP funds are awarded through a competitive process one time each year. The CHIP program is designed to encourage private investment in housing. Competitive applications should demonstrate leveraging of private funds.

Georgia Initiative for Community Housing

The Georgia Initiative for Community Housing is a three-year program of facilitated retreats, training, and technical assistance focused on helping communities create and launch a locally based plan to meet their housing needs. The program is a joint DCA, the Georgia Municipal Association, and the University of Georgia's Housing and Demographic Research Center in

cooperation with its implementation partner, the Georgia Electric Membership Corporation. Five communities per year are selected through a competitive process to participate in the initiative. Participating communities (1) create a community housing team, (2) develop new ideas about meeting local housing needs, (3) learn about approaches and available resources to meet housing needs, (4) produce a community housing plan, and (5) begin implementation of their plan. Funding is made possible, in part, through the sponsorship of the Georgia Power Company, USDA Rural Developments, and Wachovia Foundation. Applications for participation in the initiative are accepted annually, generally in early summer.

Home Buyer Education

Using funding provided in part by a grant from the United States Department of Housing and Urban Development, the Georgia Department of Community Affairs contracts with a state wide network of nonprofit counseling agencies to provide individual home buyer counseling services. The counseling is intended to enable each household to make informed decisions about purchasing a home, considering their own financial and personal situations, and to keep their homes once the purchase is complete. The Department of Community Affairs also contracts with a number of nonprofit agencies to offer financial skills classes and home buyer education seminars to groups around the state. DCA also offers HUD approved housing counseling certification training throughout the state, training to provide special “high cost home loan counseling” required under the Georgia Fair Lender Act, and technical assistance for city and county collaborations planning to offer Individual Development Account (IDA) programs.

Georgia Dream Homeownership Program

The Georgia Dream Program provides affordable mortgage financing to low and moderate income Georgians for the purchase of a home. Georgia Dream’s first mortgage provides low-interest rate mortgage financing for borrowers with moderate incomes and modest assets. Except for targeted rural counties and some urban census tracts, borrowers must be first-time homebuyers. These first mortgage loans are 30 and 35-year fixed rate mortgages with interest rates that are lower than existing market rates. Loans are originated under conventional, FHA, VA, or USDA/Rural Development guidelines. Homes purchased under the program cannot exceed maximum sales price limits and must be the borrower’s primary residence.

Georgia Dream’s down payment loan provides interest free financing to help first-time home buyers with the required down payment, closing costs, and prepaid items associated with purchasing a home. These down payment loans are available in conjunction with Georgia Dream’s first mortgage described above. The loans are made as delayed repayment-subordinate mortgage loans ranging from \$5,000 to \$20,000. Applications for Georgia Dream loans are made through a network of local Georgia Dream participating lenders throughout the state.

Georgia Dream Single Family Development Program

The Georgia Dream Single Family Development Program seeks to expand the supply of affordable single family housing and to increase homeownership opportunities for low and moderate income households. Nonprofit, for-profit, and local public housing authorities may develop new housing in subdivision style settings, rehabilitate vacant and dilapidated housing in established neighborhoods, or construct new housing on vacant lots in inner city communities. Resources are available as gap financing in the form of Home Buyer Subsidy and/or a Development Subsidy.

Bond Allocation Program

Federal tax laws allows for tax-exempt government bonds to be issued for certain types of nongovernmental activities. The advantage of this type of bond is that it provides lower interest financing for many kinds of projects. The amount of private-activity tax-exempt bonds available each year for all categories is limited. Allocating the use of these bonds is the responsibility of each state government. In Georgia, the Department of Community Affairs is responsible for the administration of the Georgia Allocation System, through which eligible authorities receive authorization to issue bonds. There are several general categories of allowable use including housing, student loans, manufacturing, and exempt facilities. Bonds used for multifamily housing (rental developments) must set aside a portion of the units for low to moderate income families. Rental developments financed with these bonds may also be eligible for state and federal housing credits without having to compete in the annual tax credit application cycle. Bonds used for homeownership must create cost-effective mortgages for first-time and moderate income home buyers.

HOME Rental Housing Loan Program

The HOME Rental Housing Loan Program provides loans to help develop affordable rental housing. Funded by a portion of Georgia's federal HOME grant, the program offers very low interest construction to permanent loans with flexible repayment terms, usually over 20 years. This program helps lower the loan payments, making reduced rents feasible. Owners agree to keep the property in good condition and rent the HOME-funded units to low income residents. Loan funds may be used for rehabilitation and new construction, or adaptive re-use of existing buildings for rental housing. The HOME loan program may be used independently or with tax credits, depending on economic feasibility and market conditions. The process for evaluating funding requests and awarded HOME funds can be found in the State of Georgia Qualified Allocation Plan (QAP).

Housing Choice Voucher Program

The Housing Choice Voucher Program is funded by the United States Department of Housing and Urban Development. The program assists low and very low income individuals and families rent safe, decent and sanitary dwelling units in the private rental housing market. DCA

determines if a family qualifies for the program. Families who participate in the program pay a percentage of their monthly income as their portion of the monthly rent and utilities. The Department of Community Affairs pays the remainder of the rent directly to the landlord. There are program requirements regarding the maximum rent allowable and the quality of the rental unit. There is typically a waiting list for this program.

CHDO Qualification

The HOME Program requires the Department of Community Affairs to set aside 15 percent of its federal HOME allocation for the use by community housing development organizations (CHDOs) to own, develop or sponsor affordable housing. DCA annually qualifies those interested nonprofits for CHDO eligibility. Among other criteria, organizations must have the provision of affordable housing as a central mission, include representation from the low income community on the governing board, and have a good record of service to the community for at least one year.

Emergency Shelter Grant Program

The Emergency Shelter Grant Program provides grant funds to nonprofit organizations and local governments from the State Housing Trust Fund for the Homeless Commission and Emergency Shelter Grants Program funds allocated to the state by the United States Department of Housing and Urban Development. Grant funds must be used to provide shelter and essential services to homeless persons. Eligible activities include emergency shelter and essential services for the homeless, transitional housing, homeless prevention programs, acquisition, construction, and/or renovation of facilities that serve the homeless persons, and technical assistance to organizations involved in these activities. General funding limits are set for each of the authorized activities. Applicants are typically expected to provide 60 percent of the cost of each activity. A 25 percent matching share is expected for participation in the facility development program. Some funds are retained for allocations to meet urgent needs as they arise during the year.

Home Access

The Home Access Program provides grant funding through Contract Administrators to provide accessibility improvements at owner-occupied homes in which an individual with a disability resides and utilizes as their primary residence. Funds may be used to complete any of the following activities: widening of interior or exterior doorways, construction of wheelchair ramps, bathroom retrofitting, installation of chair or porch lifts, accessibility improvements to kitchens, lowering of closet shelves, and installation of visual aids and/or audible alarms. Contract Administrators participating in the program are responsible for the administrative coordination and oversight associated with the program. The Home Access grant funds are available on a per project basis and have a maximum allowable project amount of \$15,000.

Housing Opportunities for Persons with AIDS

The Housing Opportunities for Persons with AIDS (HOPWA) program is designed to provide housing and supportive services to low-income persons with HIV-related needs. Local governments and nonprofit organizations in the 127 Georgia counties outside of the Atlanta and Augusta metro areas are eligible to apply for these federal grant funds. Funds may be used for housing, information about housing and fair housing, rental assistance, homelessness prevention, general case management, housing opportunities subsidies, technical assistance, and supportive services such as health, mental health, nutritional assistance, day care, and personal assistance. Development activities may also be funded through this program and can include acquisition, new construction, or rehabilitation. Funds are generally allocated during a once a year application process. Any application received after the deadline will be processed on a funds available basis.

Permanent Supportive Housing Program

The Permanent Supportive Housing Program helps for-profit and nonprofit organizations provide quality affordable rental housing with supportive services to targeted homeless populations. The program couples the state's federal HOME funds with monies from the State Housing Trust Fund for the Homeless to offer construction-to-permanent loans. If the development is located within DCA's Housing Choice Voucher Program service area, DCA will also provide project-based rental assistance vouchers to increase affordability for targeted homeless populations.

Applications may be received at any time during the calendar year on a first-come, first-served basis. Funds may be used for acquisition, rehabilitation, new construction, or adaptive reuse or existing buildings for rental housing.

Shelter Plus Care Program

The Shelter Plus Care (S+C) Program provides affordable permanent housing with supportive services for homeless people with disabilities and their families. Generally, the individuals served by this program have disabilities associated with mental illness, addiction disorders, and/or HIV/AIDS. The program offers an opportunity to gain stable living conditions in addition to supportive services which aid in stabilizing their disabilities. The United States Department of Housing and Urban Development funds the rental assistance portion of the Shelter Plus Care program. The supportive services, most frequently funded through the Georgia Department of Human Resources, are provided by the Grantee. Annual applications for the Shelter Plus Care funds are submitted through HUD Homeless Continuum of Care Planning and Application process.

HOUSING ASSESSMENT STUDY

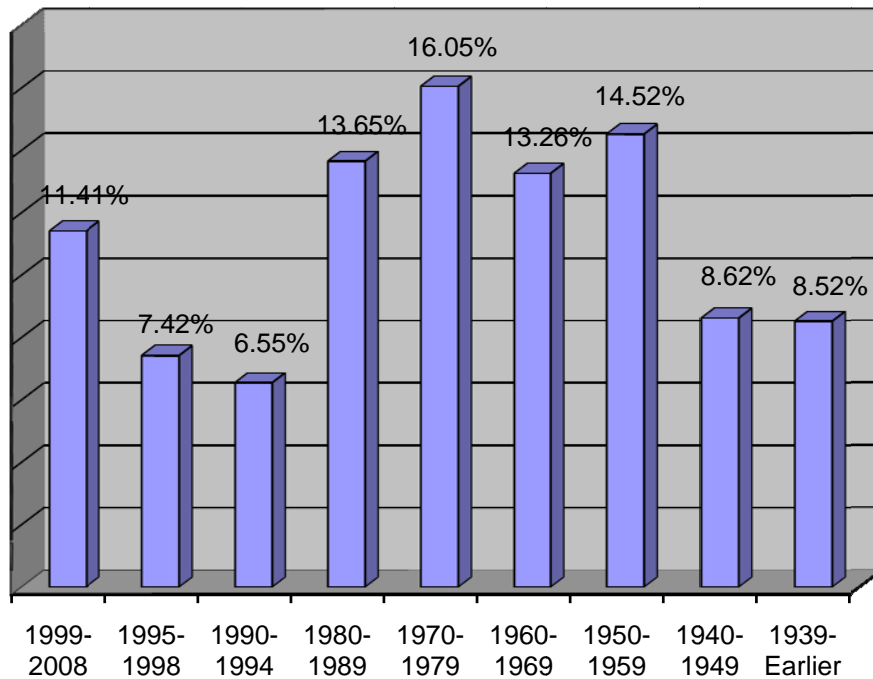
A large majority of structures built within the target areas appear to have been constructed between 1900 and 1960. The homes are typically wood framed although there are examples of

brick masonry and concrete construction. Older examples tend to be elevated off of the existing ground surface with the use of masonry piers. Later structures, post 1950, were typically built upon a contiguous concrete block foundation or rest upon poured concrete slabs.

DEMOGRAPHICS AND HOUSING

Certain demographic information is required to fully assess current and future housing trends within the City of Cornelia and its environs. Household income, education levels, housing stock, and house values are subject areas that can reflect certain needs and challenges.

Fig. 2



The chart above (Fig.2) indicates building trends within Cornelia from the late 19th century to the present. This analysis shows that approximately 31.66% of Cornelia homes are considered historic, being 50 years old or older. Interestingly, another 13.28% will be considered historic housing within the next ten years.

Historic resources are ranked as either individual landmarks or grouped together to form historic districts. The protection and interpretation of these resources keep the integrity of Cornelia intact. Studies show that incoming residents to a community are becoming more interested in residing in older homes due to quality construction, established neighborhoods, lot sizes and proximity to downtown amenities. As fuel costs continue to rise, Americans are moving away from the dependency on their automobiles and back to pedestrian oriented locations. Historic neighborhoods provide homeowners with an established sense of place and should be considered as economically viable sections of the community despite their current condition.

Household Income

- Less than \$15,000 ■ \$15,000-\$24,999 ■ \$25,000-\$34,999 ■ \$35,000-\$49,999
- \$50,000-\$74,999 ■ \$75,000-\$99,999 ■ \$100,000-\$149,999 ■ \$150,000-\$249,999
- \$250,000-\$499,999 ■ \$500,000 and more

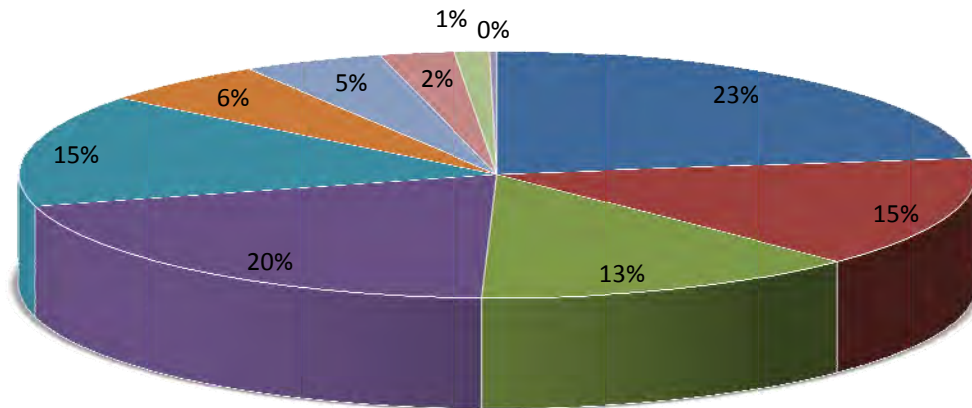


Fig. 3

The pie graph shown above (Fig. 3) shows the current household income found in Cornelia. Household income has a direct relation to current housing trends as well as future housing needs. The majority of household bring in less \$15,000 annually, where the second highest portion of the community brings in from \$35,000 to \$49,000 annually. One can presume that the 23% making less than \$15,000 a year currently reside in moderate to sub-standard housing.

The chart below (Fig. 4) shows current residential property values within the City of Cornelia. This data indicates that approximately 34 % of the housing that falls below \$100,000. Eight percent of the housing that falls below \$60,000 and 6% is valued at \$20,000 or less.

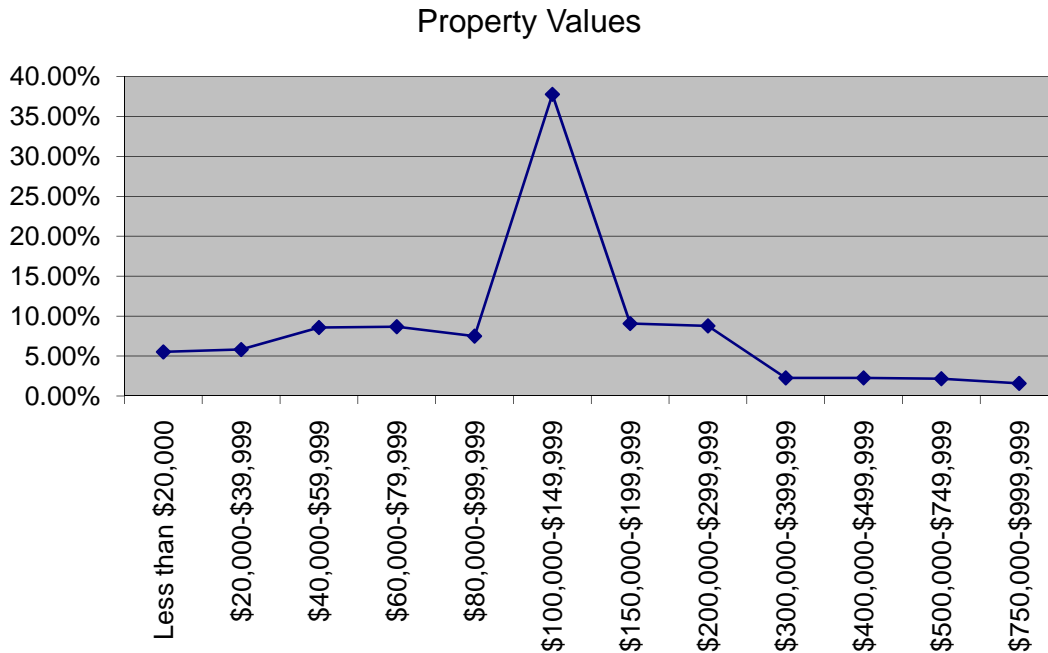


Fig. 4

FUTURE HOUSING NEEDS

The next step in the housing assessment process should be the collection of precise data in the field. This should include individual property assessments and photographs. The use of a standardized data sheet is mandatory and will be supplied by the Georgia Mountains RDC in conjunction with a housing survey. A deed list should also be collected on all properties lying within the specified focus areas. This will serve as contact list for all property owners and will allow the City to differentiate between owner occupied and renter occupied structures. This data is a vital part of the grant application process. The location of historic properties of significance and individual architectural types are also important planning points and should be included in the housing analysis.

Steps should be taken to organize a team of local citizens and specialists that will oversee Cornelia's housing program. This team is encouraged to take part in the Georgia Initiative for Community Housing (GICH) Program. Careful study of available grant and funding options is mandatory. Explore the option of organizing a local 501(c3) organization that could oversee a local revolving loan program. This step would be beneficial in the redevelopment of blighted properties, such as adjacent brown fields, and infill development options.

This report further recommends that housing that is structurally unsound or fallen below the level recommended for reasonable rehabilitation be demolished. This demolition should only be carried out following a sound structural and historical resource assessment. Historic architecture that is considered important to the maintenance of neighborhood character or is unique in style, design, or scale should receive special consideration. New construction within the target areas

should compliment surrounding architectural types in size, scale, and rhythm. Additional attention should be made to complement existing rooflines, front porch styles, as well as door and window size and placement. Design plans for infill housing can be provided by the Georgia Mountains Regional Development Center. Historic building setbacks should be recognized and maintained for all infill designs, both residential and commercial. Restorations, rehabilitations, and new construction should conform to or exceed the *United States Department of Housing and Urban Development Housing Quality Standards* as well as the *Secretary of the Interior's Standards for Rehabilitation*.

Fig. 5

U.S. Department of Housing and Urban Development (HUD) Housing Quality Standards (HQS) For Section 8 Housing Choice Voucher Properties

I. Overview

The U.S. Department of Housing and Urban Development (HUD) sets standards for housing receiving federal assistance. The primary standards are the Housing Quality Standards (HQS) at 24 CFR 982.401. The HQS were adopted in 1995 and last revised in 1999. All housing funded through HUD's Housing Choice Vouchers (formerly known as Tenant-Based Section 8 Voucher) must comply HQS as a condition of receiving funding. Local public housing authorities conduct initial and annual inspections to ensure compliance with the HQS.¹

The HQS form the basis for HUD's Uniform Physical Condition Standards and its Public Housing Assessment System that applies to public housing and to Project-Based Section 8 Housing (also known as Housing Assistance Payment Program).²

II. HQS's Provisions

(a) Performance and acceptability requirements

(1) This section states the housing quality standards (HQS) for housing assisted in the programs.

(2)

(i) The HQS consist of:

- (A) Performance requirements; and
- (B) Acceptability criteria or HUD approved variations in the acceptability criteria.

(ii) This section states performance and acceptability criteria for these key aspects of housing quality:

- (A) Sanitary facilities;
- (B) Food preparation and refuse disposal;
- (C) Space and security;
- (D) Thermal environment;
- (E) Illumination and electricity;
- (F) Structure and materials;
- (G) Interior air quality;
- (H) Water supply;

- (I) Lead-based paint;
- (J) Access;
- (K) Site and neighborhood;
- (L) Sanitary condition; and
- (M) Smoke detectors.

(3) All program housing must meet the HQS performance requirements both at commencement of assisted occupancy, and throughout the assisted tenancy.

(4)

(i) In addition to meeting HQS performance requirements, the housing must meet the acceptability criteria stated in this section, unless variations are approved by HUD.

(ii) HUD may approve acceptability criteria variations for the following purposes:

(A) Variations which apply standards in local housing codes or other codes adopted by the PHA; or

(B) Variations because of local climatic or geographic conditions.

(iii) Acceptability criteria variations may only be approved by HUD pursuant to paragraph (a)(4)(ii) of this section if such variations either:

(A) Meet or exceed the performance requirements; or

(B) Significantly expand affordable housing opportunities for families assisted under the program.

(iv) HUD will not approve any acceptability criteria variation if HUD believes that such variation is likely to adversely affect the health or safety of participant families, or severely restrict housing choice.

(b) Sanitary facilities

(1) *Performance requirements.* The dwelling unit must include sanitary facilities located in the unit. The sanitary facilities must be in proper operating condition, and adequate for personal cleanliness and the disposal of human waste. The sanitary facilities must be usable in privacy.

(2) *Acceptability criteria.*

(i) The bathroom must be located in a separate private room and have a flush toilet in proper operating condition.

(ii) The dwelling unit must have a fixed basin in proper operating condition, with a sink trap and hot and cold running water.

(iii)The dwelling unit must have a shower or a tub in proper operating condition with hot and cold running water.

(iv)The facilities must utilize an approvable public or private disposal system (including a locally approvable septic system).

(c) Food preparation and refuse disposal

(1) Performance requirement.

(i) The dwelling unit must have suitable space and equipment to store, prepare, and serve foods in a sanitary manner.

(ii) There must be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage where necessary (e.g, garbage cans).

(2) Acceptability criteria.

(i) The dwelling unit must have an oven, and a stove or range, and a refrigerator of appropriate size for the family. All of the equipment must be in proper operating condition. The equipment may be supplied by either the owner or the family. A microwave oven may be substituted for a tenant-supplied oven and stove or range. A microwave oven may be substituted for an ownersupplied oven and stove or range if the tenant agrees and microwave ovens are furnished instead of an oven and stove or range to both subsidized and unsubsidized tenants in the building or premises.

(ii) The dwelling unit must have a kitchen sink in proper operating condition, with a sink trap and hot and cold running water. The sink must drain into an approvable public or private system.

(iii)The dwelling unit must have space for the storage, preparation, and serving of food.

(iv)There must be facilities and services for the sanitary disposal of food waste and refuse, including temporary storage facilities where necessary (e.g., garbage cans).

(d) Space and security

(1) Performance requirement. The dwelling unit must provide adequate space and security for the family.

(2) Acceptability criteria.

(i) At a minimum, the dwelling unit must have a living room, a kitchen area, and a bathroom.

(ii) The dwelling unit must have at least one bedroom or living/sleeping room for each two persons. Children of opposite sex, other than very young children, may not be required to occupy the same bedroom or living/sleeping room.

(iii) Dwelling unit windows that are accessible from the outside, such as basement, first floor, and fire escape windows, must be lockable (such as window units with sash pins or sash locks, and combination windows with latches). Windows that are nailed shut are acceptable only if these windows are not needed for ventilation or as an alternate exit in case of fire.

(iv) The exterior doors of the dwelling unit must be lockable. Exterior doors are doors by which someone can enter or exit the dwelling unit.

(e) Thermal environment

(1) *Performance requirement.* The dwelling unit must have and be capable of maintaining a thermal environment healthy for the human body.

(2) *Acceptability criteria.*

(i) There must be a safe system for heating the dwelling unit (and a safe cooling system, where present). The system must be in proper operating condition. The system must be able to provide adequate heat (and cooling, if applicable), either directly or indirectly, to each room, in order to assure a healthy living environment appropriate to the climate.

(ii) The dwelling unit must not contain unvented room heaters that burn gas, oil, or kerosene. Electric heaters are acceptable.

(f) Illumination and electricity

(1) *Performance requirement.* Each room must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants. The dwelling unit must have sufficient electrical sources so occupants can use essential electrical appliances. The electrical fixtures and wiring must ensure safety from fire.

(2) *Acceptability criteria.*

(i) There must be at least one window in the living room and in each sleeping room.

(ii) The kitchen area and the bathroom must have a permanent ceiling or wall light fixture in proper operating condition. The kitchen area must also have at least one electrical outlet in proper operating condition.

(iii) The living room and each bedroom must have at least two electrical outlets in

proper operating condition. Permanent overhead or wall-mounted light fixtures may count as one of the required electrical outlets.

(g) Structure and materials

(1) *Performance requirement.* The dwelling unit must be structurally sound. The structure must not present any threat to the health and safety of the occupants and must protect the occupants from the environment.

(2) *Acceptability criteria.*

(i) Ceilings, walls, and floors must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts, or other serious damage.

(ii) The roof must be structurally sound and weathertight.

(iii) The exterior wall structure and surface must not have any serious defects such as serious leaning, buckling, sagging, large holes, or defects that may result in air infiltration or vermin infestation.

(iv) The condition and equipment of interior and exterior stairs, halls, porches, walkways, etc., must not present a danger of tripping and falling. For example, broken or missing steps or loose boards are unacceptable.

(v) Elevators must be working and safe.

(h) Interior air quality

(1) *Performance requirement.* The dwelling unit must be free of pollutants in the air at levels that threaten the health of the occupants.

(2) *Acceptability criteria.*

(i) The dwelling unit must be free from dangerous levels of air pollution from carbon monoxide, sewer gas, fuel gas, dust, and other harmful pollutants.

(ii) There must be adequate air circulation in the dwelling unit.

(iii) Bathroom areas must have one openable window or other adequate exhaust ventilation.

(iv) Any room used for sleeping must have at least one window. If the window is designed to be openable, the window must work.

(i) Water supply

(1) *Performance requirement.* The water supply must be free from contamination.

(2) *Acceptability criteria.* The dwelling unit must be served by an approvable public or private water supply that is sanitary and free from contamination.

(j) Lead-based paint performance requirement

The Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821–4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851–4856), and implementing regulations at part 35, subparts A, B, M, and R of this title apply to units assisted under this part.

(k) Access performance requirement

The dwelling unit must be able to be used and maintained without unauthorized use of other private properties. The building must provide an alternate means of exit in case of fire (such as fire stairs or egress through windows).

(l) Site and Neighborhood

(1) *Performance requirement.* The site and neighborhood must be reasonably free from disturbing noises and reverberations and other dangers to the health, safety, and general welfare of the occupants.

(2) *Acceptability criteria.* The site and neighborhood may not be subject to serious adverse environmental conditions, natural or manmade, such as dangerous walks or steps; instability; flooding, poor drainage, septic tank back-ups or sewage hazards; mudslides; abnormal air pollution, smoke or dust; excessive noise, vibration or vehicular traffic; excessive accumulations of trash; vermin or rodent infestation; or fire hazards.

(m) Sanitary condition—

(1) *Performance requirement.* The dwelling unit and its equipment must be in sanitary condition.

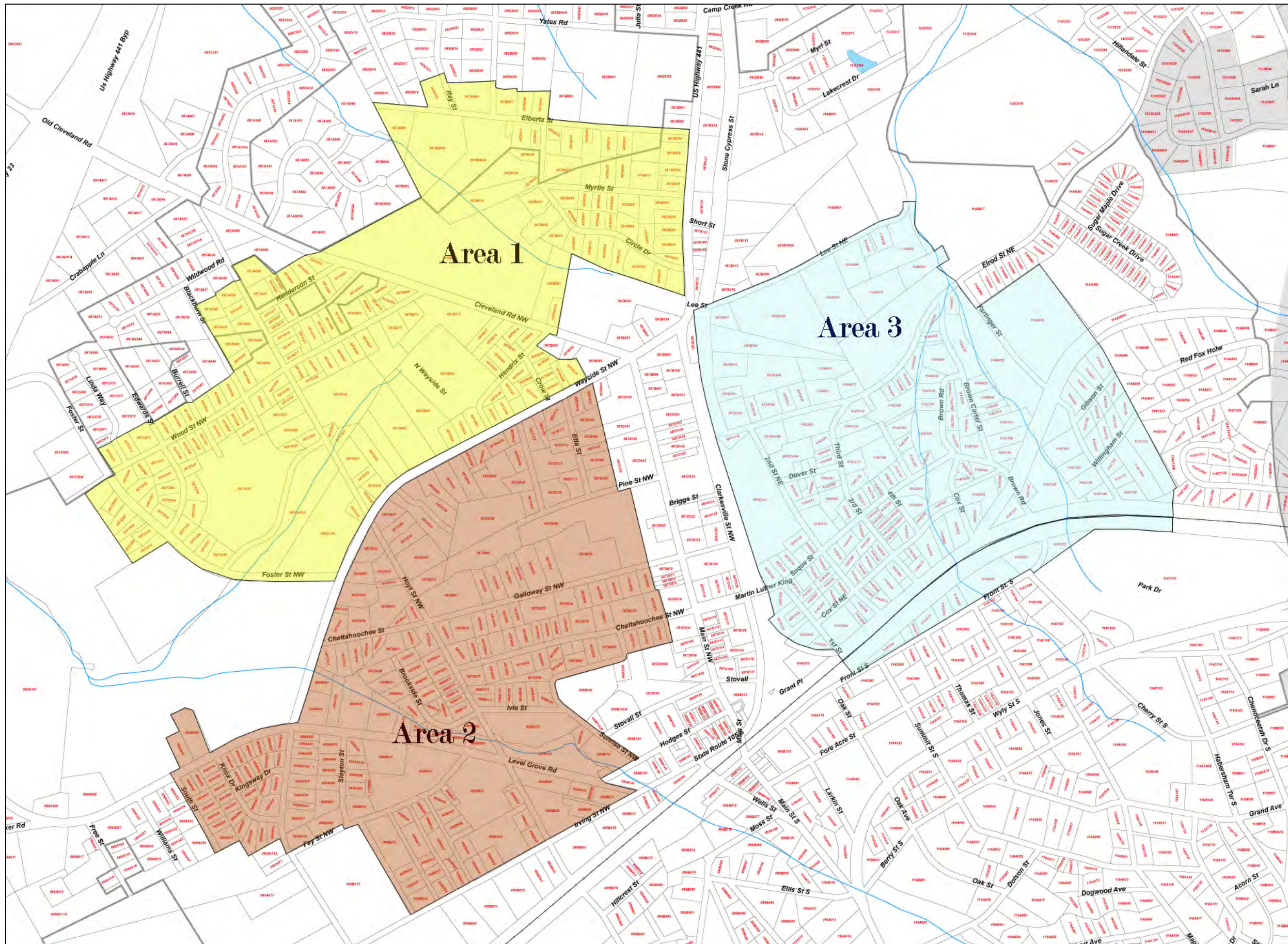
(2) *Acceptability criteria.* The dwelling unit and its equipment must be free of vermin and rodent infestation.

(n) Smoke detectors performance requirement—

(1) Except as provided in paragraph (n)(2) of this section, each dwelling unit must have at least one battery-operated or hard-wired smoke detector, in proper operating condition, on each level of the dwelling unit, including basements but excepting crawl spaces and unfinished attics. Smoke detectors must be installed in

accordance with and meet the requirements of the National Fire Protection Association Standard (NFPA) 74 (or its successor standards). If the dwelling unit is occupied by any hearing-impaired person, smoke detectors must have an alarm system, designed for hearing-impaired persons as specified in NFPA 74 (or successor standards).

(2) For units assisted prior to April 24, 1993, owners who installed battery-operated or hard-wired smoke detectors prior to April 24, 1993 in compliance with HUD's smoke detector requirements, including the regulations published on July 30, 1992, (57 FR 33846), will not be required subsequently to comply with any additional requirements mandated by NFPA 74 (i.e., the owner would not be required to install a smoke detector in a basement not used for living purposes, nor would the owner be required to change the location of the smoke detectors that have already been installed on the other floors of the unit).



Low Income Housing Concentrations

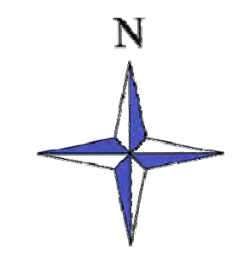
City of Cornelia, Georgia And Environs

Data Collected August thru September 2008



Georgia Mountains Regional Development Center

Historic Preservation Planning Division





Agenda
City Of Cornelia Regular Monthly Commission Meeting
July 7, 2009

Call to Order

Invocation & Pledge of Allegiance

1. Approval of the Agenda
2. Approval of the Minutes from the June 2, 2009 Commission Meeting **Tab A**
3. Approval of the Minutes from the June 23, 2009 Commission Workshop **Tab B**
4. Public Forum
 - A. Christina Anderson, Skate Park Committee Update
- X 5. Reports
 - A. Better Hometown
 - B. City Manager

Old Business

6. Ordinance #06-09-01, Residential Architectural Building Requirements **Tab C**
7. Ordinance #06-09-02, Clause for the Collection of Past Due Utility Bills **Tab D**
8. Ordinance #06-09-03, Clause for the Collection of Past Due Ad Valorem Taxes **Tab E**

Public Hearings

9. Text Amendment to Urban Redevelopment Plan **Tab F**
10. Zoning and Annexation of 34.4465 acres located on Land Lot 114 of the 10th Land District of Habersham County, Georgia **Separate Packet**
11. Zoning and Annexation of 1.33 acres located on Land Lot 114 of the 10th Land District Of Habersham County, Georgia **Separate Packet**
12. Consideration of a Concurrent Variance to Article 9, Section 915 of the Zoning Ordinance of the City of Cornelia **Separate Packet**
- 12.b. Consideration of a Concurrent Variance to Article 11, Section 1116.1 of the Zoning Ordinance of the City of Cornelia **Separate Packet**
14. Consideration of a Concurrent Variance to Article 17, Section 1707(a) of the Zoning Ordinance of the City of Cornelia **Separate Packet**
15. Consideration of a Concurrent Variance to Article 17, Section 1707(b) of the Zoning Ordinance of the City of Cornelia **Separate Packet**
16. Consideration of a Concurrent Variance to Article 10, Section 1004.3 of the Zoning Ordinance of the City of Cornelia **Separate Packet**
17. Consideration of a Concurrent Variance to Article 10, Section 1006.3 of the Zoning Ordinance of the City of Cornelia **Separate Packet**

- 18. Consideration of a Concurrent Variance to Article 7, Section 70~~7~~³.3 of the Zoning Ordinance of the City of Cornelia **Separate Packet**
- 19. Consideration of a Concurrent Variance to Article V, Section 522 of the Subdivision and Land Development Regulations of the City of Cornelia **Separate Packet**
- 20. Consideration of a Concurrent Variance to Article V, Section 526 of the Subdivision and Land Development Regulations of the City of Cornelia **Separate Packet**
- 21. Consideration of a Concurrent Variance to Article V, Section 527 of the Subdivision and Land Development Regulations of the City of Cornelia **Separate Packet**
- 22. Consideration of a Request to rezone 2.29 acres lying in Land Lot 114 of the 10th Land District of Habersham County, Georgia from B-2 to B-2 with Concurrent Variances **Separate Packet**

New Business

- 23. Ordinance #07-09-01, Utility Accommodation Ordinance **Tab G**
- 24. Bids for new HVAC at Buildings and Grounds Building **Tab H**
- X 25. Executive Session to Discuss Personnel
- 26. Adjourn

City Planner Barron said they are absolutely right and he will address the matter tomorrow. Mayor Ballard thanked them for attending the meeting and said we will look into the issue.

Debbie Franklin, stated she is speaking on behalf of her mother, Ms. E.C. Williams, Jr. She said the City wants to put a new Welcome Sign on the corner of her mother's property and they were told that we were not going to do it now and she wants to confirm that. She said there should be a signed contract between her parents and the City concerning the water line going across their property. Secretary Henderson stated she couldn't speak for Mr. Anderson that Ms. Franklin would need to contact the city manager when he returns to the office about the matter.

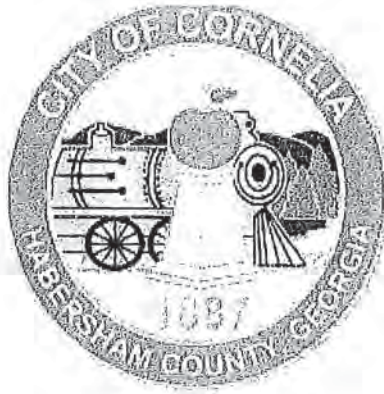
Ordinance 06-09-01, Residential Architectural Building Requirements - Commissioner Dodd made the motion to adopt Ordinance 06-09-01, Text Amendment to Section 1209 of the Zoning and Subdivision Ordinances dealing with the Architectural Building Requirements; seconded by Commissioner Bagwell. Approved unanimously.

Ordinance 06-09-02, Collection of Past Due Utility Bills – Commissioner Bagwell made the motion to adopt Ordinance 06-09-02, Text Amendment to Section 40 to allow the City to charge fees associated with the collection of past due utility bills; seconded by Commissioner Dodd. Approved unanimously.

Ordinance 06-09-03, Collection of Past Due Ad Valorem Taxes – Commissioner Cook made the motion to adopt Ordinance 06-09-3, Text Amendment to Section 22 to allow the City to charge fees associated with the collection of delinquent ad valorem taxes; seconded by Commissioner Dodd. Approved unanimously.

Urban Redevelopment Plan – Mayor Ballard opened the Public Hearing. Community Development Manager Jon Herschel introduced the changes to our Urban Redevelopment Plan. Mayor Ballard asked if there were any comments from the Public. No comments were heard in favor or in opposition to these changes. Commissioner Dodd made the motion to approve the amendments to the Urban Redevelopment Plan as submitted by Community Development Manager Herschel; seconded by Commissioner Bagwell. Approved unanimously.

Mayor Ballard opened the Public Hearing. City Planner Barron introduced the request of David C. Kirk, authorized applicant for the property owners, for the Zoning Designation for property consisting of 34.4465 acres, more or less, formerly used for the Schnadig Furniture Company. Please refer to attached legal description in Ordinance 09-07-03. Application has been filed to establish zoning of this property as B-2, General Business and the intended use will be to provide for a retail development anchored by a Wal-mart Supercenter and include adjacent retail shops and several commercial out parcels. The Municipal Planning Board approved the application at their June 25, 2009 Meeting.



**City of Cornelia
Agenda Report**

Date: July 1, 2009
To: The Honorable Mayor and City Commission
From: Donald E. Anderson, Jr., City Manager
Subject: Text Amendment to Urban Redevelopment Plan

The DCA has requested some changes to our Urban Redevelopment Plan before they can approve our Opportunity Zone application. We need to have a Public Hearing before you can approve the changes. Jon will be at the workshop and the public hearing to explain the changes.

CITY OF CORNELIA
MINUTES OF MEETING
FEBRUARY 3, 2009

The Cornelia City Commission met in a Workshop Session on Tuesday, February 3, 2009 at 5:00 p.m. at the City Hall Annex. Mayor Ballard called the meeting to order with the following members present: Commissioners Don Bagwell, Wes Dodd, Tony Cook, and Brenda Garcia. Also present: City Attorney Steve Campbell, City Manager Donald Anderson, Jr., City Planner Jeff Barron, Community Development Manager Jon Herschel, Human Resource Manager Diane Feorino and Secretary to the City Commission Janie N. Henderson.

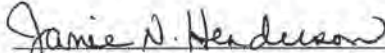
The items on the agenda were discussed and opportunity was provided if further explanation was needed by city staff. An addition to the agenda and other changes were discussed and will be voted on at the regular meeting.

Commissioner Bagwell made the motion to go into Executive Session at approximately 6:30 p.m. to discuss Litigation and Personnel; seconded by Commissioner Cook. Approved unanimously.

Commissioner Dodd made the motion to close the Executive Session at approximately 6:50 p.m.; seconded by Commissioner Bagwell. Approved unanimously.

Mayor Ballard stated that Litigation and Personnel was discussed, but no action was taken.

The meeting adjourned at approximately 6:55 p.m. and they proceeded to the Regular Meeting in the Municipal Building.


Janie N. Henderson, Secretary to the
City Commission


Margaret P. Ballard, Mayor, City of
Cornelia

AFFIDAVIT

Personally appeared before the undersigned officer, duly authorized to administer oaths, Margaret P. Ballard, who, after being duly sworn, deposes and on oath states the following:

- (1) I was the presiding officer of a meeting of the Cornelia City Commission held on the 3rd day of February, 2009.
- (2) That it was my understanding that O.C.G.A. 50-14-4(b) provides as follows:

when any meeting of an agency is closed to the public pursuant to subsection (a) of this Code section, the chairperson or other person presiding over such meeting shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.
- (3) The subject matter of the closed meeting or closed portion of the meeting held on the 3rd day of February, 2009, which was closed for the purpose(s) of discussing Litigation and Personnel as allowed by O.C.G.A., Title 50, Chapter 14, was devoted to matters within those exceptions and as provided by law.
- (4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. 50-14-4(b) that such an affidavit be executed.

This 3rd day of February, _____.

Margaret P. Ballard
Margaret P. Ballard, Mayor

Sworn to and subscribed before me this 3rd day
of February, 2009.

Jamie D. Henderson
Jamie D. Henderson, N.P.

My Commission Expires: February 26th, 2012

CITY OF CORNELIA
MINUTES OF MEETING
FEBRUARY 3, 2009

The Cornelia City Commission met in Regular Session on Tuesday, February 3, 2009 at 7:00 p.m. in the Municipal Building. Mayor Ballard called the meeting to order with the following Commissioners present: Don Bagwell, Tony Cook, Wes Dodd, and Brenda Garcia. Also present: Better Hometown Manager Andrea Harper, City Attorney Steve Campbell, City Manager Donald Anderson, Jr., City Planner Jeff Barron, Human Resource Manager Diane Feorino, and Secretary to the City Commission Janie N. Henderson.

Commissioner Garcia gave the invocation.

Commissioner Bagwell made the motion to amend the agenda by adding under New Business: Resolution 02-09-01, Urban Redevelopment Plan and removing Executive Session; seconded by Commissioner Garcia. Approved unanimously.

Commissioner Cook made the motion to approve the January 6, 2009 Commission Meeting Minutes as submitted; seconded by Commissioner Bagwell. Approved unanimously.

Commissioner Bagwell made the motion to approve the January 12, 2009 Special Commission Meeting Minutes; seconded by Commissioner Dodd. Approved unanimously.

Public Forum – Mayor Ballard introduced the new County Commissioner Sonny James and thanked him for attending the meeting. Commissioner James came forward and introduced himself to the public. He said he is happy to work with the elected officials and the citizens, that's why he ran for office.

Chamber of Commerce Report – Dr. Judy Taylor, new Executive Director, came forward to report to the Mayor and Commission. Dr. Taylor also provided the Hotel/Motel Tax Budget for 2009. Commissioner Bagwell questioned Dr. Taylor about the amount of spending budgeted for print media versus the electronic version. He feels the focus of advertising should be on the web more than print media. He also stated he thought the Commission was supposed to have more input into how the hotel/motel tax is to be spent. Dr. Taylor said she is pleased that the city manager is on the Board and that they had discussed some of the ideas. She said this is the budget that was prepared and submitted.

Better Hometown Manager - Andrea Harper, BHT Manager, submitted her report for the month of January, 2009. Noting that we passed our State Assessment for another year and she is very proud of her Board and volunteers.

City Manager Report – Donald Anderson, City Manager, reported on the following: (1) The demolition of the old feed mill on Moss Street has been completed. (2) Wilbanks Construction has completed the replacement of the Stovall Alley Sewer Line. The line has been replaced from the Depot to Main Street. (3) Construction on the Trail Project at City Park has begun. (4) The Yates Street Water and Sewer Line Project and the WWTP Project are going good. (5) Habersham County Recreation Department will be using the ball field at City Park for practices on Monday, Tuesday and Thursdays for Little League beginning February 16th. We are working with them to possibly host some of their games this year. (6) City Clerk Henderson flew to Fort Benning on a Black Hawk Helicopter on January 14th to pickup a certificate that we received from the Department of Defense. The Certificate states that the City of Cornelia recognizes that the National Guard and Reserve are essential to the strength of our nation and the well being of our communities. We were nominated for our support of the Guard by Fireman Duane Beck, who is in the National Guard and whom will be going to Afghanistan in the near future. We wish him a safe return. Ms. Henderson thanked City Manager Anderson, Mayor Ballard and the Commissioners for allowing her to attend this wonderful event. Noting that her son is in the Guard and he will also be going to Afghanistan around the end of May. (7) A skate park committee is forming and will hold its first meeting on Thursday, February 12th at 6:00 p.m. at the Depot. This is an organizational meeting and the public was encouraged to attend. (8) Department Reports for January were given.

Ordinance 01-09-01 - Commissioner Dodd made the motion to adopt Ordinance 01-09-01, Amending the Zoning Ordinance by establishing a Municipal Owned Properties Zone (M.O.P.); seconded by Commissioner Bagwell. Approved unanimously.

Commissioner Bagwell made the motion to adopt Ordinance 01-09-02, Establishing the M.O.P. Zoning Designation for the Cornelia Reservoir Property; seconded by Commissioner Garcia. Approved unanimously.

Commissioner Dodd made the motion to adopt Ordinance 01-09-03, Annexation of the Cornelia Reservoir Property; seconded by Commissioner Garcia. Approved unanimously.

Commissioner Bagwell made the motion to adopt Ordinance 01-09-04, Establishing the M.O.P. Zoning Designation for the Cornelia Water Treatment Plant Property located at 1277 Camp Creek Road; seconded by Commissioner Cook. Approved unanimously.

Commissioner Cook made the motion to adopt Ordinance 01-09-05, Annexation of the Cornelia Water Treatment Plant Property located at 1277 Camp Creek Road; seconded by Commissioner Dodd. Approved unanimously.

Commissioner Dodd made the motion to adopt Ordinance 01-09-06, Establishing the M.O.P. Zoning Designation for the Cornelia Wastewater Treatment Plant Property located at 51 Nicolon Drive; seconded by Commissioner Garcia. Approved unanimously.

Commissioner Dodd made the motion to adopt Ordinance 01-09-07, Annexation of the Cornelia Wastewater Treatment Plant Property located at 514 Nicolon Drive; seconded by Commissioner Bagwell. Approved unanimously.

Commissioner Cook made the motion to adopt Ordinance 01-09-08, Establishing the Zoning of R-1A, Single Family Residential for the property of Richard & Christi Pittman located at 656 Elberta Street; seconded by Commissioner Garcia. Approved unanimously.

Commissioner Dodd made the motion to adopt Ordinance 01-09-09, Annexation of the property of Richard & Christi Pittman located at 656 Elberta Street; seconded by Commissioner Cook. Approved unanimously.

Commissioner Cook made the motion to adopt Ordinance 01-09-10, Establishing the Zoning of R-1A, Single Family Residential, for the property of Ruth Jean Hilderhoff located at 670 Elberta Street; seconded by Commissioner Bagwell. Approved unanimously.

Commissioner Dodd made the motion to adopt Ordinance 01-09-11, Annexation of the property of Ruth Jean Hilderhoff for her property located at 670 Elberta Street; seconded by Commissioner Garcia. Approved unanimously.

Mayor Ballard opened the Public Hearing for the Zoning and Annexation for property located at 1439 Camp Creek Road by the City of Cornelia. City Planner Barron introduced the Zoning and Annexation Request of the City of Cornelia for the Cornelia Water Treatment Plant Property located at 1439 Camp Creek Road. The Municipal Planning Board had a Public Hearing on January 22, 2008 and they recommend the application be approved. There were no comments heard from the public. Mayor Ballard closed the Public Hearing.

Commissioner Dodd made the motion to post Ordinance 02-09-01, Establishing the M.O.P. Zoning Designation for the Cornelia Reservoir Property located at 1439 Camp Creek Road; seconded by Commissioner Cook. Approved unanimously.

Commissioner Garcia made the motion to post Ordinance 02-09-02, Annexation of the Cornelia Reservoir Property located at 1439 Camp Creek Road; seconded by Commissioner Cook. Approved unanimously.

Mayor Ballard explained that the State of Georgia was founded by General James Edward Oglethorpe on February 12, 1733. Mayor Ballard read the Proclamation to the Public. It is proclaiming 12th, 2009 as Georgia Day in the City of Cornelia.

Mayor Ballard read the Proclamation to the Public. The Proclamation is proclaiming February as Black History Month in the City of Cornelia.

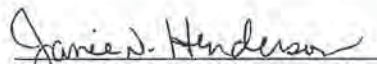
Baskets & Brew, Inc. d/b/a The Basket Peddler – City Manager Anderson advised that Mike and Jean Armstrong have made application for a Class B Central Business District Beer & Wine on Premises License. Commissioner Dodd made the motion to approve the application of Baskets & Brew, Inc., d/b/a The Basket Peddler for a Class B Central Business District Beer & Wine on Premises located at 127 Hodges Street; seconded by Commissioner Bagwell. Commissioner Cook voted in favor and Commissioner Garcia voted against the application. Approved 3-1.

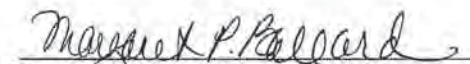
Habersham County Emergency Operations Plan – City Manager Anderson stated the Habersham County Emergency Management Agency has put together an emergency plan for the County as a whole. He said it is important that each City adopt the plan in order to qualify for any FEMA or GEMA Funds in the case of a disaster. Commissioner Cook made the motion to adopt the Habersham County Emergency Operations Plan as submitted; seconded by Commissioner Garcia. Approved unanimously.

HEMC Contract for Fiber Optics - City Manager Anderson advised that he had been working with HEMC about connecting all of the municipal buildings together by fiber optics. He said all of the computers would run through the main server at City Hall. This would allow us better control over computer usage because of the firewall and allow us to back up all data weekly. We would also be able to eliminate the need for all the DSL Lines. City Attorney Campbell hasn't finished his review of the contract but he recommended they authorize Mayor Ballard to sign the contract once Attorney Campbell has finished his review. Commissioner Bagwell made the motion to approve Mayor Ballard to sign the Contract with HEMC to connect all the municipal buildings together with fiber optics; seconded by Commissioner Dodd. Approved unanimously.

Resolution for Urban Redevelopment Plan – City Attorney Campbell said this will allow us to exercise Eminent Domain with respect to any parcel of land located within the Urban Redevelopment Area. He said if and when it's ever needed we would return to the City Commission with another resolution for a specific property, using good judgment and good sense. Commissioner Cook made the motion to adopt the Resolution 02-09-01, Exercising the power of Eminent Domain with respect to any parcel of land located within the Urban Redevelopment Plan and is now or hereafter becomes vacant; seconded Commissioner Dodd. Approved Unanimously.

Commissioner Cook made the motion to adjourn the meeting at approximately 7:55 p.m.; seconded by Commissioner Bagwell. Approved unanimously.


Jamie N. Henderson, Secretary to the
City Commission


Margaret P. Ballard, Mayor, City Of
Cornelia

Resolution to Adopt Urban Redevelopment Plan

WHEREAS, the Mayor and Commission of the City Of Cornelia, Georgia has designated itself by resolution as the urban redevelopment agency of the said City, pursuant to O.C.G.A. Chapter 36-61, and has adopted a resolution of necessity pursuant to the provisions of O.C.G.A. 36-61-3; and

WHEREAS, the City Commission has defined by resolution the boundaries of areas in which there are a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors is conducive to ill health, to the public health, safety, morals, or welfare; or in which by reason of the presence of substantial number of slum, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; or any combination of such factors substantially impairs or arrests the sound growth of the City Of Cornelia, retards the provisions of housing accommodations, constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in their present condition and use; and therefore constitute slum areas as that term is defined in O.C.G.A. 36-61-7(a); and

WHEREAS, the City has caused a redevelopment plan to be prepared, pursuant to O.C.G.A. 36-61-7; and

WHEREAS, the City has scheduled and conducted a public hearing thereon, after advertising the same by notice published pursuant to O.C.G.A. 36-61-7; and

WHEREAS, the City finds that:

- (1) A feasible method exists for the relocation of families who will be displaced from the urban redevelopment areas in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
- (2) The urban redevelopment plan conforms to the general Comprehensive plan of the City Of Cornelia as a whole; and
- (3) The Urban Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City Of Cornelia as a whole, for the rehabilitation or redevelopment of the urban redevelopment area by private enterprise.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Commission of the City Of Cornelia, in meeting duly assembled, that the plan proposed by the City, a copy of which is attached hereto and incorporated herein, is hereby approved, as submitted, and the appropriate officers, agents and employees of the City are hereby authorized and directed to implement and effectuate the terms and provisions of said plan, and to cause the City to enter into and execute such contracts and agreements as are necessary or convenient to carry out the plan, including the imposition upon any property acquired by the City or otherwise subject to or affected by the plan such conditions, restrictions or

covenants either running with the land or otherwise regulation the use of the land, as are deemed appropriate to carry out the purposes of the plan, and the acquisition by purchase, lease, option, gift, grant, bequest, devise, condemnation or otherwise, of any real property together with any improvements thereon, the holding, improving, clearing, and preparation for redevelopment any such property, and the disposition of any such real property.

PASSED BY THE FOLLOWING VOTE:

"YES" 3 "NO" 0 "ABSTAIN" _____

APPROVED: Margaret P. Ballard
MAYOR, MARGARET BALLARD

DATE OF APPROVAL

(SEAL)

01/06/09

ATTEST: Janie D. Henderson
SECRETARY TO THE COMMISSION

April 14, 2009

Mr. Mike Beatty, Commissioner
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Re: *City of Cornelia
Urban Redevelopment Plan*

Dear Commissioner Beatty,

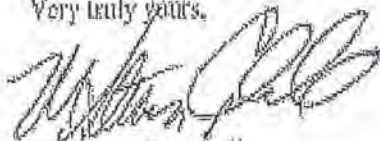
As the City Attorney for the City of Cornelia, I certify that the resolutions, policies and authorizing resolutions for the Cornelia Urban Redevelopment Plan were adopted in accordance with applicable federal, state and local law and applicable public hearing requirements.

The City Commission passed a resolution designating the City as the redevelopment agency. It also passed a resolution defining the Urban Redevelopment Area boundary and the blighted conditions existing within that area. A public hearing was held Monday, December 29, 2008 at the City Commission chamber, 181 Larkin St, Cornelia Georgia. The purpose of the public hearing was to discuss and consider the adoption of an urban redevelopment plan and corresponding redevelopment area. The public hearing was advertised in the December 23, 2008 edition of the Northeast Georgian.

Following the City Commission meeting held January 6, 2008 (advertised December 30, 2008 in the Northeast Georgian), a 2nd public hearing was held regarding the Cornelia Urban Redevelopment Plan. Following the conclusion of the public hearing, the Cornelia City Commission adopted a resolution in accordance with Georgia Urban Redevelopment Act to adopt the Cornelia Urban Redevelopment Plan.

If you have any questions concerning these matters, please do not hesitate to contact me.

Very truly yours,



M. Steven Campbell
City Attorney for City of Cornelia

MSC:awe

Legal Advertiser

Monday, December 23, 2008

The Northeast Georgian

Telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at 10:00 a.m. on the date set forth. If no objections are filed, the sale may be granted without a hearing.

BY: JAMES ROY RYAN, Clerk of Court
 H. RYAN, Inc.
 75221
 66 x891.4
 AN ATTEMPT TO COLLECT ANY INFORMATION OBTAINED FOR THAT PURPOSE

NOTICE
 All debtors and creditors of the late Elizabeth Virginia Lodermlak, of Wilkes County, Georgia, deceased, are hereby notified to appear at the hearing to be held on the 1st day of January, 2009, at 10:00 a.m. in the Probate Court of Habersham County, Georgia, to receive payment to the undersigned. This hearing is being held at the residence of the undersigned at 824 North Main Street, Waynesville, Georgia 30577 on the 1st day of January, 2009.
 BY: Amanda Stapler, Probate Clerk
 403-1-1-2009
 403-1-1-2009

NOTICE
 GEORGIA, Habersham County Probate Court
 Catherine Watkins has petitioned for herself to be appointed Administrator of the estate of Jackie Watkins, Sr., deceased of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §§ 12-2-22). All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before January 9, 2009. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
 Ann Adams Jarrell
 PROBATE JUDGE
 By: Amanda Stapler
 PROBATE CLERK
 403-1-1-2009
 403-1-1-2009

NOTICE
 GEORGIA, Habersham County Probate Court
 The petition of Catharine Watkins, for a year's support from the estate of Jackie Watkins, deceased, for decedent's (surviving spouse), having been duly filed, all interested parties are hereby notified to appear at the hearing to be held on the 1st day of January, 2009, at 10:00 a.m. in the Probate Court of Habersham County, Georgia, to receive payment to the undersigned. This hearing is being held at the residence of the undersigned at 824 North Main Street, Waynesville, Georgia 30577 on the 1st day of January, 2009.
 BY: Amanda Stapler, Probate Clerk
 403-1-1-2009
 403-1-1-2009

NOTICE
 GEORGIA, Habersham County Probate Court
 The petition of Catharine Watkins, for a year's support from the estate of Jackie Watkins, deceased, for decedent's (surviving spouse), having been duly filed, all interested parties are hereby notified to appear at the hearing to be held on the 1st day of January, 2009, at 10:00 a.m. in the Probate Court of Habersham County, Georgia, to receive payment to the undersigned. This hearing is being held at the residence of the undersigned at 824 North Main Street, Waynesville, Georgia 30577 on the 1st day of January, 2009.
 BY: Amanda Stapler, Probate Clerk
 403-1-1-2009
 403-1-1-2009

estate are required to make immediate payment to me.
 This 11th day of December, 2008.
 Pam Franklin Woolley
 Pam Franklin Woolley
 Post Office Box 1923
 Clarkesville, GA 30523
 Executors of Lou Emma Franklin, Deceased
 Respectfully submitted by:
 Winslow H. Verdery, Jr., LLC
 Attorney At Law
 State Bar Number 727050
 P.O. Box 1556, Cornelia, Georgia 30531
 (706) 778-1800
 403-1-1-2009
 403-1-1-2009

NOTICE TO DEBTORS AND CREDITORS
 GEORGIA, HABERSHAM COUNTY.
 All creditors of the estate of MARIA SCHODERBOK NECHI, deceased, late of Habersham County, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.
 This 11th day of December, 2008.
 Ilana A. Brown
 409 Lovelace Road
 Clarkesville, Georgia 30523
 Executor of Maria Schoderbok Nechi, Deceased
 Respectfully submitted by:
 Winslow H. Verdery, Jr., LLC
 Attorney At Law
 State Bar Number 727050
 P.O. Box 1556, Cornelia, Georgia 30531
 (706) 778-1800
 403-1-1-2009
 403-1-1-2009

EXHIBIT 88
 HEARING
NOTICE OF OPPORTUNITY FOR A PUBLIC HEARING
PRIVATE ENTERPRISE COORDINATION RURAL PUBLIC TRANSPORTATION PROGRAM
 Habersham County is applying for funding assistance under Title 49 U.S.C. Section 5311 of the Federal Transit Act pertaining to rural and small urban areas.
 Habersham County will offer general public transportation to all citizens of Habersham County for any worthwhile purpose, including but not limited to shopping, medical treatment, social services and other purposes.
 Habersham County solicits private sector input and participation to assure that private non-profit transportation operators have a fair and timely opportunity to participate in the development of this program.
 Habersham County also solicits comments and concerns from the disabled population and their representatives to assure that issues relating to the disabled are addressed in the service design proposed during the planning process.
 Interested persons are invited to request that a public hearing be held to discuss the services being offered or development of the application.
 Written comments, requests for a public hearing and/or written notice of intent by private for-profit transportation operators to provide or participate in any or all of the above services should be submitted no later than fifteen (15) days from the date of this publication to:
 Jim B. Butterworth
 Chairperson Board of Commissioners
 555 Monroe St. Unit 20
 Clarkesville, Ga. 30523
 (706) 754-6270
 403-1-1-2009
 403-1-1-2009

NOTICE OF INTENT TO INCORPORATE
 Notice is given that Article Management, Inc., have been incorporated, which will incorporate with the Secretary of State for filing with the Georgia Business Corp. The initial registered office of the corporation will be located at 210 Twin R Drive, Demorest, Habersham, C 30535, and its initial registered office address is Greg Holcomb, 203-1-1-2009
NOTICE OF INTENT TO INCORPORATE
 Notice is given that articles of incorporation which will incorporate SOLING, INC. will be delivered to the Secretary of State for filing in accordance with Georgia Business Corporation Code. The initial registered office of the corporation will be located at 230 North Mize R Dr., Habersham County, Georgia 30531, and its initial registered office address shall be JAMES T. LISA M. GABLE
 ROBERTSON & GABLE, LLC
 3075 Breckinridge Blvd., Suite 200
 Duluth, GA 30096
 (770) 736-5382
 403-1-1-2009
 403-1-1-2009

NOTICE OF PUBLIC SALE
AMERICA'S BEST SECURED ST
 7544 TRUBBLE GAP RD
 ALTO, GA. 30530
 BECAUSE OF DEFAULT IN PAYMENT OF THE BALANCE OF THE SAID ACCOUNT, THE FOLLOWING UNITS WILL BE SOLD ON TUESDAY, DECEMBER 23, 2008 AT 11:00 AM. The units are:
 Rocky Wade Unit 619 10x20 \$1
 Rocky Wade Unit 630 10x20 \$1
 Rocky Wade Unit 229 10x15 \$2
 403-1-1-2009
 403-1-1-2009

NOTICE OF APPLICATION FOR BEER AND WINE LICENSE
 GEORGIA, HABERSHAM COUNTY
 Notice is hereby given that Francisco Ramirez for Los Cerros Mexican Restaurant at 346 US Hwy 441, Bypass, located in Baldwin, Georgia, has applied to the City of Baldwin for a Beer and Wine License for consumption on the premises at the above location.
 Brandy Nyle, City Clerk
 403-1-1-2009
 403-1-1-2009

NOTICE OF APPLICATION FOR BEER AND WINE LICENSE
 GEORGIA, HABERSHAM COUNTY
 Notice is hereby given that Javesh Patel for Johnny's Pizza and Subs at 700A Historic Highway 441, Cornelia, Georgia 30531 for a Beer and Wine License for consumption on the premises at the above location.
 Brandy Nyle, City Clerk
 403-1-1-2009
 403-1-1-2009

Governmental Agencies, Habersham County and the State of Georgia
 There will be a public hearing on Cornelia's proposed Urban Redevelopment Plan on Monday, Dec. 29th at 5:15 p.m. in the Municipal Building, 156 Foreacre Street, Cornelia.
 403-1-1-2009
 403-1-1-2009

NOTICE OF APPLICATION FOR BEER AND WINE LICENSE
 GEORGIA, HABERSHAM COUNTY
 Notice is hereby given that Tahir Ali Baig for BP Top Food Mart at 2834 State Highway 365, located in Baldwin, Georgia has applied to the City of Baldwin for a Beer and Wine License for package sales at the above location.
 Brandy Nyle, City Clerk
 403-1-1-2009
 403-1-1-2009

NOTICE OF APPLICATION FOR BEER AND WINE LICENSE
 GEORGIA, HABERSHAM COUNTY
 Notice is hereby given that Francisco Ramirez for Los Cerros Mexican Restaurant at 346 US Hwy 441, Bypass, located in Baldwin, Georgia, has applied to the City of Baldwin for a Beer and Wine License for consumption on the premises at the above location.
 Brandy Nyle, City Clerk
 403-1-1-2009
 403-1-1-2009

NOTICE OF APPLICATION FOR BEER AND WINE LICENSE
 GEORGIA, HABERSHAM COUNTY
 Notice is hereby given that Javesh Patel for Johnny's Pizza and Subs at 700A Historic Highway 441, Cornelia, Georgia 30531 for a Beer and Wine License for consumption on the premises at the above location.
 Brandy Nyle, City Clerk
 403-1-1-2009
 403-1-1-2009

NOTICE OF APPLICATION FOR BEER AND WINE LICENSE
 GEORGIA, HABERSHAM COUNTY
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 Brandy Nyle, City Clerk
 403-1-1-2009
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NOTICE OF APPLICATION FOR BEER AND WINE LICENSE
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 Brandy Nyle, City Clerk
 403-1-1-2009
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NOTICE OF APPLICATION FOR BEER AND WINE LICENSE
 GEORGIA, HABERSHAM COUNTY
 Notice is hereby given that Francisco Ramirez for Los Cerros Mexican Restaurant at 346 US Hwy 441, Bypass, located in Baldwin, Georgia, has applied to the City of Baldwin for a Beer and Wine License for consumption on the premises at the above location.
 Brandy Nyle, City Clerk
 403-1-1-2009
 403-1-1-2009

Television Listing



Agenda
City of Cornelia Regular Monthly Commission Meeting
January 6, 2009, 7:00 PM

Call to Order

Invocation

Pledge of Allegiance

1. Approval of the Agenda
2. Approval of the Minutes from the December 9, 2008 Commission Meeting **Tab A**
3. Approval of the Minutes from the December 24, 2008 Special Commission Meeting **Tab B**
4. Public Forum
5. Better Hometown Awards
6. Appointment of City Manager for 2009
7. Appointment of Secretary to the Commission for 2009
8. Appointment of City Attorney for 2009
9. Appointment of Municipal Judge for 2009

Reports

10. Annual Reports

Old Business

11. Second Reading on Ordinance #12-08-01, Rain Sensor Ordinance **Tab C**
12. Second Reading on Ordinance #12-08-02, Amendment to Chapter 6 of the Code of Ordinances **Tab D**

Public Hearings

13. Housing Redevelopment Strategy **Tab E**
14. Establishment of New M.O.P. Zoning District **Separate Packet**
15. Zoning & Annexation of Cornelia Reservoir Property **Separate Packet**
16. Zoning & Annexation Request of Cornelia Water Plant Property **Separate Packet**
17. Zoning & Annexation of Cornelia Waste Water Treatment Plant Property **Separate Packet**
18. Zoning & Annexation Request of Pittman property, 656 Elberta Street **Separate Packet**
19. Zoning & Annexation Request of Hilderhoff property, 670 Elberta Street **Separate Packet**

New Business

20. Agreement with County/RDC to host county GIS website **Tab F**
21. Resolution setting qualifying fees for 2009 election **Tab G**
22. Alcohol Beverage License Application for Johnny's Pizza, 700 A Historic Hwy 441 **Tab H**
23. Executive Session (personnel)
24. Adjourn

City Attorney for 2009 – Commissioner Cook made the motion to appoint Steve Campbell as City Attorney for 2009; seconded by Commissioner Garcia. Approved unanimously.

Municipal Judge for 2009 – Commissioner Cook made the motion to appoint Steve Adams as Municipal Judge for 2009; seconded by Commissioner Garcia. Approved unanimously.

Annual Reports – Police Chief Rick Darby, Maintenance and Mechanical Supervisor Autry Gosnell, Building and Grounds and Sanitation Supervisor Gary Worley, Fire Chief Frankie Smith, Community Development Manager Jon Herschel, and City Planner Jeff Barron came forward and gave their department reports for 2008.

Commissioner Bagwell made the motion to adopt Ordinance 12-08-01, Rain Sensor Ordinance; seconded by Commissioner Garcia. Approved unanimously.

Commissioner Bagwell made the motion to adopt Ordinance 12-08-02, Amendment to Chapter 6 of the Code of Ordinance; seconded by Commissioner Cook. Approved unanimously.

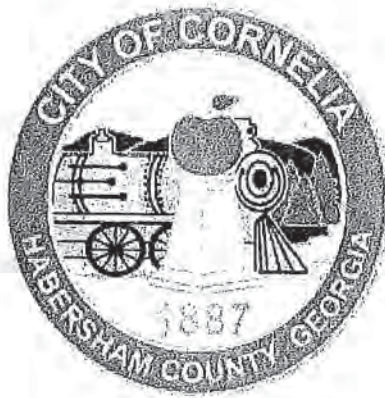
Mayor Ballard opened the Public Hearing for the Housing Redevelopment Strategy.

Community Development Manager Jon Herschel explained that he had conducted a Public Hearing on December 29, 2008 and tonight's meeting is the next phase. He presented a power point presentation for the public outlining the program. There was time given for the public to ask questions and there were no public comments heard. Mayor Ballard closed the Public Hearing.

Commissioner Cook made the motion to adopt Cornelia's Urban Redevelopment Plan as presented; seconded by Commissioner Bagwell. Approved unanimously.

M.O.P Zoning District – Mayor Ballard opened the Public Hearing for the M.O.P. Zoning District. City Planner Barron said this is an amendment to the Zoning Ordinance to establish a new Municipal Owned Properties (M.O.P.) Zoning District. He said the Municipal Planning Board held a Public Hearing on December 18, 2008 and they recommend the change be approved. There were on comments heard from the public. Mayor Ballard closed the Public Hearing.

Commissioner Bagwell made the motion to post Ordinance 01-09-01, Amending the Zoning Ordinance by establishing a Municipal Owned Properties Zone; seconded by Commissioner Garcia. Approved unanimously.



**City of Cornelia
Agenda Report**

Date: December 22, 2008

To: The Honorable Mayor and City Commission

From: Donald E. Anderson, Jr., City Manager

Subject: Public Hearing for Cornelia's Urban Redevelopment Plan

Attached is the power point presentation for the public hearing regarding our Urban Redevelopment Plan. Following the Public Hearing you will need to vote to adopt the plan.

Cornelia's Urban Redevelopment Plan

Public Hearing

Urban Redevelopment Law

O.C.G.A. 36-61

- Gives cities broad powers to redevelop blighted or threatened areas of the community.
- The required Urban Redevelopment Plan (URP) is fairly easy and inexpensive to prepare and amend.
- Encourages involvement of private enterprise/public private partnerships to redevelop neglected areas of the community

Urban Redevelopment Law

O.C.G.A. 36-61

- Permits use of tax exempt bonds for redevelopment purposes. These may be secured by loans and grants
- Lets the public know what is being planned for the redevelopment area
- Guides City investments in infrastructure to support redevelopment

Process

- Draft the Urban Redevelopment Plan.
- Hold a public hearing.
- Adopt the plan.
- Appoint an organization to implement the plan.
- Implement the plan.

What is an Urban Redevelopment Plan

- A general blueprint for redevelopment and targeting of public investments in the redevelopment area.

Required Components of URP

- Statement that the URP is consistent with the city's comprehensive plan
- Clearly defined boundaries of the redevelopment area
- Explanation of negative conditions in the area necessitating redevelopment
- Description of land parcels to be acquired and structures to be demolished or rehabilitated.

Required Components of URP

- A strategy for relocating any displaced residents
- Public infrastructure to be provided – transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc. to support redevelopment of the area.
- A workable financial strategy for implementing the plan

Urban Redevelopment Agency

- In September the Mayor and Commission Adopted a Resolution Adopting the city as the Redevelopment Agency.

The Urban Redevelopment Area

- The Boundary for the Urban Redevelopment Area was carefully selected based on poverty levels in Census Block Groups, a preliminary housing study conducted by the RDC, and the characterization map developed from the Cornelia Comprehensive Plan.
- The Boundary was Adopted in November

Urban Redevelopment Boundary



36-61 Urban Redevelopment Area

URP boundary legal description

Section 1. Boundaries

Whereas, the City Of Cornelia has identified a defined geographic boundary that constitutes the Revitalization Area Strategy. The boundaries can be described as beginning in beginning in the northern quadrant of Cornelia at 34°31'17.46"N, 83°31'42.51"W; continues east .24 miles to the end of Lee St at 34°31'18.67"N, 83°31'27.16"W; continues south .53 miles along Faringer St at 34°30'56.72"N, 83°31'6.74"W; continues southwesterly .58 miles along Front St at 34°30'40.59"N, 83°31'37.78"W; continues west .57 miles along Irving St at 34°30'25.96"N, 83°32'9.15"W; continues north .17 miles along Wayside St at 34°30'32.24"N, 83°32'14.22"W; continues west .10 miles at 34°30'29.43"N, 83°32'19.64"W; continues north .05 miles at 34°30'31.76"N, 83°32'20.82"W; continues west .06 miles at 34°30'30.43"N, 83°32'24.24"W; continues north .12 miles at the intersection of N Williams St and Level Grove RD at 34°30'36.27"N, 83°32'27.57"W; continues east .23 miles along Level Grove RD at 34°30'41.38"N, 83°32'14.48"W; continues north .19 miles along Wayside St at 34°30'51.02"N, 83°32'10.78"W; continues northwesterly .35 miles along Foster St at 34°30'58.11"N, 83°32'29.86"W; continues east .21 miles along Wood St at 34°31'3.56"N, 83°32'18.67"W; continues north .14 miles along Blackburn St at 34°31'9.73"N, 83°32'23.10"W, continues east at .31 miles 34°31'17.97"N, 83°32'5.88"W, continues east .37 miles along Myrtle St and ending at its original point of origin. Coordinates derived from the World Geodetic System of 1984.

Objectives of URP

- Promote mixed income housing development
- Improve street utilities and infrastructure
- Eliminate nuisance properties
- Provide resident education: personal finances, credit counseling
- Promote Home ownership

URP Section 2:

Statement necessitating redevelopment

- Section 2. Evidence that area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of this plan.
- PHASE I. --- Some 60 properties within this area have been identified as uninhabitable, unsafe and in need of rehabilitation or demolition.
- PHASE II. --- Numerous unkempt vacant lots adversely affect tax base and slow development of neighborhoods. All determinations made by on-site inspection.
- PHASE III. --- Residential neighborhoods in this area are subject to poverty levels of 20% to 15%.

URP Section 3:

Land Use, & leveraging private resources to redevelop the area

- Propose to reestablish housing and commercial use per pre-existing zoning wherever practical in concert with private investment, Northeast Georgia Housing Authority, and Habitat for Humanity. Anticipated demolition costs will be deducted from condemnation award. CHIP, CDBG, DCA, USDA, and local funding will be used for down-payment and incentives per available programs. Working with Department of Community Affairs on other options to help finance home ownership, thereby making development more enticing to private sector

Section 4:

- Description of proposed construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of any public works, public housing, or other public facilities, estimates of cost thereof, and explanation of proposed method of financing same.
- Not applicable.

Section: 5 Description of proposed construction, reconstruction

Proposed residential and commercial reconstruction to be funded by private enterprise and/or Housing Authority if applicable. All available state and federal home buyer assistance will be utilized to enable loan qualification. Demolition cost supplied by deduction from condemnation award and/or in-kind work by the City. However, the City may dispose of real property in an urban redevelopment area to private persons only under such reasonable competitive bidding procedures as it shall prescribe or as are provided in O.C.G.A. Section 36-61-10(b)(1). In the latter event, the City, by public notice by publication once each week for two consecutive weeks in a newspaper having a general circulation in the City, prior to the execution of any contract to sell, lease, or otherwise transfer real property and prior to the delivery of any instrument of conveyance with respect thereto under this plan, may invite proposals from and make available all pertinent information to private developers or any persons interested in undertaking to redevelop or rehabilitate an urban redevelopment area or any part thereof.

Section: 5 Description of proposed construction, reconstruction

The notice shall identify the area or portion thereof and shall state that such further information as is available may be obtained at the City's Office of Community Development or such other location as shall be designated in the notice. The City shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out and may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by the City in the urban redevelopment area. The City may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this plan. The City may execute contracts in accordance with this plan and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contracts.

Section 6:

description of contracts, agreements and other instruments creating obligations of more than one year which are proposed to be entered into by the City of Cornelia to implement this plan.

Not applicable.

Section 7: Description of type of relocation

- All target properties at this juncture are vacant. Future inhabited properties if applicable will be handled in accordance with Georgia Relocation Act and Federal Uniform Relocation Act.

Section 8: Statement of conformity to master plan & zoning ordinance

This plan is in complete conformity with and to the existing Comprehensive plan, zoning ordinance, and building codes of the City of Cornelia, with the following exceptions:

- No predetermined exceptions. Any case specific exceptions that develop will be subject to approval by Zoning Board of Appeals.

Section 9:

Summary of estimated expenditures from public and private financing sources for each of the first ten years following implementation of this plan.

The city is anticipating CDBG and CHIP seed monies to start the redevelopment process. Subsequent expenditures supplied by in-kind services of City and proceeds of lot sales to private developers.

Section 10: Other INFO

The following information is included in this plan pursuant to the requirements of the resolution adopted by the Mayor and Commission of the City of Cornelia on September 2, 2008 and November 17, 2008

Section 11: Historic Property

Any property located within this redevelopment area which is either designated as a historic property under Article 2 of Chapter 10 of Title 44, the "Georgia Historic Preservation Act," or is listed on or has been determined by any federal agency to be eligible for listing on the National Register of Historic Places, will not be:

- Substantially altered in any way inconsistent with technical standards for rehabilitation; or
- Demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation project,

Assessed valuation of URA

The last known assessed valuation of residential property of the redevelopment area is \$45,852,880. (conducted 2008)

QUESTIONS

?????????????

?????????????



Agenda
City of Cornelia Special Commission Meeting
November 17, 2008, 5:15 PM

Call to Order

1. Approval of the Agenda
2. Approval of the Minutes from the November 4, 2008 Commission Meeting **Tab A**
3. Public Forum

Old Business

4. Site Plan for 4435 BC Grant Road **Tab B**

New Business

5. Resolution for the Community Redevelopment Area **Tab C**
6. Permission to Post New Regulated Gaming Machine Ordinance **Tab D**
7. Permission to Post New Billiard Room Ordinance **Tab E**
8. Executive Session
9. Adjourn



**City of Cornelia
Agenda Report**

Date: November 11, 2008

To: The Honorable Mayor and City Commission

From: Donald E. ^{DA}Anderson, Jr., City Manager

Subject: Resolution for Community Redevelopment Area

Attached is a resolution that is needed for our Community Redevelopment Plan that we are working on.

RESOLUTION OF THE
CORNELIA CITY COMMISSION
COMMUNITY REDEVELOPMENT AREA
(O.C.G.A 36-61)

WHEREAS, the of City Of Cornelia is preparing a Community Redevelopment Plan adopted under O.C.G.A 36-61 et seq. to rehabilitate, conserve, or redevelop a defined geographical area; and

WHEREAS, the Urban Redevelopment Act can be used alone, or in combination with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, revitalize impoverished neighborhoods, recruit and nurture small businesses, rehabilitate older homes, ensure architecturally compatible infill development, and generate new adaptive reuses for old industrial and agricultural facilities; and

WHEREAS, the City Of Cornelia has identified a defined geographic boundary that exists and constitutes the Revitalization Area Strategy. The boundaries can be described as beginning in beginning in the northern quadrant of Cornelia at 34°31'17.46"N, 83°31'42.51"W; continues east .24 miles to the end of Lee St at 34°31'18.67"N, 83°31'27.16"W; continues south .53 miles along Farlinger St at 34°30'56.72"N, 83°31'6.74"W; continues southwesterly .58 miles along Front St at 34°30'40.59"N, 83°31'37.78"W; continues west .57 miles along Irving St at 34°30'25.96"N, 83°32'9.15"W; continues north .17 miles along Wayside St at 34°30'32.24"N, 83°32'14.22"W; continues west .10 miles at 34°30'29.43"N, 83°32'19.64"W; continues north .05 miles at 34°30'31.76"N, 83°32'20.82"W; continues west .06 miles at 34°30'30.43"N, 83°32'24.24"W; continues north .12 miles at the intersection of N Williams St and Level Grove RD at 34°30'36.27"N, 83°32'27.57"W; continues east .23 miles along Level Grove RD at 34°30'41.38"N, 83°32'14.48"W; continues north .19 miles along Wayside St at 34°30'51.02"N, 83°32'10.78"W; continues northwesterly .35 miles along Foster St at 34°30'58.11"N, 83°32'29.86"W; continues east .21 miles along Wood St at 34°31'3.56"N, 83°32'18.67"W; continues north .14 miles along Blackburn St at 34°31'9.73"N, 83°32'23.10"W; continues east at .31 miles 34°31'17.97"N, 83°32'5.88"W, continues east .37 miles along Myrtle St and ending at its original point of origin. Coordinates derived from the World Geodetic System of 1984.

WHEREAS, conditions within this delineated area suffer from, blighting, and impoverish influences under local standards, detrimental to the public health, safety, and welfare and that the property's deterioration is negatively affecting the community (36-61-5); and

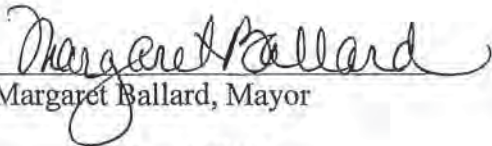
WHEREAS, the City Of Cornelia desires to work with public and private sector partners to ensure that the desired redevelopment is achieved; and

WHEREAS, the City Of Cornelia hereby identifies the influences on the geographic areas designated and intends to work diligently to foster conditions conducive to redevelopment within these areas.

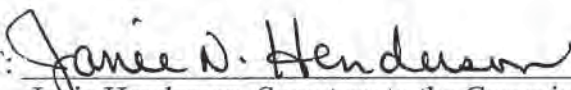
THEREFORE, it is hereby found that the rehabilitation, conservation, or redevelopment, or construction thereof of such area is necessary in the interest of the public safety, health and welfare of the City

NOW, THEREFORE BE IT RESOLVED, the City Of Cornelia hereby recognizes this area as the Redevelopment area and will pursue the process of creating an Urban Redevelopment Plan consistent with O.C.G.A 36-61.

Signed and sealed this 17th day of November, 2008


Margaret Ballard, Mayor

(SEAL)

ATTEST: 
Janie Henderson, Secretary to the Commission



Agenda
City of Cornelia Regular Monthly Commission Meeting
September 2, 2008, 7:00 PM

Call to Order

Invocation

Pledge of Allegiance

1. Approval of the Agenda
2. Approval of the Minutes from the August 5, 2008 Commission Meeting
3. Public Forum

Tab A

Reports

5. Reports

Old Business

Public Hearings

New Business

6. Resolution declaring the Mayor & Commission the Redevelopment Agency for Cornelia **Tab B**
7. Homestead Exemption for 2009 **Tab C**
8. Taxicab License for Taxi El Mexicano **Tab D**
9. Purchase of New Landscaper Truck **Tab E**
10. Executive Session
11. Adjourn

years of service to the citizens of Cornelia. Everyone was encouraged to attend refreshments will be served. (6) There will be a Memorial Service for Harry Carter on Thursday, September 4th at 6 p.m. at the Community House. (7) The department reports for the month of August were presented.

Resolution declaring the Mayor & Commission the Redevelopment Agency – City Manager Anderson explained that we are working on an application to become a member of the Georgia Initiative for Community Housing which would greatly aid our efforts to qualify for HCIP and CDBG Funding for neighborhood revitalization. Part of the application is this resolution declaring the Mayor and Commission to be the Redevelopment Agency for the City and he recommended approval. Commissioner Cook made the motion to approve the Resolution to Constitute the Mayor and Commission of the City of Cornelia as the Redevelopment Agency of and for the City of Cornelia, and for other purposes; seconded by Commissioner Dodd. Approved unanimously 4-0.

Homestead Exemption for 2009 – City Manager Anderson stated the State is looking at a \$2 billion budget shortfall this year and the Governor may eliminate the reimbursement for the Homeowner Tax Relief to counties and cities that was enacted by the Governor and the General Assembly several years ago. This is an additional exemption of \$63.20 for residents that live inside the municipality. We can send the notices out with the exemption and then send a second bill to our citizens if the decision is not reversed by the General Assembly or we can not take it off and issue refund checks if we do receive the reimbursement from the state. Commissioner Dodd made the motion to not include the State Exemption unless it's been approved for reimbursement by the General Assembly prior to our bills being issued; seconded by Commissioner Bagwell. Approved unanimously.

Taxicab License for Taxi El Mexicano – Juan Medina, owner of Taxi El Mexicano of Baldwin, has made application for a Certificate of Convenience to operate a taxicab business inside the City of Cornelia. City Manager Anderson noted this will be the third taxicab business approved for Cornelia. Commissioner Bagwell made the motion to approve the Certificate of Convenience for Taxi El Mexicano; seconded by Commissioner Cook. Approved unanimously.

Habersham County Library Board – The current board is requesting the appointment of Spencer Carr for a three-year term and this still leaves 2 vacancies from Cornelia on the Board. Commissioner Dodd made the motion to appoint Spencer Carr for a 3-year term ending June 2011; seconded by Commissioner Bagwell. Approved unanimously.



**City of Cornelia
Agenda Report**

Date: August 14, 2008
To: The Honorable Mayor and City Commission
From: ^{DCA} Donald E. Anderson, Jr., City Manager
Subject: Resolution Declaring the Mayor and Commission as
The Redevelopment Agency for the City Of Cornelia

We are working on an application to become a member of the Georgia Initiative for Community Housing. This would greatly aid our efforts to qualify for CHIP and CDBG funding for neighborhood revitalization. Part of the application is the attached resolution declaring the Mayor and Commission to be the Redevelopment Agency for the City. I strongly recommend approval of this resolution.

A RESOLUTION TO CONSTITUTE THE MAYOR AND COMMISSION OF THE CITY OF CORNELIA AS THE REDEVELOPMENT AGENCY OF AND FOR THE CITY OF CORNELIA, AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Commission of the City of Cornelia, Georgia, find that there exists within the corporate limits of said city one or more urbanized or developed areas in which the structures, buildings, and improvements, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, and the existence of conditions which endanger life and property by fire and other causes, is conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency and crime and is detrimental to the public health, safety, morals and welfare; and

WHEREAS, The Mayor and Commission of the City of Cornelia, Georgia, find that there exists within the corporate limits of said city one or more urbanized or developed areas which by reason of the presence of a predominant number of substandard, slum, deteriorated, or deteriorating structures, inadequate parking, faulty lot layout in relation to size, adequacy, accessibility, and usefulness, unsanitary and unsafe conditions, deterioration of site and other improvements, tax delinquency exceeding the fair value of the land, diversity of ownership on defective or unusual conditions of title which prevent or encumber the free alienability of land, and the existence of conditions which endanger life and property by fire and other causes, substantially impair and arrest the sound employment opportunities, and constitute an economic and social liability and is a menace to the public health, safety, morals and welfare in their present condition and use; and

WHEREAS, the Mayor and Commission of the City of Cornelia, Georgia, find that there exists within the corporate limits of said city one or more open areas located within urbanized or developed areas which because of the presence of factors enumerated in the first two paragraphs hereof, substantially impair and arrest the sound growth of the community; and

WHEREAS, the Mayor and Commission of the City of Cornelia, Georgia, find that there exists within the corporate limits of said city one or more urbanized or developed areas which are substantially underutilized by containing open lots and parcels of land or by containing a substantial number of buildings or structures which are 40 years old or older or by containing structures or buildings of relatively low value as compared to the value of structures or buildings in the vicinity of the area or in which there is a shortage of housing that is affordable for persons of low or moderate income which the mayor and commission designate as appropriate for community development;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Commission of the City of Cornelia, Georgia, in meeting duly assembled, pursuant to the authority granted by Official Code of Georgia Annotated Section 36-44-4 (a), that the Mayor and Commission

of the City of Cornelia is hereby designated as the redevelopment agency for the City of Cornelia, Georgia, and may hereafter exercise the redevelopment powers provided by Official Code of Georgia Annotated Chapter 36-44

PASSED BY THE FOLLOWING VOTE:

"YES" ✓ 4 "NO" 0 "ABSTAIN" 0

Approved this 2nd day of September, 2008

Margaret Ballard, Mayor
Margaret Ballard, Mayor

(Seal)

ATTEST: Janie D. Henderson
Janie Henderson, Secretary to the Commission