

Whitfield County

Urban Redevelopment Plan

Adopted and Approved by the Board of Commissioners of Whitfield County
September 29, 2009

Prepared by:

The Whitfield County Urban Redevelopment Agency
890 College Drive
Dalton, Georgia 30720

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I. INTRODUCTION

Whitfield County (the “**County**”) was created on December 30, 1851. Located in the Northwest Georgia Region, it has been designated as part of the Dalton Metropolitan Statistical Area by the U.S. Census Bureau. Whitfield County contains approximately 291 square miles of predominantly rural, yet vastly increasing suburban/urban landscape. Whitfield County’s urban population consists of four municipalities: Cohutta, Dalton, Tunnel Hill and Varnell. The largest of the municipalities is Dalton, with a population estimated by the U.S. Census Bureau in 2006 at more than 32,000 residents.

Hand-tufted bedspreads became the cottage industry that most households relied upon to help finance their budgets in the early 1920’s to mid 1950’s. A section of U.S. Highway 41 became well known in the Eastern states as “Bedspread Alley” or “Peacock Alley”. This popularity for bedspreads allowed entrepreneurs like Catherine Evans Whitener to industrialize the process and help set the start of the carpet industry in Whitfield County. By the early 1950’s bedspread sales were in decline, thus giving rise to the conversion of tufting machines to produce carpet, fueled by the new home sales. Carpet took hold in the American Dream of owning a home with the concept of “wall-to-wall carpet”. More than 90% of the functional carpet produced in the world today is manufactured in and around Whitfield County.

Manufacturing accounts for nearly one in two jobs in Whitfield County. Manufacturing’s share of employment in Whitfield County is more than three times the national average. The County is largely dependent on a few industry super-sectors – Manufacturing; Trade, Transportation & Utilities; and Professional & Business. These three sectors account for 80% of all jobs in the County. One in 10 textile product mill jobs in the United States is located within Whitfield County. The manufacturing super-sector grew modestly from 1990 to 2006 and maintained the largest share of employment in Whitfield County at 38.1% (down from 41.2% in 2000 and 51.4% in 1990. However, textile mills in the Northwest Georgia Region are projected by the Georgia Department of Labor to see employment losses in their respective sectors of 1,580 jobs between 2004 and 2014.

II. EXECUTIVE SUMMARY

Purpose

On August 10, 2009, the Whitfield County Board of Commissioners designated an area, as more fully described on the attached “Map A”(“**Urban Redevelopment Area No. 1**” or “**URA-1**”), as a “slum area” within the meaning of the Urban Redevelopment Act (Official Code of Georgia Annotated Sections 36-61-1, *et seq.*, the “**Act**”). This Urban Redevelopment Plan No. 1 (“**URP-1**”) was created to provide a guiding blueprint of goals, objectives, and strategies to facilitate the efficient redevelopment of blighted, distressed and threatened areas in a manner that promotes the commerce, growth and welfare of Whitfield County.

Whitfield County Urban Redevelopment Plan

Background

URP-1 was created in accordance with the Act. URP-1 outlines the broad powers bestowed by the Act which enables the County, or the designated Urban Redevelopment Agency (the “**Agency**”), to redevelop blighted or threatened areas of the County. URP-1 articulates goals and objectives, describes strategies for accomplishing them, and identifies essential tools needed for effective implementation.

Goals

- Promote smart growth development and efficient use of land resources.
- Encourage private enterprise and public-private partnership investments to redevelop neglected, abandoned, distressed, and blighted properties and neighborhoods of the community.
- Increase commercial traffic along major transportation gateways to enhance business climate sustainability.
- Improve community infrastructure and environmental sustainability.
- Utilize and market opportunities to increase economic development and promote employment opportunities.

III. CONSISTENCY WITH COMPREHENSIVE PLAN

The Whitfield County Joint Comprehensive Plan (“**Comprehensive Plan**”) was completed in October 2008. The Comprehensive Plan was adopted by the Board of Commissioners on December 8, 2008.

The Comprehensive Plan outlines a series of redevelopment areas and strategies for addressing the existing development issues. When the Comprehensive Plan was being prepared, the current economic climate of a recession did not exist. A need for redevelopment industrial character areas was not conceptualized at that time. Redevelopment of areas were mainly focused on neighborhood revitalization, with an emphasis toward designs as described in Jane Jacobs book, “The Death and Life of Great American Cities”, we concentrated on revitalization areas that would incorporate residential and commercial uses that would support neighborhood uses and help improve sustainability of these neighborhoods to provide a work force for surrounding manufacturing areas. The Comprehensive Plans Future Development Map indicates locations for new Industrial use. These new industrial areas are located along commercial corridors that have relatively close proximity to transportation and utilities infrastructure. Industrial areas created are approximately 15 minutes driving time away from both Redevelopment character areas as described within the Joint Comprehensive Plan.

In an effort to maintain consistency with the Comprehensive Plan, the Agency has chosen to use these redevelopment area designations as a framework from which to outline specific redevelopment objectives and strategies. On the following pages, we have listed the redevelopment areas and redevelopment strategies for those areas. The decline in manufacturing within the County has led the County to refocus its planning efforts on promoting and redeveloping new industrial areas in the County.

URP-1 is consistent with the future growth and development goals of Whitfield County.

Below are some of the issues from existing development patterns in Whitfield County, which were outlined in the Comprehensive Plan.

- Lack of sufficient jobs for local residents and economic development opportunities businesses.
- Several neighborhoods are in need of revitalization or rehabilitation.
- Difficulty in business retention and economic development.
- Residential and commercial parcels in need of redevelopment, clearance or rehabilitation.
- Streets in need of improvement and expansion.
- Enforcement of code violations and non-conforming uses.

IV. REDEVELOPMENT STRATEGIES

1. Maximize the local incentive policy to encourage and guide private investment in industrial, commercial and residential activities within appropriate land use areas of URA-1.

Notes: Incentives will include, but are not limited to faster permitting process, reduction of building permit fees, and potential state and municipal *ad valorem* property tax abatements.

2. Locate and map blighted and distressed lots.

Notes: Work with County Planning and Development, GIS Coordinator, to map vacant or abandoned lots and to organize lots by land use and current zoning classifications.

3. Facilitate the development or redevelopment of these blighted and distressed lots either through lot sales to private developers or through public/ private partnership.

Notes: Any lot sales to private developers will be coordinated through an RFP and bid process monitored by the Agency and the County, all in
Whitfield County Urban Redevelopment Plan

accordance with the Act.

4. Identify procedures to provide an efficient and timely clean-up of any code violations within the neighborhood.

Notes: Procedures would be implemented to help facilitate the clean-up of debris or elements of code violations to encourage neighborhood beautification efforts.

5. Utilizing public/private partnerships the County seeks to coordinate land use and transportation planning along the major transportation corridors to facilitate commuter and commercial traffic. Initiate road and traffic improvement program within URA-1 to provide connectivity to the major transportation corridors.

Notes: Scope and coordination of the project is contingent upon funding availability and other infrastructure work proposed in the area.

6. Initiate stormwater management system including landscaping and plantings for sustainable erosion control. Repair or alter stormwater management systems to provide proper stormwater runoff to appropriate distribution area protect and preserve eco-systems and watersheds.

Notes: Promote the use of green growth strategies such as landscaping and plantings on redeveloped lots to regulate stormwater issues. Scope and coordination of the project is contingent upon funding availability and other infrastructure work proposed in the area.

7. Facilitate the redevelopment or removal of dilapidated manufactured housing units. If homes are demolished, where possible encourage the salvage of reusable materials from homes during demolition with demolition and removal of the unit from the site.

Notes: Demolition of dilapidated manufactured housing units will be performed by experienced work crews. All dilapidated units will be salvaged to recycle any reusable material and to limit debris transferred to the landfill. Relocation of residents will be in accordance with code in Section XI, Strategies for Relocating Displaced Residents.

V. BOUNDARIES OF URBAN REDEVELOPMENT AREA NO. 1

The general boundaries for the Whitfield County Urban Redevelopment plan area begin at the intersection of South Dalton Bypass and Callahan Cavender Road, SE (Latitude 34⁰ 42' 41" N, Longitude 84⁰ 56' 26" W) running west until Cavender Road SE (Latitude 34⁰ 42' 41" N, Longitude 84⁰ 56' 42" W), then running north along Cavender Road approximately 2080 feet (Latitude 34⁰ 43' 01" N, Longitude 84⁰ 56' 42" W) and hence east approximately 1450 feet to the South Dalton Bypass (Latitude 34⁰ 43' 01" N,

Longitude 84° 56' 25" W), then south until the intersection of the South Dalton Bypass and Callahan Cavender Road SE.

Attached as APPENDIX B is a map and boundary description of URA-1.

VI. NEGATIVE CONDITIONS WITHIN URBAN REDEVELOPMENT AREA NO. 1

- Difficulty in business retention.
- Difficulty in business attraction.
- Predominance of blighted residential and commercial parcels.
- Streets that need improved and upgraded.
- Demolition or removal of dilapidated abandoned properties.
- Substandard and dilapidated homes in declining neighborhoods.
- The highest unemployment rate of any county in the State.
- General property distress.
- Poverty levels in equal to or greater than fifteen percent.

VII. COMMUNITY'S LAND USE OBJECTIVES

No land use objectives are inconsistent with the URP-1 contents. Existing land use in URA-1 consists of:

Rural residential (R-3). This district is established to protect single-family detached dwellings, including typical residential subdivision development of all varieties of housing stock, and duplexes. Manufactured housing in this district shall remove all wheels and the tongue (or hitch,) so as to maintain the residential character of the district. The lots in this zoning district shall conform at least with the minimum standards for lot sizes as promulgated by the health department or other authority having proper jurisdiction over such minimum lot sizes, as amended from time to time. Only one principal structure, containing two dwelling units or less, per lot shall be allowed in this district.

General commercial (C-2). This district is established to provide for and to encourage appropriate development along collector and arterial thoroughfares which includes a variety of retail sales and services, and other commercial activities which will both accommodate the needs of county residents and those of the traveling public.

Heavy manufacturing (M-2). This district is established to provide suitable areas for general industrial, carpet manufacturing, distribution, or warehousing activities and/or other intensive activities of industrial nature which may generate external traffic and may include allowable moderate amounts of environmental pollution in the form of traffic, noise, odors, smoke, fumes, glare, or heat.

(As referenced to the Official Zoning Map and updated GIS zoning layers including all the following parcels 13-013-11-000, 13-013-17-000, 13-013-10-000, 13-013-06-000, 13-013-03-000, 13-013-22-000, 13-013-07-000, 13-013-37-000, 13-013-28-000, 13-013-29-000, 13-013-15-000, 13-013-14-000, 13-013-39-000, 13-013-09-000, 13-013-02-000, 13-013-25-000, 13-013-04-000, 13-013-19-000, 13-013-26-000, 13-013-27-000, 13-013-24-000, 13-013-16-000)

Future Development Map/Character Areas

The Industrial character area includes land used in low and high intensity manufacturing, wholesale trade, distribution, assembly, processing, and similar uses that may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics. Most notable in Whitfield County is the carpet industry, which traditionally has been the driving economic force in the area and continues to be a large employer. A goal of this character area is to allow opportunities to expand this base while also accommodating new businesses.

Development Pattern

- Accommodate diverse, higher-intensity industrial uses and supporting commercial uses
- Prohibit residential uses
- Depict clear physical boundaries and transitions between the edge of the character area and surrounding residential or rural areas
- Reflect a campus or unified development
- Provide access management measures to maintain traffic flow (e.g. shared driveways and interparcel access for similar uses on adjacent properties)
- Incorporate landscaping of parking lots
- Encourage parking lots to incorporate on-site stormwater detention or retention features, such as pervious pavements
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population

- Address traffic impacts and circulation in site design
- Provide adequate buffers
- Limit visibility of industrial operations/parking from the public right of way
- Limit extensive mass grading and clearing
- Control signage (height, size, type) to prevent “visual clutter”

Primary Land Uses

- Industrial
- Commercial

Implementation Strategies

- Prepare and adopt design/development standards for industrial sites
- Prepare and incorporate into development review a “development impact matrix” to determine potential impacts of specific industries on the environment and infrastructure
- Coordinate economic development activities for recruiting, research and office parks

VIII. DESCRIPTION OF PARCELS TO BE ACQUIRED

At this time, URA-1 does not require the acquisition of parcels for redevelopment. Should circumstances necessitate the acquisition of lots or property for the successful completion of components of URP-1, this plan will be amended to reflect those changes. Any future parcel acquisition deemed necessary, to facilitate the implementation of this plan, will be conducted by the County or the Agency in accordance with the policies outlined in the Act and any other applicable state and federal regulations.

IX. STRUCTURES TO BE DEMOLISHED, RELOCATED OR REHABILITATED

Presently, there are structures anticipated to be demolished or relocated within URA-1. There are also structures that have been identified as needing rehabilitation. Any demolition, relocation or rehabilitation deemed necessary, to facilitate the implementation of URP-1, will be conducted in accordance with the policies outlined in the Act and any other applicable state and federal regulations.

X. PLAN TO LEVERAGE PRIVATE RESOURCES FOR REDEVELOPMENT

The County is pursuing a large commercial prospect to redevelop a significant portion of URA-1. The County is also pursuing Opportunity Zone designation within URA-1. The Opportunity Zone application must be reviewed and approved by the Georgia Department of Community Affairs prior to taking effect within the County. The boundaries covered by these designations is located within the boundaries of URA-1.

In order to encourage private investment and participation in the implementation of URP-1, the Agency, as the urban redevelopment agency, will promote commercial infill development and redevelopment of abandoned or vacant sites that meet goals and objectives as well as future development goals outlined in this plan. The Agency will utilize local, regional, and state resources to leverage private investment into projects within URA-1.

A. County Incentives Policy

The County Board of Tax Assessors of Whitfield County, in conjunction with the Dalton-Whitfield County Joint Development Authority, has adopted a uniform policy providing *ad valorem* property tax relief for businesses and industries that have investment projects representing new, or expanding existing, facilities in the County.

B. Opportunity Zone

The County is pursuing the establishment of an Opportunity Zone within URA-1 which will include the commercial areas along the South Dalton Bypass, a major corridor to Interstate 75 between Atlanta and Chattanooga. A map of the proposed Opportunity Zone Area is included with this Plan. Opportunity Zones direct State resources towards “pockets of poverty” to encourage development in smaller geographic areas that are served by existing economic development programs. With Opportunity Zone designation the County would be able to offer the maximum job tax credit of \$3,500 per new job created. This job tax credit is available for “any lawful business” of any nature which create at least two jobs. The job tax credits can be used against 100% of the income tax liability and employee withholding tax liability of the business.

Opportunity Zone requirements and documentation of need are as follows:

1. Pervasive Poverty. As indicated by the attached map, URA-1 is entirely within a Census Block Group with a poverty rate of 15 percent or greater.
2. Underdevelopment. There is significant documentation of underdevelopment within URA-1. Some problems include inadequate utilities for commercial and industrial development and a predominance of abandoned, dilapidated or deteriorated residential and commercial buildings.

3. General Distress. Adverse conditions in URA-1 include health and safety issues. As observed in Appendix D (pictures 5,6 and 8) select buildings within URA-1 have reached a point of deterioration that poses a threat to any occupant or renders such building uninhabitable.

4. Blight. A resolution of the Board of Commissioners on August 10, 2009 declared URA-1 a blighted “slum area”. As observed in Appendix C (pictures 5, 6 and 8) there are a number of abandoned buildings in disrepair. Furthermore, there are occurrences of dumping trash and debris within URA-1 as observed in Appendix C (pictures 2, 4, 7, 9 and 10).

XI. STRATEGY FOR RELOCATING DISPLACED RESIDENTS

The Agency has determined that the development and implementation of a relocation strategy is not necessary at this time. The Agency is only targeting the revitalization of abandoned slum and blighted areas as well as vacant infill lots, therefore no relocation of residents will occur. In the event that relocation of residents becomes necessary, due to project implementation needs, residents will be relocated in accordance with all local and state statutory requirements.

XII. COVENANTS AND RESTRICTIONS TO BE PLACED ON PROPERTIES

No covenants or restrictions will be placed on the properties at this time.

XIII. NEEDED PUBLIC INFRASTRUCTURE

The County and the Agency have identified several deficiencies in the infrastructure system within the boundaries of URA-1. These issues require the following improvements to be made:

- Improvement of Access Road from the South Bypass to Cavender Road to support heavy truck traffic.
- 1,500 linear feet of 12” water main pipe lines.
- 4,000 linear feet of 4” natural gas pipe line extension.
- 6,200 linear feet of 4” forced main sewer lines.
- 2,000 linear feet of 24 count fiber-optic overhead lines.
- 2,000 linear feet of 24 count fiber-optic underground cable/conduit lines
- Establish erosion control plan and plantings for sustainable stormwater management.

XIV. IMPLEMENTATION FUNDING STRATEGIES

Whitfield County and the Agency will pursue all funding opportunities including local, regional, state and federal programs which may facilitate the implementation of the components of URP-1. The Agency will seek to establish public/private partnerships to ensure significant private investment in redevelopment efforts within URA-1. The

Whitfield County Urban Redevelopment Plan

Agency will work with County departments to encourage the inclusion of URA-1 infrastructure improvements into capital projects budgeting within the annual County budget process as funds allow.

XV. STRATEGY FOR IMPLEMENTING THE PLAN

August 10, 2009	Declaration of Need and Designation of Whitfield County Urban Redevelopment Agency
September 21, 2009	Public Hearing
September 29, 2009	Adopt Urban Redevelopment Plan and Designate Opportunity Zone Boundaries
September, 2009	Apply for Opportunity Zone Designation
September, 2009	Facilitate the redevelopment of vacant commercial sites along Cavender Road and the South Dalton Bypass adjacent to URA-1 through public/private partnerships.
September/October, 2009	Review URP-1 and infrastructure projects with each County Department.
September/October, 2009	Review incentive programs with county and regional economic development agencies.
October/November, 2009	Review current zoning and future development plans to develop strategy for guiding appropriate redevelopment efforts through appropriate zoning and land use.
2010	If necessary, begin property acquisition for redevelopment. As funding permits, begin water/sewer infrastructure improvements within URA-1.
2010	Continue code enforcement clean-up efforts within URA-1 to eliminate elements of blight and distress.

XVI. APPENDICES

A.	Resolution Adopting Urban Redevelopment Plan and Appointing the Whitfield County Urban Redevelopment Agency	APPENDIX A
B.	Boundary Description of the Urban Redevelopment Area No. 1	APPENDIX B
C.	Photographs of Existing Condition within the Urban Redevelopment Area	APPENDIX C
D.	Redevelopment Plan Amendment Worksheet	APPENDIX D
E.	Public Hearing Documentation	APPENDIX E
F.	Maps	APPENDIX F

Whitfield County Urban Redevelopment Plan

XVII. LIST OF MAPS

- A. Urban Redevelopment Area No. 1 (URA-1)
- B. URA-1 with Current Land Use
- C. URA-1 with Future Development
- D. URA-1 with Current Zoning
- E. URA-1 with Vacant/Abandoned Sites and Dilapidated/Substandard Housing
- F. URA-1 with Opportunity Zones

APPENDIX A
RESOLUTION ADOPTING
URBAN REDEVELOPMENT AREA NO. 1
and
APPOINTING URBAN REDEVELOPMENT AGENCY

Whitfield County Urban Redevelopment Plan

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
WHITFIELD COUNTY ADOPTING AN URBAN REDEVELOPMENT
PLAN.**

WHEREAS, the Board of Commissions (the “**Board**”) of Whitfield County (the “**County**”) heretofore found and determined that the area described in Exhibit A hereto (the “**Urban Redevelopment Area No. 1**”) is a “slum area,” as defined in the Urban Redevelopment Act, O.C.G.A. 36-61-1, *et seq.* (the “**Act**”); and

WHEREAS, members of the Whitfield County Redevelopment Agency, in consultation with the Board, have prepared an Urban Redevelopment Plan (“**Urban Redevelopment Plan No. 1**”), a copy of which is attached hereto as Exhibit B, as provided for in the Act, to redevelop Urban Redevelopment Area No. 1; and

WHEREAS, as required by the Act, the Board hereby finds and determines that (1) a feasible method exists for the relocation of any families who will be displaced from Urban Redevelopment Area No. 1 in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) Urban Redevelopment Plan No. 1 conforms to the general plan of the County as a whole; and (3) Urban Redevelopment Plan No. 1 will afford maximum opportunity, consistent with the sound needs of the County as a whole, for the rehabilitation or redevelopment of Urban Redevelopment Area No. 1 by private enterprise; and

WHEREAS, as required by the Act, the Board has held a public hearing on Urban Redevelopment Plan No. 1.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Whitfield County, as follows:

Section 1. The Board hereby adopts Urban Redevelopment Plan No. 1 attached hereto as Exhibit B.

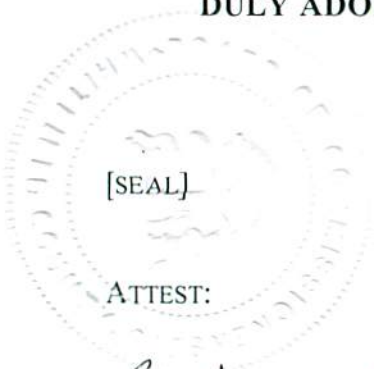
Section 2. The County shall work with public and private sector persons and entities with a view toward the redevelopment of Urban Redevelopment Area No. 1 in accordance with such Urban Redevelopment Plan No. 1.

Section 3. This Resolution shall be effective immediately upon its adoption.

DULY ADOPTED this the 29TH day of September, 2009.

BOARD OF COMMISSIONERS
OF WHITFIELD COUNTY

By: *Mike Babb*
Mike Babb, Chairman



[SEAL]

ATTEST:

Barbara Love
Barbara Love, County Clerk

CLERK'S CERTIFICATE

The undersigned, being the duly appointed, qualified, and acting Clerk of the Board of Commissioners of Whitfield County (the "County"), **DOES HEREBY CERTIFY** that the foregoing page of typewritten matter constitutes a true and correct copy of the resolution, adopted on September 29, 2009, by the Board of Commissioners of the County, at a meeting duly called and assembled, after due and proper public notice was given, in accordance with the procedures of such body and with the applicable provisions of law, which was open to the public and at which a majority of the members of such body were present and acting throughout, and that the original of such resolution appears of public record in the minute book of such body which is in my custody and control. The vote on the resolution was as follows:

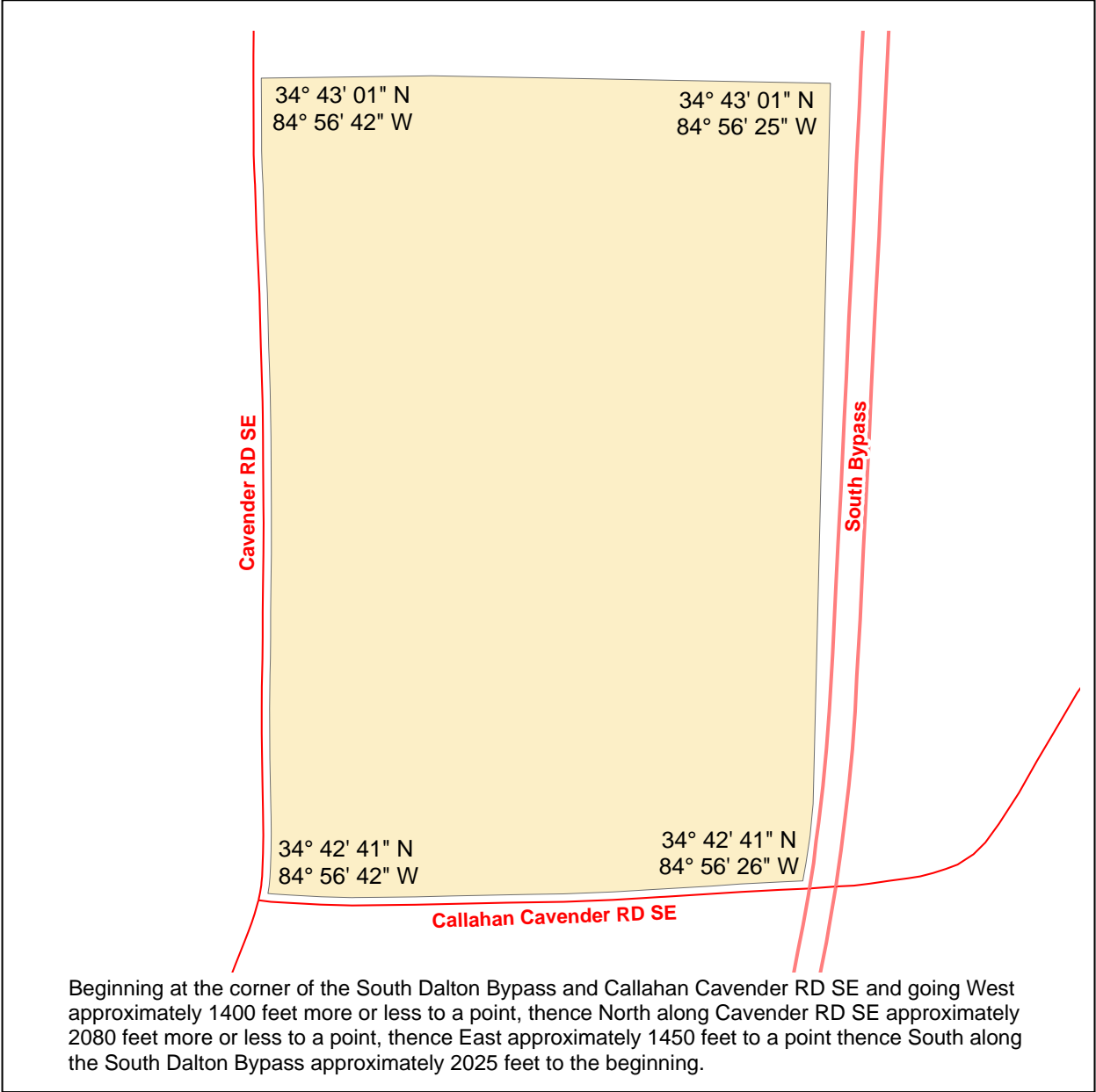
Votes in favor 4; Votes opposed 0; Members absent or otherwise not voting 0.

Dated: September 29, 2009.

Barbara Love
Clerk

[SEAL]

APPENDIX B
MAP AND BOUNDARY DESCRIPTION OF URBAN
REDEVELOPMENT AREA NO. 1



APPENDIX C
PHOTOGRAPHS OF EXISTING CONDITIONS
WITHIN URBAN REDEVELOPMENT AREA





Whitfield County Urban Redevelopment Plan

APPENDIX D

URBAN REDEVELOPMENT PLAN
AMENDMENT WORKSHEETS

Whitfield County Urban Redevelopment Plan

APPENDIX E

**WHITFIELD COUNTY
URBAN REDEVELOPMENT PLAN
AMENDMENT WORKSHEET**

DATE

The following is a checklist of items to be considered by County officials and members of the Agency, when amending URP-1. These items represent required plan components as defined in the Official Code of Georgia Annotated Section 36-61-4 and 36-61-7.

Statement that the Urban Redevelopment Plan is consistent with the County's comprehensive plan.

Clearly defined boundaries of the proposed redevelopment area (need not be contiguous)

Explanation of negative conditions in the area necessitating redevelopment.

Description of the County’s land use objectives for the area (type of uses, building requirements, zoning charges, development densities, etc.)

Description of land parcels to be acquired and structures to be demolished or rehabilitated.

Strategy for leveraging private resources to aid in redevelopment of the area.

Strategy for relocating and displaced residents.

Public infrastructure to be provided (i.e. transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc.) to support redevelopment of the area.

Financial strategy for implementing the plan.

APPENDIX E

PUBLIC HEARING DOCUMENTATION

PUBLIC HEARING NOTICE
WHITFIELD COUNTY
Whitfield County Redevelopment Agency will hold a public hearing at 4:30 p.m. on August 31, 2009. The hearing will be held at Administrative Building #2, 214 W. King Street, Dalton, Georgia, 30720. The purpose of the hearing will be to obtain citizens' input into the formulation and adoption of Urban Redevelopment Plan No. 1 for Whitfield County.

The general scope of this project is to establish a redevelopment plan in order to address slum and blight, underdevelopment, and adequate housing for Whitfield County. The plan will also utilize all potential local, state and federal assistance avenues possible. The general boundaries for the Whitfield County Urban

Redevelopment plan area begin at the intersection of South Dalton Bypass and Callahan Cavender Road, SE running west until Cavender Road SE, then running north along Cavender Road approximately 2080 feet and hence east approximately 1450 feet to the South Dalton Bypass, then south until the intersection of the South Dalton Bypass and Callahan Cavender Road SE.

08/28

LEGAL ADVERTISEMENTS

PUBLIC HEARING NOTICE WHITFIELD COUNTY

PUBLIC HEARING NOTICE WHITFIELD COUNTY

Whitfield County redevelopment Agency will hold a public hearing at 12:30 p.m. on September 23, 2009. The hearing will be held at the La Quinta Inn & Suites conference room, 715 College Drive, Dalton, Georgia. The purpose of the hearing will be to obtain citizens' input into the formulation and adoption of Urban Redevelopment Plan No. 1 for Whitfield County.

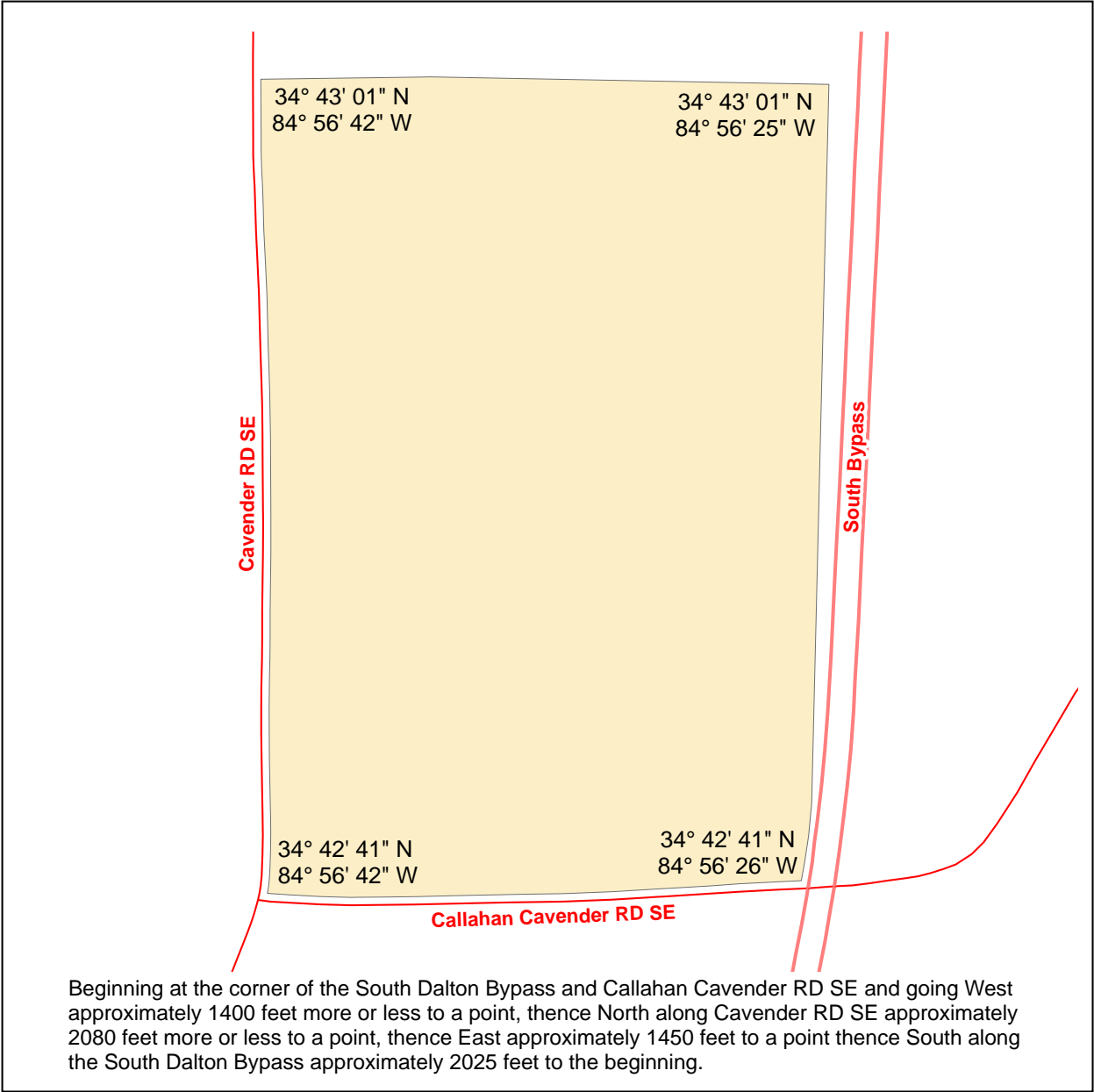
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APPENDIX F

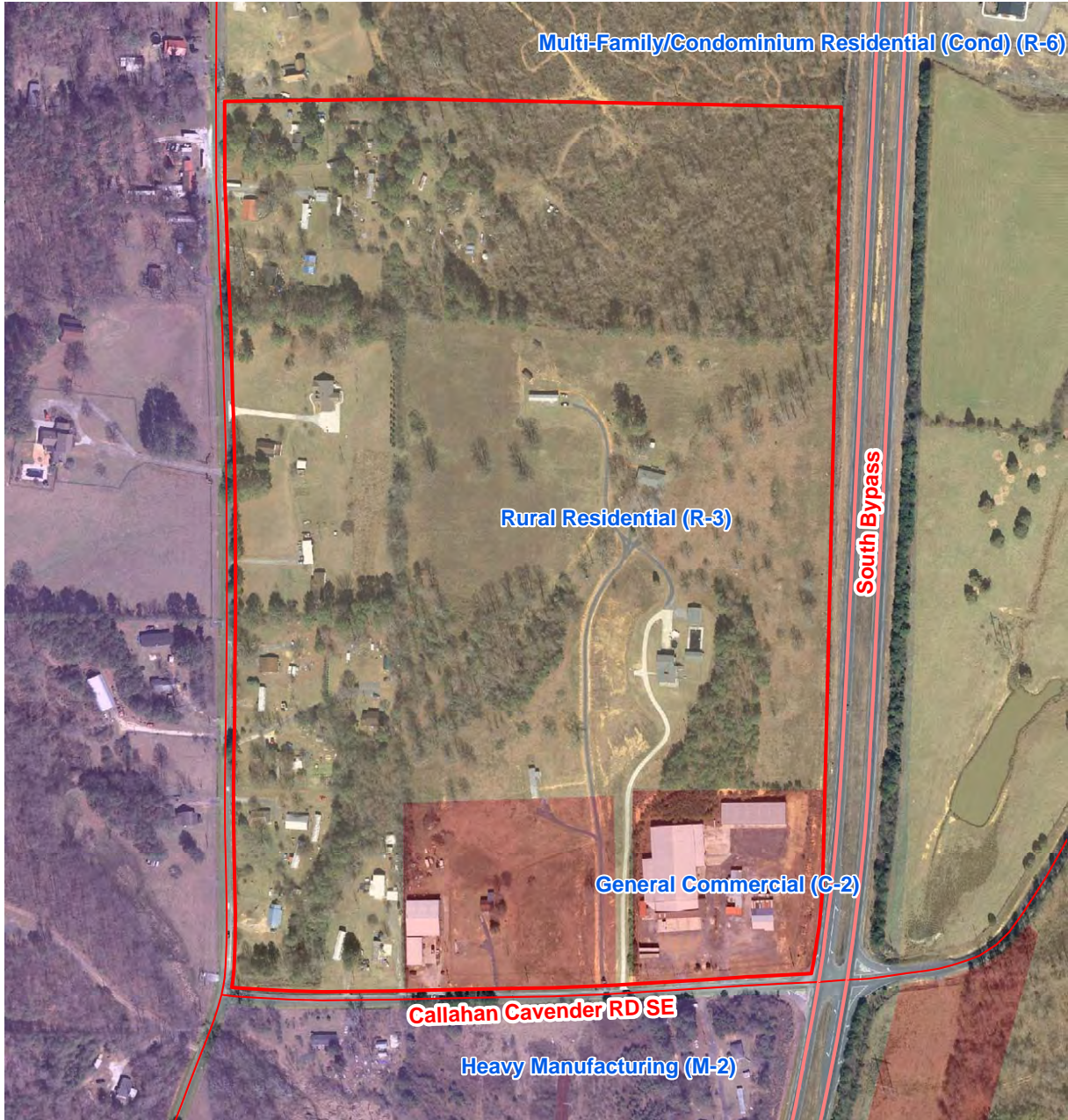
MAPS

LIST OF MAPS

- A. Urban Redevelopment Area No. 1 (“**URA-1**”)
- B. URA-1 with Current Land Use
- C. URA-1 with Future Development
- D. URA-1 with Current Zoning
- E. URA-1 with Vacant/Abandoned Sites and Dilapidated/Substandard Housing
- F. URA-1 with Opportunity Zones



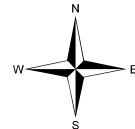
Whitfield County Urban Redevelopment Plan



Legend

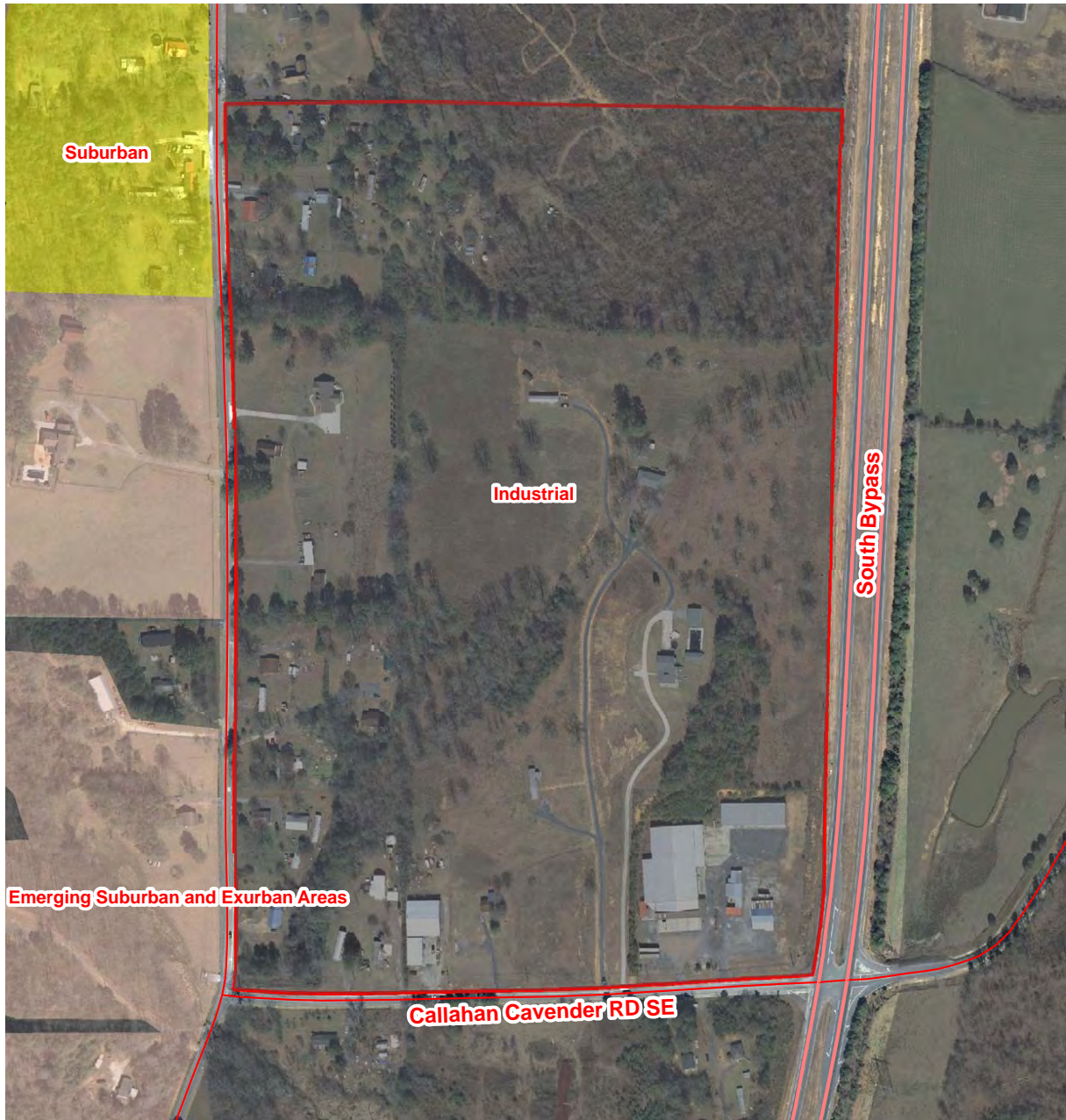
all other values	Zoning
Road	Neighborhood Commercial (C-1)
State Highway	General Commercial (C-2)
US Highway	General Commercial (C-2) Cond
Interstate	Center Outlet Commercial (C-2C)
Private Road	Estate Residential (R-1)
Other	Single Family Residential (R-2)
Urban Redevelopment Area	Single Family Residential (R-2) Cond
	Rural Residential (R-3)
	Rural Residential (R-3) Cond
	Small Lot Residential (R-4)
	Transitional Residential (R-5)
	Transitional Residential (R-5) Cond
	Multi-Family/Condominium Residential (R-6)
	Multi-Family/Condominium Residential (R-6) Cond
	Manufactured Home Park (MHP)
	General Agriculture (GA)
	General Agriculture (GA) Cond
	Heavy Manufacturing (M-2)
	Planned Unit Development (PUD)
	City Municipalities

URA-Current Landuse



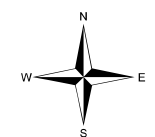
1 inch equals 300 feet

Whitfield County Urban Redevelopment Plan



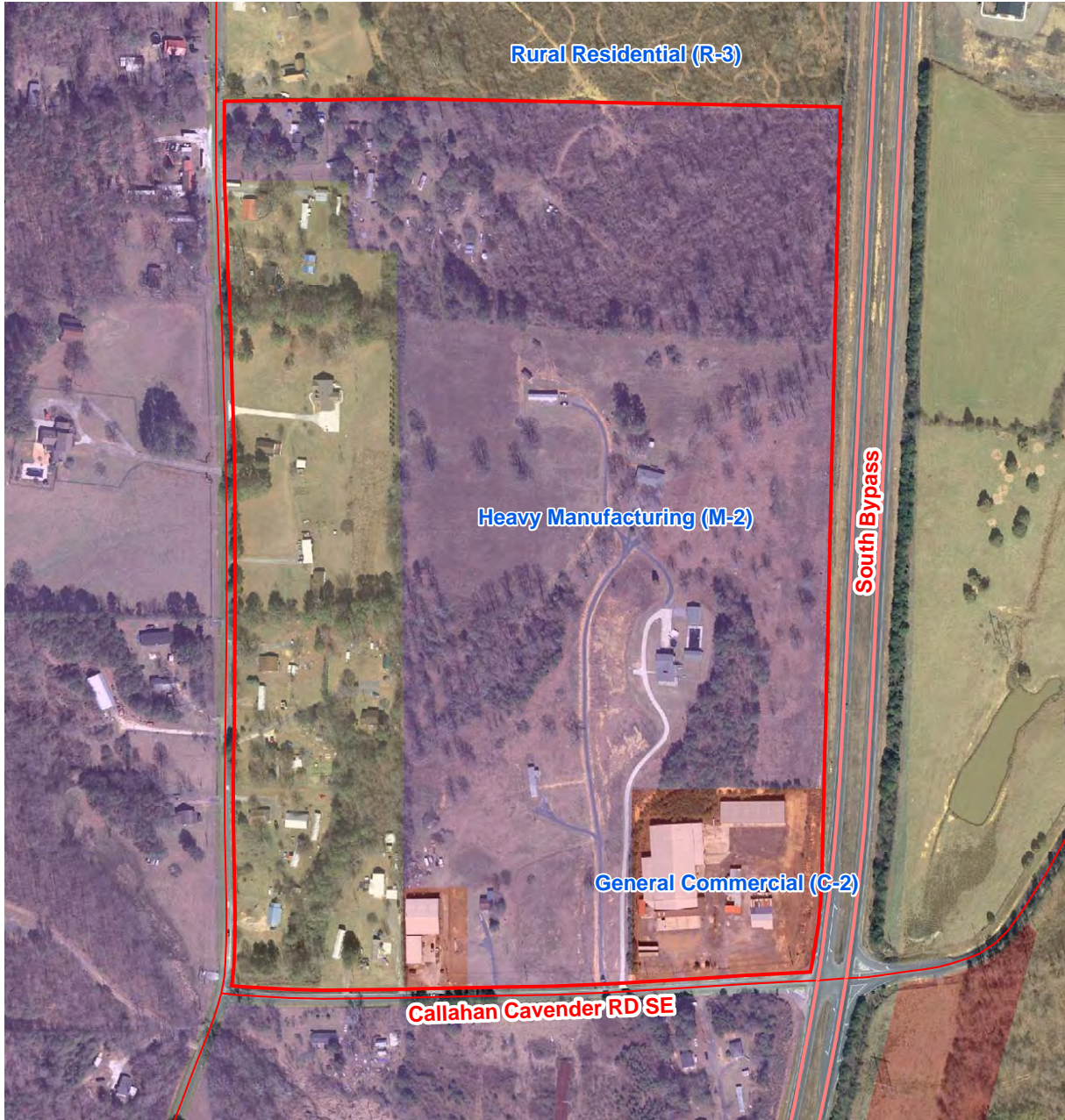
- Legend**
- <all other values>
 - Roads
 - State Highway
 - US Highway
 - Interstate
 - Private Road
 - Other
 - Urban Redevelopment Area
 - Preserve
 - Interchange
 - Commercial Corridor
 - Downtown/Town Center
 - Airport
 - Industrial
 - Medical District
 - Dalton State/College Drive
 - Suburban Neighborhood
 - Town Neighborhood
 - Town Neighborhood - Revitalization
 - Rural Neighborhood - Revitalization
 - Ridge Conservation
 - Rural/Agricultural Reserve
 - Emerging Suburban and Exurban Areas
 - Rural Residential
 - Cohutta City Limits
 - Community Activity Center
 - Regional Activity Center

URA-Future Development



1 inch equals 300 feet

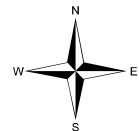
Whitfield County Urban Redevelopment Plan



Legend

all other values	Zoning
Road	Neighborhood Commercial (C-1)
State Highway	General Commercial (C-2)
US Highway	General Commercial (C-2) Cond
Interstate	Center Outlet Commercial (C-2C)
Private Road	Estate Residential (R-1)
Other	Single Family Residential (R-2)
Urban Redevelopment Area	Single Family Residential (R-2) Cond
	Rural Residential (R-3)
	Rural Residential (R-3) Cond
	Small Lot Residential (R-4)
	Transitional Residential (R-5)
	Transitional Residential (R-5) Cond
	Multi-Family/Condominium Residential (R-4)
	Multi-Family/Condominium Residential (R-4) Cond
	Manufactured Home Park (MHP)
	General Agriculture (GA)
	General Agriculture (GA) Cond
	Heavy Manufacturing (M-2)
	Planned Unit Development (PUD)
	City Municipalities

URA-Zoning



1 inch equals 300 feet

Whitfield County Urban Redevelopment Plan

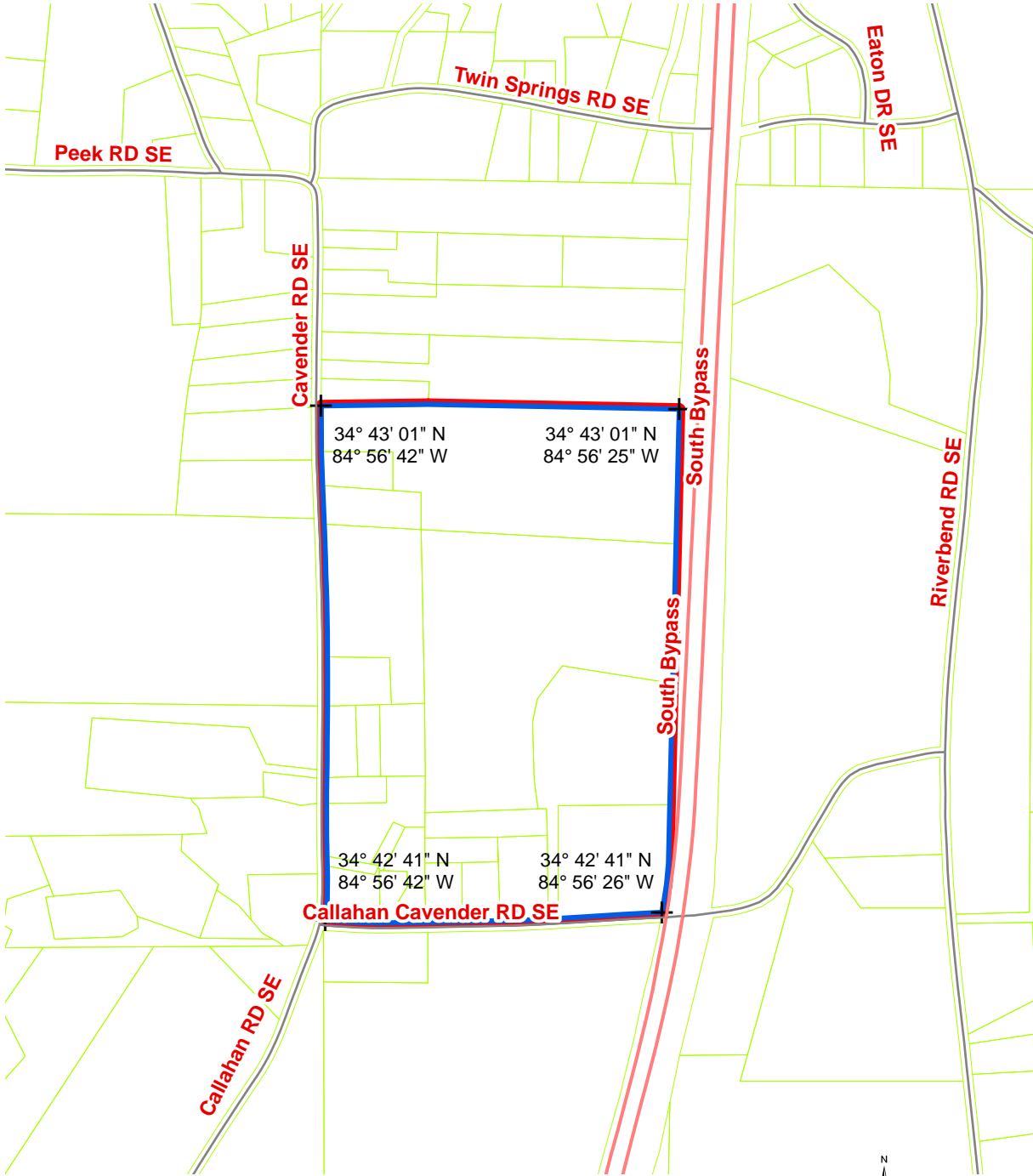


- Legend**
- Parcel Lines
 - Roads
 - State Highway
 - US Highway
 - Interstate
 - Private Road
 - Other
 - Railroads
 - Rivers, Lakes and Ponds
 - Small Rivers and Streams

URA-1 Vacant/Abandoned and Dilapidated/Substandard Housing



1 inch = 500 feet



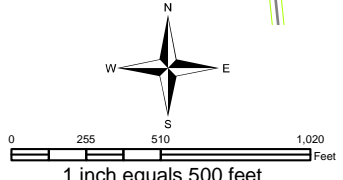
- Legend**
- call other values
 - Roads
 - State Highway
 - US Highway
 - Interstate
 - Private Road
 - Other
 - + signpost corners
 - Urban Redevelopment Area
 - Opportunity Zone
 - Parcel

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URA\

Opportunity Zone



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