

Growing Towards Tomorrow



**CITY OF CAMILLA**  
**URBAN**  
**REDEVELOPMENT PLAN**  
**March 2020**

Prepared by Southwest Georgia Regional Commission  
with assistance of the City of Camilla

# Camilla, Georgia Urban Redevelopment Plan Acknowledgements

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## **Executive Summary URP**

The City of Camilla's Urban Redevelopment Plan was developed to have a better understanding and identify areas that needs redevelopment within the City limits. In addition to the Comprehensive Plan, the City has elected to develop an Urban Redevelopment Plan (URP) to systematically and effectively implement the Comprehensive Plan. The main purpose of the City of Camilla's Urban Redevelopment Plan(URP) is to identify prospective development areas, assess business opportunities, and housing conditions within the URP area, and recommend possible redevelopment options in accordance with guidelines set forth by Georgia's Urban Redevelopment Act (URA).

In 2019, Camilla City Council took a brave step with work in accordance to the vision of the City by developing an Urban Redevelopment Plan. The Plan would allow the City to eradicate areas associated with slums, and disinvestment to ensure public health, safety, and welfare of the residents. The Plan will target areas associated with the above-mentioned issues and will be redeveloped to transform the community.

In view of this, the City Council reached out to Southwest Georgia Regional Commission (SWGRC), to assist in the development of the plan. The Plan analyzed Land Use, Transportation, Housing, Economy Development, Demographics, and Redevelopment Needs, and make recommendations for development.

It was noted during the analysis and assessment that even though the City is a small rural community, during the periods where the population was declining, the resident's income was increasing. Also noted was the volume of traffic activity on Oakland Avenue located one block away from the Central Business District downtown.

In the City's attempt to increase the activity downtown several business opportunities were noted based on the analysis of the leakage report including but not limited to restaurants that serve alcohol, shoe stores, bookstores and special food services.

After careful assessment, SWGRC recommends the following opportunities for development:

- Encourage small scale businesses development,
- Increase downtown after hour activities such as bowling and movie theatre,
- Partner with investors for long term job creation,
- Increase recreational opportunities such as interactive art centers, and water parks.

Overall, the plan will improve the quality of life for residents, provide incentives for jobs creation, rid areas of slum and blight and increase public/private investment opportunities. This will ultimately improve the appearance of these areas and rid the community of slum and other blighted areas.

## INTRODUCTION

Camilla, Georgia was incorporated in 1858, and was named the county seat for Mitchell County. The County is comprised of four cities, Baconton, Pelham, Sale City, and Camilla. By 2017, the city which was named in honor of General Mitchell's granddaughter had the largest population estimates among other cities, with a total area of 6.32 square miles (15.8 km square) according to the United States Census Bureau. Camilla is located to the south of Baconton, along U.S. Highway 19.

Camilla climate is characterized by hot, humid summers and generally mild to cool winters. In 2017, the Southwest Georgia Regional Commission (SWGRC) completed a joint Comprehensive Plan for Mitchell County. This plan included demographic data for the cities. The forecasted median household income by 2020 is expected to be thirty-six thousand, two hundred and eighty-eight dollars (\$36,288), when compared to 2015 which was thirty thousand three hundred and sixty dollars (\$30,360). This shows improvement and a level of economic development in the City.

The housing development and redevelopment played a pivotal role in economic development, and stabilizing the lives of those with inadequate housing, while at the same time benefitting the local economy. In 2018, Southwest Georgia Regional Commission (SWGRC) prepared a Community Housing Plan to help the city in creating safe, decent and affordable housing. In view of this, the City of Camilla took steps to improve the housing through rehabilitation and new housing development. The development efforts have increased patronage in the areas of building supplies, and sale of new units for business owners. The Housing Plan also helps to prioritize areas for redevelopment.

In early 1900s, Camilla was home to the historic railroad depot, and transportation hub for shipping crops. Today the Depot serves as a welcome center and gathering spot for artist exhibits and local events. The City also serves as food hub, and business zone for agriculture. Considering this, many successful businesses, such as Tyson Foods, Harrell Nut Company, and Oil Recovery, have made Camilla home. Camilla is equally known for producing crops and farm products such as peanuts, pecans, poultry, cotton, pine trees, cattle, and vegetables, most of which are processed within the City. One unique business located in Camilla is an alligator farm, which happens to be the number one producer of alligator hides in the world.

Culturally, Camilla has an annual festival called Gnat Days, and this occurs in May of every year. The 32nd Festival held in 2019, integrated 5k “Run and Fun walk”, which was excellent.

### **What is Urban Redevelopment?**

Urban Redevelopment is a concept used to classify land use for immediate development or future use. It often happens in existing urban areas and often involves a rezoning by the government of a given area from a low-density (single-family housing) to higher-density (mixed-use or commercial) development. The redevelopment also includes infrastructure improvements such as road expansions, bridge construction, broadband installation, sidewalks etc.

In 1995, the Georgia General Assembly adopted the Urban Redevelopment Act (O.C.G.A 36-61-1 et.seq) and amended the law over the years as needed to meet community needs. This initiative helps to address poverty areas, blight, housing, and economic growth. Camilla embraced these new ways of redevelopment and continue to incorporate the redevelopment into their Comprehensive Planning efforts.

### **POWER VESTED ON COUNCIL**

Redevelopment is a process or action taken to rebuild an existing or demolished building. In planning, the concept of redevelopment is not just constructing buildings, rather it integrates the social, welfare, economic, safety, transportation, land use, and community development. This concept must align with public health, safety, morals and welfare of the residents in the community. Thus, Georgia’s Urban Redevelopment Act stands as a guiding principle for the council in exercising power for redevelopment in the state of Georgia. The Georgia Urban Redevelopment Act (GA Code § 36-61-3) is as follow:

“It is found and declared that there exist in municipalities and counties of this state slum areas, as defined in paragraph (18) of Code Section 36-61-2, which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of this state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities and counties, retards the provision of housing accommodations, aggravates traffic problems, and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums is a matter of state policy and state concern, in order that the state and its municipalities and counties shall not continue to be endangered by areas which are

local centers of disease, promote juvenile delinquency, and, while contributing little to the tax income of the state and its municipalities and counties, consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities. (b) It is further found and declared that certain slum areas or portions thereof may require acquisition, clearance, and disposition, subject to use restrictions, as provided in this chapter, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that the other areas or portions thereof, through the means provided in this chapter, may be susceptible to conservation or rehabilitation in such a manner that the conditions and evils enumerated in subsection (a) of this Code section may be eliminated, remedied, or prevented and that, to the extent that is feasible, salvable slum areas should be conserved and rehabilitated through voluntary action and the regulatory process. (c) It is further found and declared that the powers conferred by this chapter are for public uses and purposes for which public money may be expended and the power of eminent domain may be exercised. The necessity, in the public interest, for the provisions enacted in this chapter is declared as a matter of legislative determination.” (Justia US law 2020)

(Note that power of eminent domain would be subject to Georgia’s revised standards adopted in 2006, limiting the property to public use only.)

It is the desire of the City Council that the Camilla staff oversee the implementation of this plan. Based on the Urban Redevelopment Act, the City can appoint itself as the implementing agency. The City Council is comprised of seven members and has dedicated staff that would be responsible for plan implementation.

## **REDEVELOPMENT PLANNING PROCEDURES**

Historically, redevelopment planning has been viewed as a concept used to regulate land use through powers given to the Local government, to acquire private property without compensation. However, this modern concept serves as a balance to the community by helping the economy of challenged communities by supporting development or redevelopment in downtown areas. In cities that are densely populated and suffered land space, redevelopment helps to manage the issue of growth. Thus, redevelopment becomes a joint effort that will make communities friendly and habitable. Usually, the redevelopment process is kicked off by the City Council with the designated areas considered for redevelopment. In light of this, the City of Camilla City Council considered the state’s opportunity zones for economic development in the City of Camilla. Thus, the community’s participation, public meetings, surveys, and meeting with key local government officials for full participation will be included in the redevelopment process. After receiving inputs from community, Southwest Georgia Regional Commission proceeded and prepared the Urban Redevelopment Plan.



## **REDEVELOPMENT GOALS AND OBJECTIVES**

The main purpose of the City of Camilla redevelopment plan is to identify prospective zones, assess business opportunities, housing conditions within the study area, and recommend possible redevelopment or development in accordance with guidelines set forth by Georgia's Urban Redevelopment Act (URA). The URP is written broadly to allow the City flexibility as more specific plans of action are known; all actions will be done in accordance with the Urban Redevelopment Act.

Listed below are the goals and objectives.

### **REDEVELOPMENT GOALS:**

- Eliminate physical and social blight
- Improve economic development opportunities
- Improve physical development infrastructure
- Create impetus for public/private investments
- Promote the rehabilitation and/or production of safe, secure, affordable housing

### **REDEVELOPMENT OBJECTIVES**

The following objectives agree with the City of Camilla Comprehensive Economic Development strategies:

- Integrate citizen's input to stimulate and increase economic vibrancy in the downtown area.
- Assess and Identify opportunities for business and economic development.
- Identify vacant buildings and surrounding business activities in designated areas
- Recommend innovative economic strategies for downtown revitalization

## **MITCHELL COUNTY COMPREHENSIVE PLAN (Includes Baconton, Camilla and Sale City)**

The Comprehensive Plan is a document designed to guide the future growth and development activities of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. The Urban Redevelopment Plan for the City of Camilla is aligned with the current Comprehensive Plan (2017 -2037). The Community Vision will guide the City's actions as it pertains to growth and development for the next twenty years.

## **Vision Statement**

Camilla offers a lifestyle of comfort and convenience and a community rich in beauty and history. It is a place of southern hospitality with a special blend of modern progress and economic development and the best small city in the state to live and work. It will accommodate innovation, technology, agriculture, and a place where diversity for people's ideas and solutions is welcomed.

In seeking the vision, the community will employ the following guiding principles:

- Provide outstanding services to improve the quality of life for all residents;
- Protect the culture, history, environment and natural resources;
- Permit well-planned development or redevelopment, that is environmentally friendly and suitable for the community to improve quality of life;
- Adopt innovations and technologies that benefit the whole community without exceeding the capacity of the environment;
- Engage the general public to contribute to community development.

## **CITY OF CAMILLA URBAN REDEVELOPMENT OVERVIEW**

This section examined the existing land use, opportunity zones, redevelopment needs, housing, transportation and economic stability. A benefit of using an URP for redevelopment is the ability to alter some existing zoning and development requirements, in accordance with the Urban Redevelopment Act, for the purpose of achieving optimum economic and aesthetic results in the Redevelopment Area. At this time, any alteration or alleviation of existing requirements that may be necessary to effectively implement the URP is unknown. However, it is likely that some change or mitigation will be essential and beneficial. As such the City Council reserves the option to pursue changes to existing zoning and development regulations as they are reasonable and necessary. There will be no covenants or restrictions place on properties in the Urban Redevelopment Area (URA).

## **LAND USE**

The Future Land Use Development Map is a required component for all communities that have zoning. It is intended to be an expression of the community's vision for the future, and a guide to its future development patterns. It is developed from previous future land use maps

with updates that reflect the trends of development in Camilla. Below are descriptions of categories which are utilized on the Future Land Use Map.

### **AGRICULTURE**

The rural and agricultural character area designation in Camilla is intended for those areas outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, natural resource conservation, groundwater recharge areas, and low-density residential development accessory to agricultural or farm operations of varying sizes.

### **RESIDENTIAL**

This residential category is intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods. Residential development in this category typically is seen ranging from approximately 1 to 4 units per acre (i.e., lot sizes of approximately 10,000 square feet plus). The primary housing type is detached, single-family residential, though other housing types such as duplexes and manufactured homes may be allowed by applicable zoning regulations under certain circumstances. This future land use category is implemented with one or more low-density residential zoning districts. Regulations may differ according to zoning districts; for instance, manufactured homes may be permitted in one urban residential category but not in another. Furthermore, different lot sizes may be established as may be necessary.

### **COMMERCIAL**

This category corresponds to the City's Central Business District (CBD). It is also intended to provide a mixture of land uses in addition to commercial, including institutional, public, office, and housing mixed in with non-residential uses. This district is unique in that the existing development pattern consists of buildings covering very large percentages of the lot, little if any building setbacks from the front, side, and rear property lines, and a reliance on on-street parking or shared parking lots. This district has higher intensities of lot coverage and floor area than the other commercial land use categories. This area is intended to be implemented within a CBD zoning district.

### **HIGHWAY COMMERCIAL**

This category is for land dedicated to non-industrial business uses, including retail sales, services, and entertainment facilities. Commercial uses may be located as a single use in one

building or grouped in a shopping center. As one of two sub-classifications of commercial land use, highway commercial areas are intended to provide suitable areas for those business and commercial uses which primarily serve the public traveling by automobile and which benefit from direct access to highways. Such districts are generally designed so that the automobile has precedence over the pedestrian. This area is intended to be implemented with one or more commercial zoning districts.

### **Industrial**

This category corresponds to industrial operations which may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Uses within this district may require substantial quantities of water for manufacturing operations and may require rail, air, or water transportation.

### **Boundaries of the Redevelopment Area**

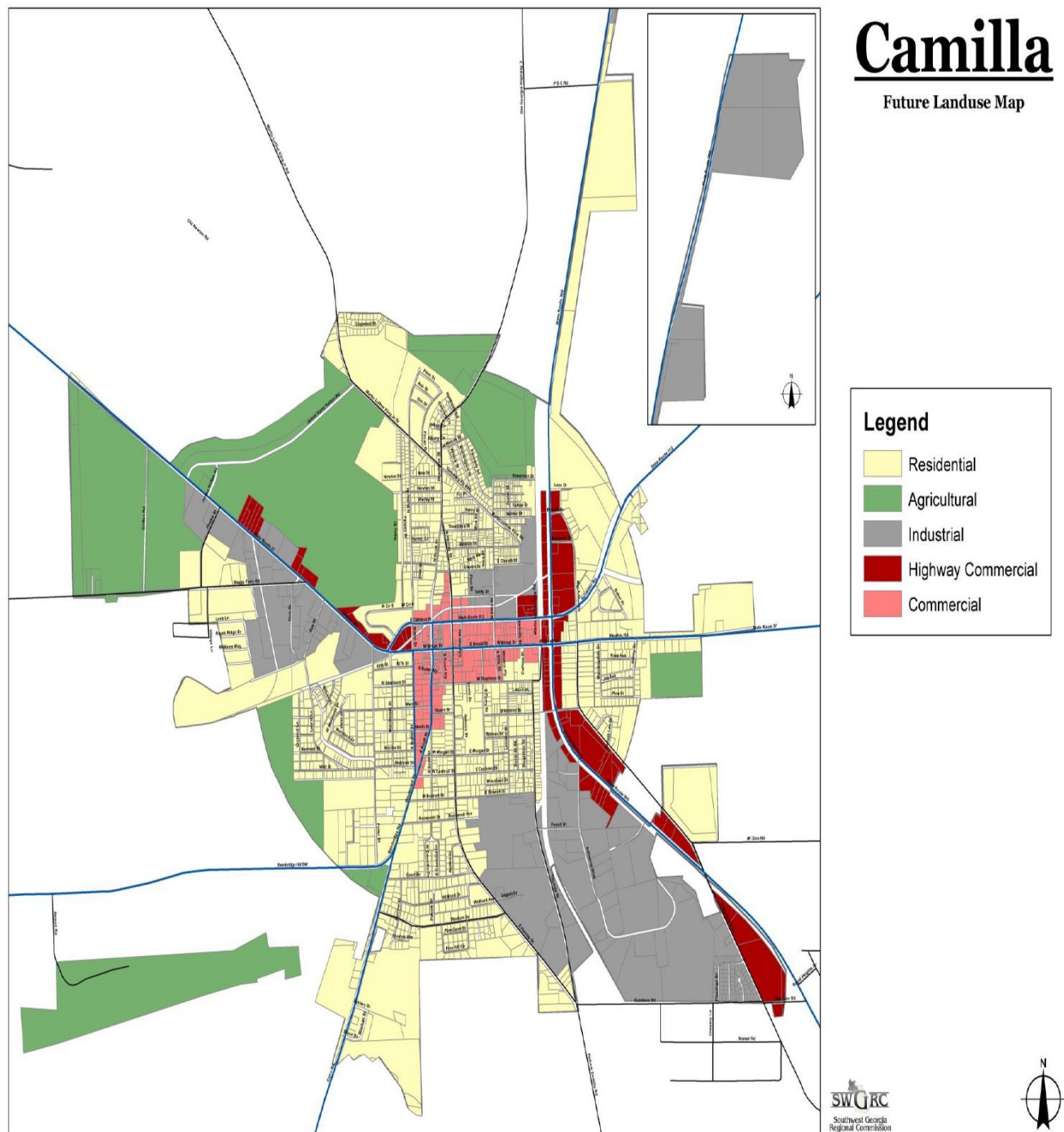
The boundaries of the Urban Redevelopment Plan cover such a large area that it is best defined by a map (See Figure 2). There are numerous residential structures and commercial properties within the area that have been identified as uninhabitable, unsafe and unworthy of rehabilitation. In addition, there are many unkempt vacant lots adversely affecting the tax base and slowing the development of neighborhoods. The City's Code Enforcement and Fire Department conducted on-site inspections of all properties within the city and several units have been demolished and other tagged for demolition (See Map Figure 3). Under the current plan, the City does not plan to displace any residents. Any historic property located within the redevelopment area will not be substantially altered in any way inconsistent with standards established by the Georgia Historic Preservation. All properties will be handled in accordance with the Georgia Relocation Act and Federal Uniform Relocation Act.

### **Historic Preservation Considerations**

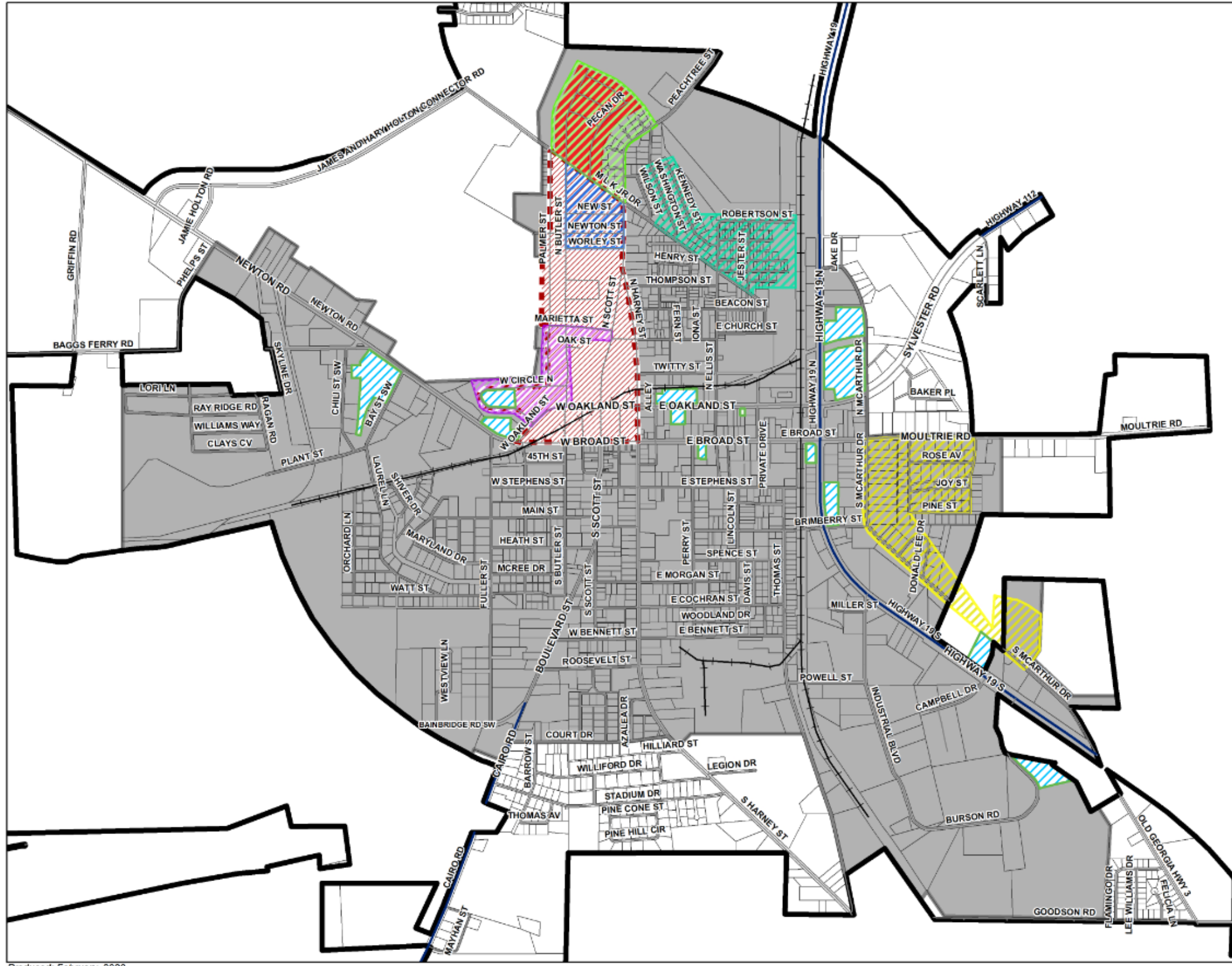
Any property located within the redevelopment area which is designated as historic property or is listed on or has been identified by any federal agency to be eligible for listing on the National Register will not be substantially altered in any way inconsistent with technical standards for rehabilitation or demolition unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, used by Georgia Historic Preservation.

## Plan to Leverage Private Resources

The City plans to engage a variety of public and private resources to implement the plan. This includes local developers, community and nonprofit organizations. They have worked with nonprofit organizations in the past to construct new housing and address infill housing within the city.



**Figure 1: Future land use map for the City of Camilla (Comprehensive Plan 2017)**



# Camilla

Urban Redevelopment Area

**Legend**

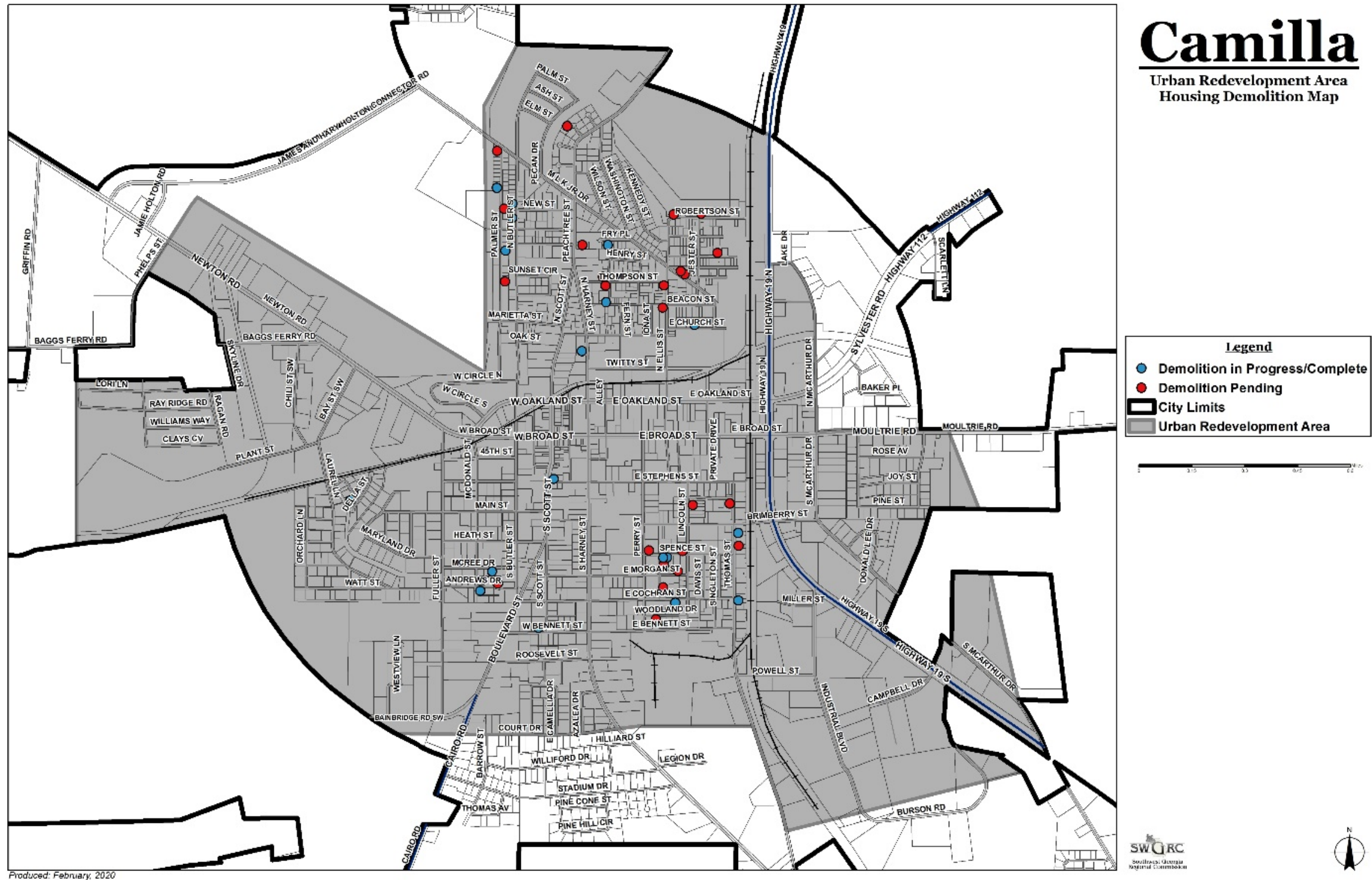
- City Limits
- Opportunity Zones
- CDBG 2008 Target Area
- CDBG 2010 Target Area
- CDBG 2012 Target Area
- CDBG 2014 Target Area
- CDBG 2020 Target Area
- 2014 Sewer System Improvements
- RAS
- Urban Redevelopment Area

0 0.15 0.3 0.45 0.6 Miles

Produced: February, 2020



Figure 2: Map Showing Urban Redevelopment Areas, Camilla, Georgia



**Figure 3:**  
Map Housing Demolition

The Figures 4, 5, and 6 below show the City of Camilla designated state and federal opportunity zones that can be of great advantage to investors for tax credit.

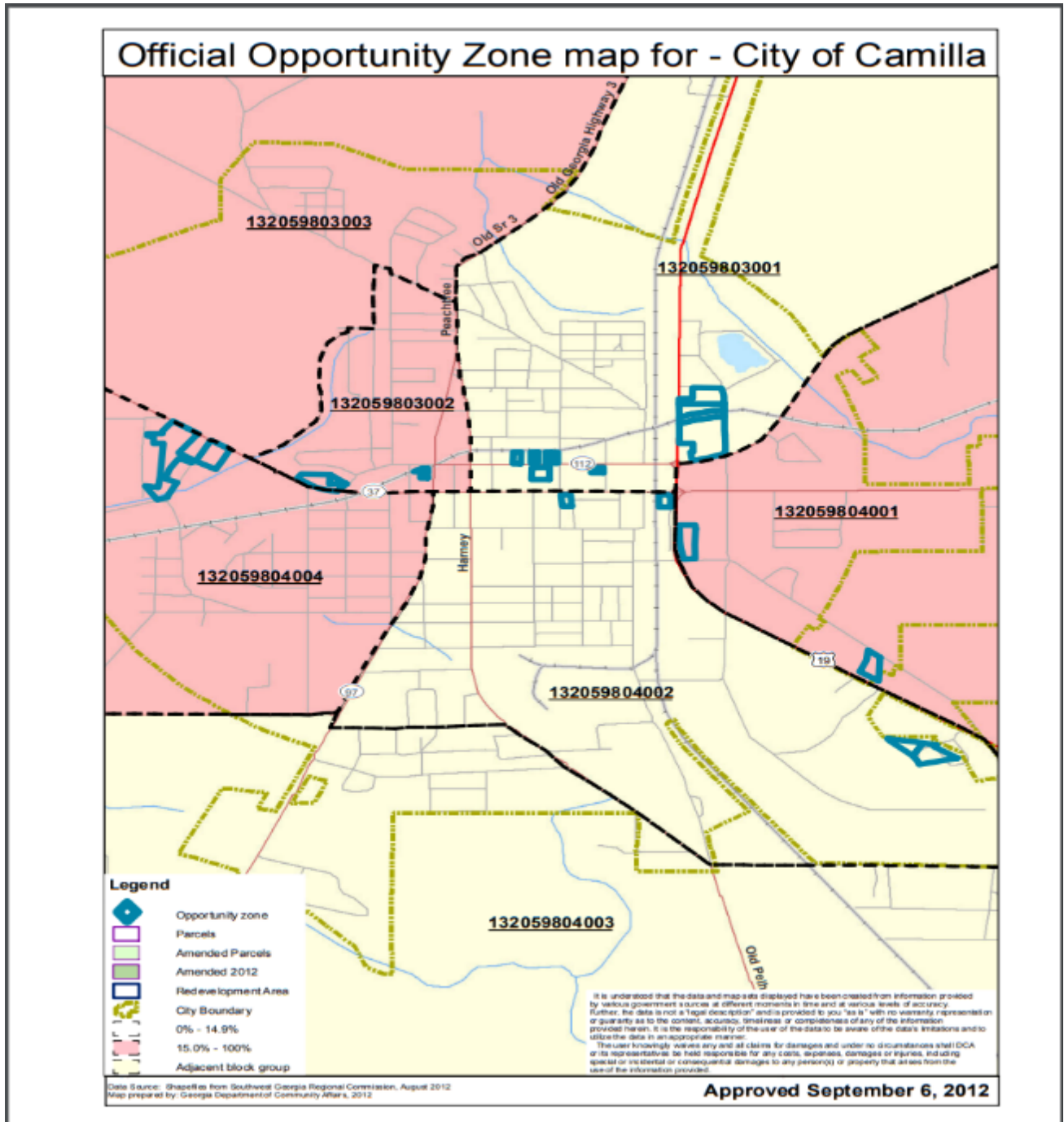
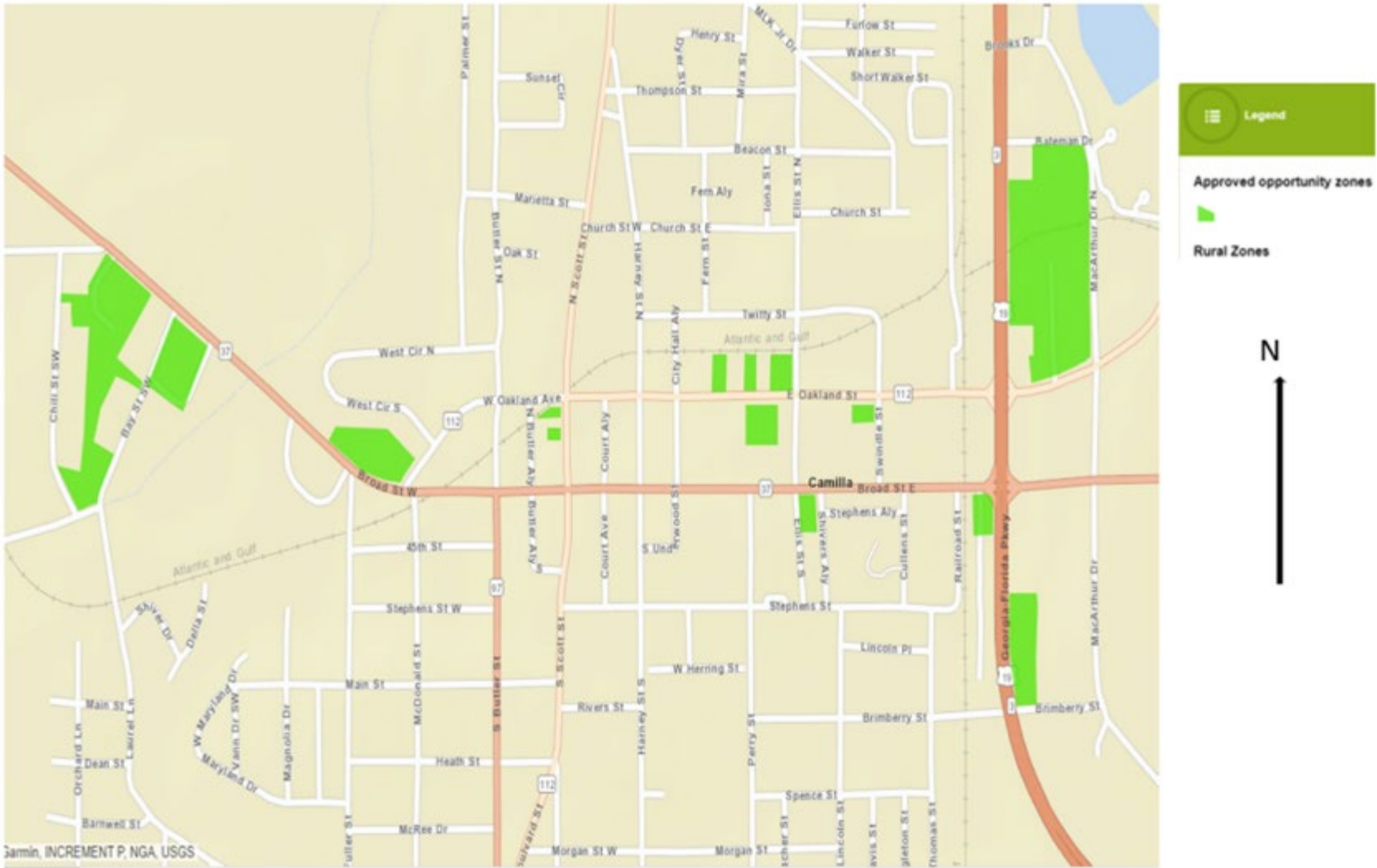


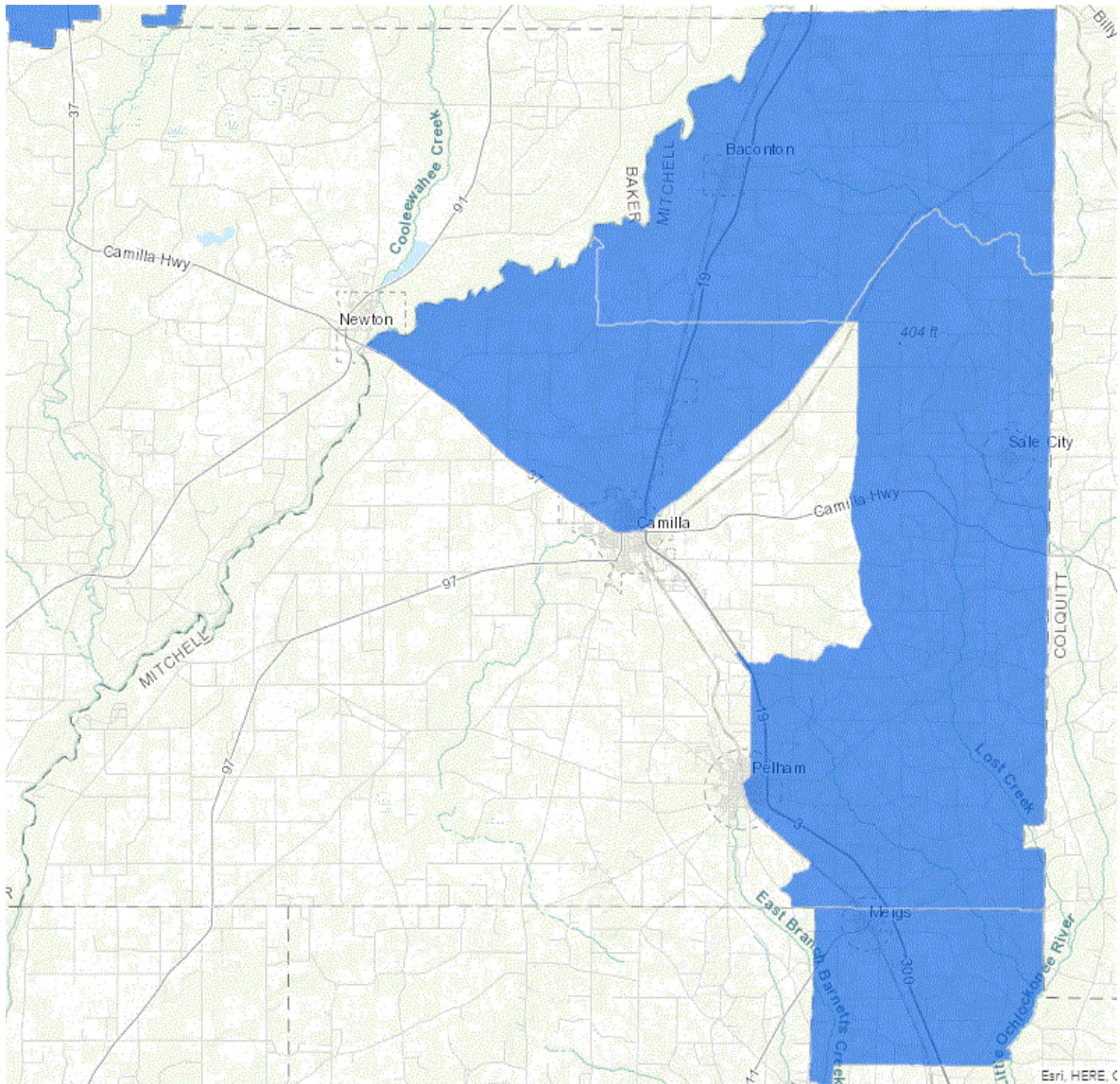
Figure 4: Map of State Opportunity Zones





**Figure 5:** The State of Georgia designated Opportunity Zone Camilla, Georgia

Source: Georgia Department of Community Affairs



**Figure 6:** Federal Opportunity Zone Camilla, Georgia  
 Source: Georgia Department of Community Affairs

Figure 6 above shows the Federal Opportunity Zones in Mitchell County. The 2017 Tax Cuts and Jobs Act created qualified Opportunity Zones. These zones are selected to encourage economic development and job creation in communities facing economic hardship throughout the country and the United States by providing tax benefits to investors who invest eligible capital into these communities.

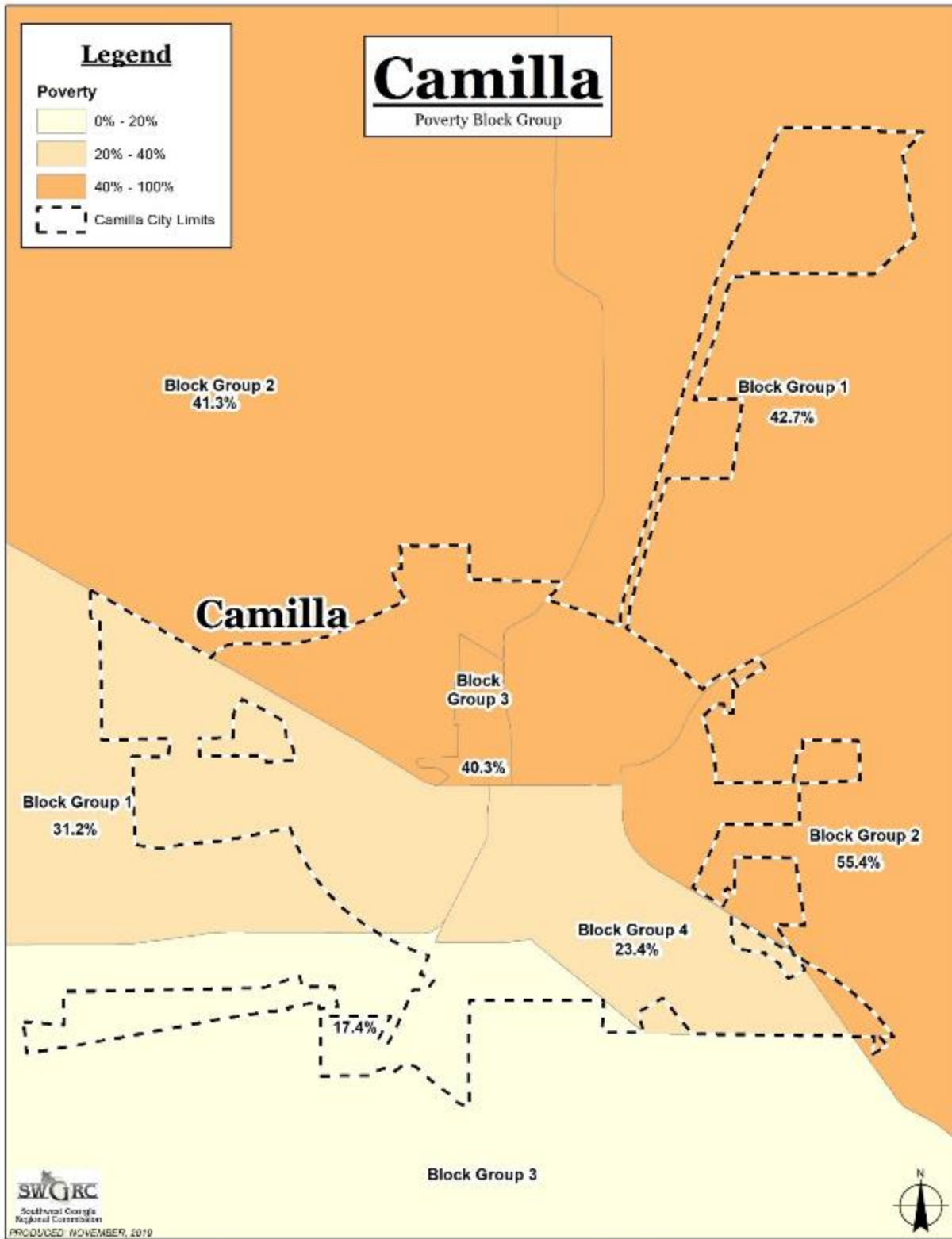


Figure 7: The City of Camilla Poverty Percentage Levels by Block Group

## TRANSPORTATION

An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. Many transportation issues in Mitchell County are related to the increase in vehicular volumes and congestion. While the automobile is the dominant mode of transportation, the City of Camilla wants to provide a balanced and coordinated “multi-modal” transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

### Road Network

The City of Camilla is serviced by several state roads including State Highway’s 37, 112, 97, and 300 or U.S. 19. Virtually all streets in Camilla are paved.

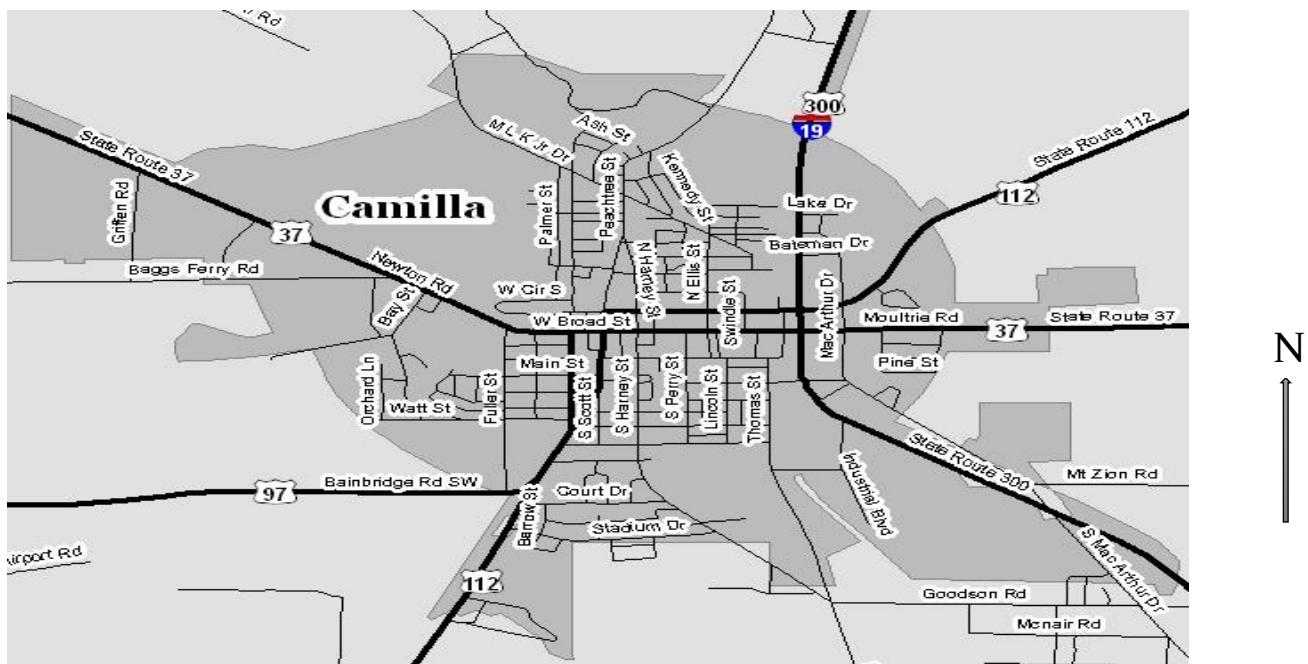
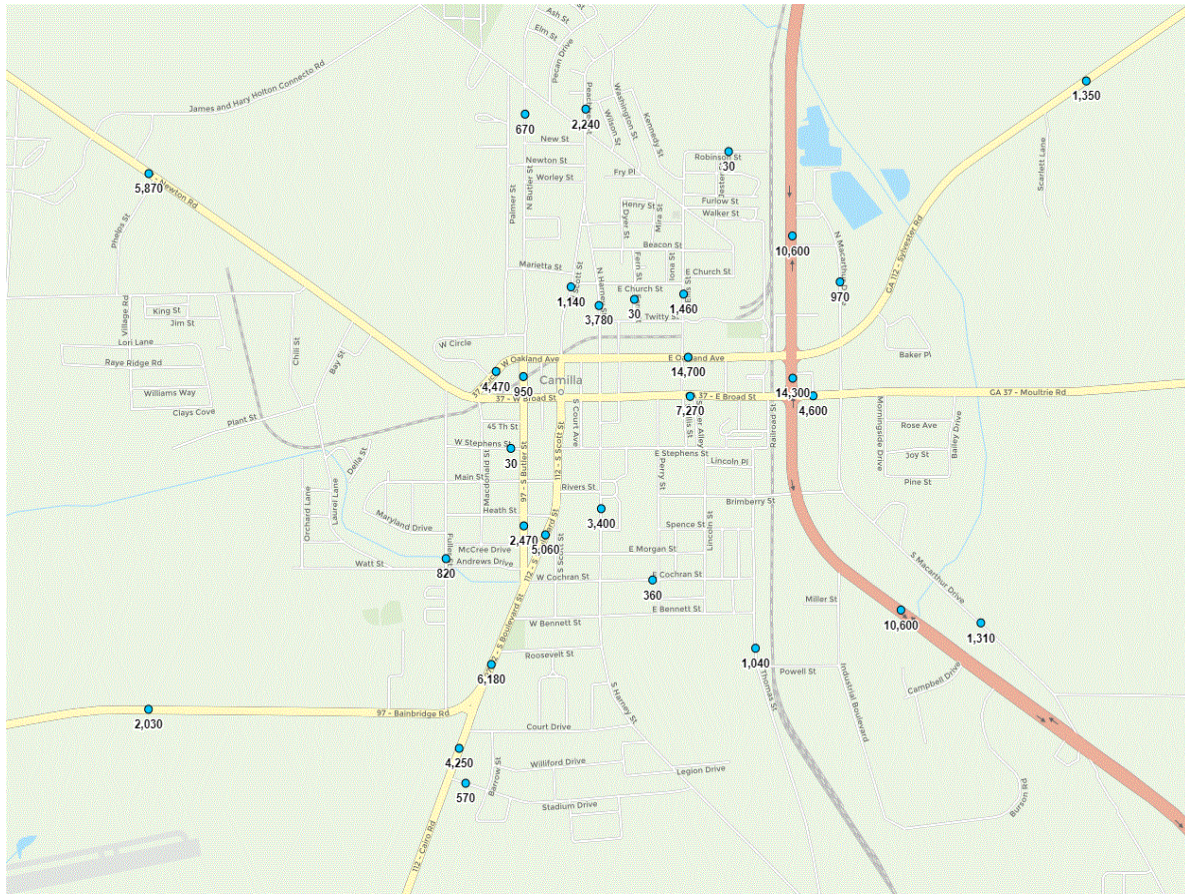


Figure 8: Major state highways road map (37,112,97, and 300)

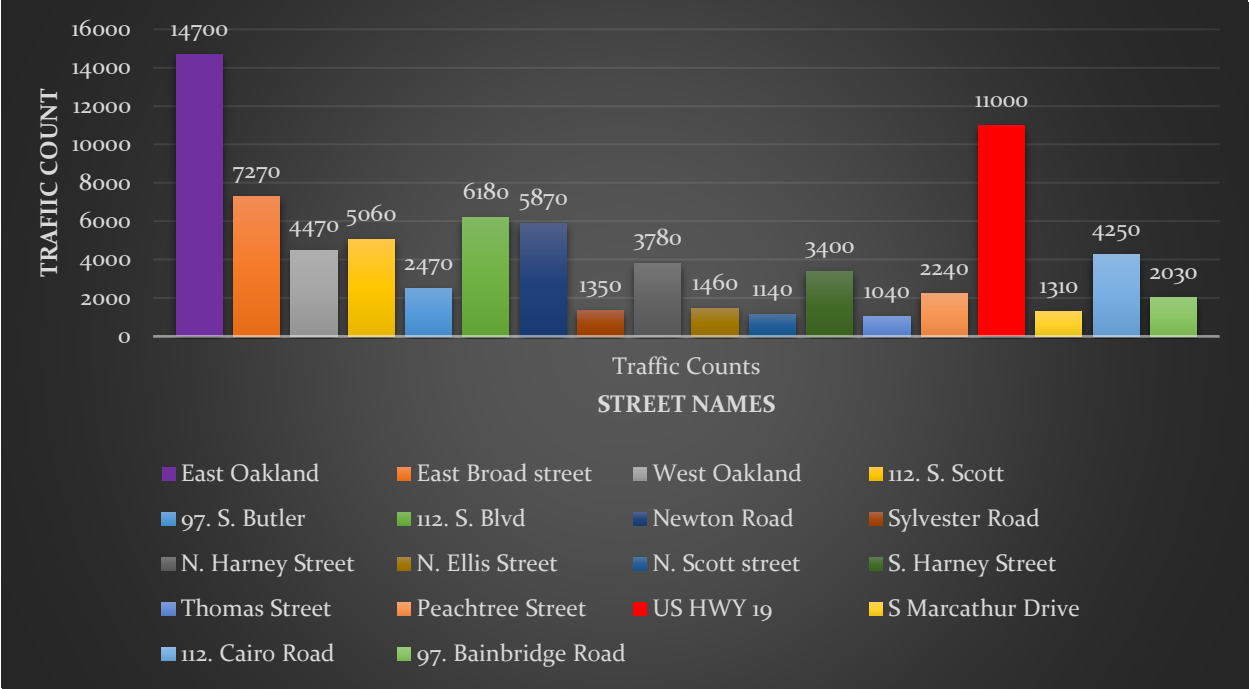


**Figure 9:** Traffic Count Map Camilla, Georgia  
**Source:** Georgia Department of Transportation (2019)

**Table 1:** showing the number of traffic counts greater than 1000 in Camilla, Georgia

Street Names	Traffic Counts	Street Names	Traffic Counts
East Oakland	14700	N. Ellis Street	1460
East Broad street	7270	N. Scott street	1140
West Oakland	4470	S. Harney Street	3400
112. S. Scott	5060	Thomas Street	1040
97. S. Butler	2470	Peachtree Street	2240
112. S. Blvd	6180	US HWY 19	11000
Newton Road	5870	S. MacArthur Drive	1310
Sylvester Road	1350	112. Cairo Road	4250
N. Harney Street	3780	97. Bainbridge Road	2030

**Source:** Georgia Department of Transportation (2019)



**Figure 10:** Chart showing short term active streets greater than 1000 traffic counts in Camilla, Georgia

**Source:** Georgia Department of Transportation

The above graphical illustration depicts the short-term traffic counts for the City of Camilla. The selected traffic counts are those streets with traffic counts greater than 1000. The East Oakland street has the highest number of traffic counts with 14,700 and located just a few meters away from Broad Street, which is located downtown. In an ideal situation, Broad street should have the highest traffic count as the heart of the City. However, from the chart above the East Broad traffic count is lower than the East Oakland traffic count. The high number of traffic counts on East Oakland may be attributed to the presence of industries and commercial activities along the street. Thomas Street has the least traffic count, which is 1040, and it's zoned as residential.

## **REDEVELOPMENT NEEDS**

The list of needs and opportunities represent both the major problems facing Camilla and potential strategies for improving on those problems. The list was developed from the identified strengths, weaknesses, opportunities and threats identified from the City's Strategic Planning Survey.

- We need more activity (recreation, shopping, etc.) in town after 5pm, particularly in the downtown.
- We need better quality hotels/motels.
- We need more land for new development. For any larger developments, we are essentially built out.
- We need to increase job opportunities for young professionals in our community.
- We need more afterschool programs for kids to give them a place to go and something to do in a safe environment.
- We need to improve our existing supply of housing to be more energy efficient.
- We need to focus on our tourism and market it appropriately.
- We are in a favorable position (excess utility capacity) for a new industry.
- We need to help our existing businesses and industry to keep them happy in Camilla.
- We need to promote the Rural Transit System, so our residents have the necessary transportation they require.
- We need to improve our ability to reach the citizens of Camilla by utilizing social media.

## **Leakage Report**

The leakage report was obtained from U.S Census Bureau Environment System Research Institute (Esri 2017 Retail Marketplace) for the City of Camilla with a coverage area of 6.61 square miles. The report shows an estimated amount of money spent by consumers at retail establishments within 6.61 square miles and outside. The charts below show the community needs and what the community has in excess supply. The charts were based on a scale of 100 percent and it shows the specific stores that are needed and excess supply in the City of Camilla. Leakage occurs when income is removed by taxes, savings and imports. In the retail section,

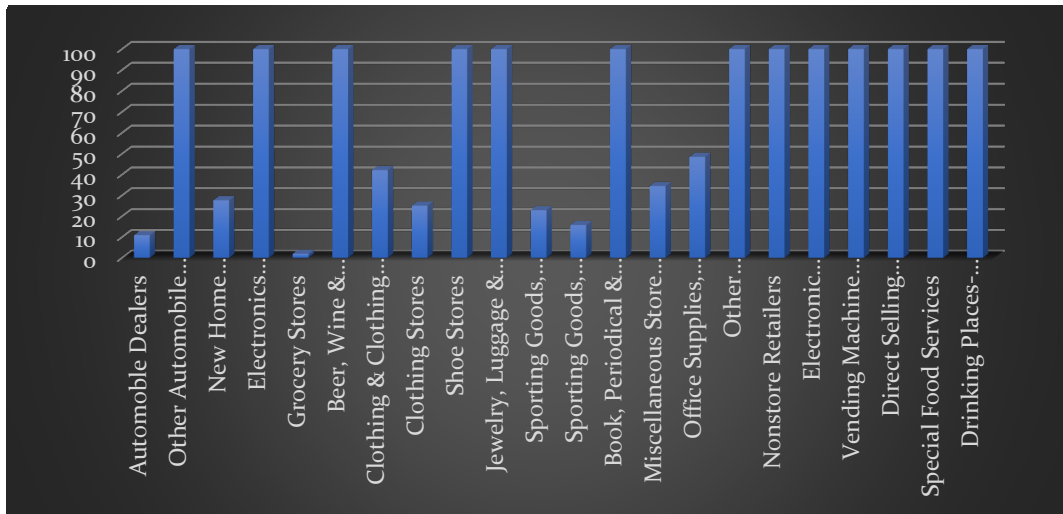
leakage refers to consumers who spend money outside the local market. The exit of money from a community no matter the size results in a gap in supply and demand. A closed-circle income stream allows money to flow from businesses to households in a continuous fashion. As households purchase goods within the system, businesses spend money in support of labor needs and business expansion. When consumers choose to take money outside of the closed circle, leakage occurs.

**Table 2:** City of Camilla Leakage Report

Industry	Needs			
	Demand	Supply	Gap	Percentage
Automobile Dealers	5779758	4647661	1132097	10.9
Other Automobile Dealer	575128	0	575128	100
New Home Furnishings stores	518097	293503	224594	27.7
Electronics &Appliance Stores	1025419	0	1025419	100
Grocery Stores	4933214	4744131	189083	2
Beer, Wine & Liquor Stores	319260	0	319260	100
Clothing & Clothing Accessories Stores	1426033	579725	846308	42.2
Clothing Stores	967834	579725	388109	25.1
Shoe Stores	226350	0	226350	100
Jewelry, Luggage & Leather Goods Stores	231849	0	231849	100
Sporting Goods, Hobby, Book & Music Stores	803312	503930	299382	22.9
Sporting Goods, Hobby, & Music Stores	692343	503930	188413	15.8
Book, Periodical & Music Stores	110969	0	110969	100
Miscellaneous Store Retailers	1117981	543934	574047	34.5
Office Supplies, Stationary & Gift Stores	201705	69957	131748	48.5
Other Miscellaneous Store Retailers	708282	0	708282	100
Nonstore Retailers	408170	0	408170	100
Electronic Shopping & Mail-Order Houses	271104	0	271104	100
Vending Machine Operators	24606	0	24606	100
Direct Selling establishments	112460	0	112460	100
Special Food Services	33092	0	33092	100
Drinking Places- Alcoholic Bev	69927	0	69927	100

**Source:** Esri and Infogroup 2017





**Figure 11:** Chart showing the percentage of needs within 6.61 square miles

**Table 3:** Leakage Report showing the excess supply for residents in the City of Camilla

Excess Supply				
Industry	Demand	Supply	Gap	Percentage
Motors Vehicle & Parts Dealers	6979657	7429915	-450258	-3.1
Auto parts, Accessories & Tire Stores	624771	2782254	-2157483	-63.3
Furniture & Home Furnishings Stores	1156844	2193421	-1036577	-30.9
Furniture stores	638748	1899918	-1261170	-49.7
Building Materials, Garden equip & Supply stores	1943826	3187963	1244137	-24.2
Building Materials, & Supply Dealers	1828522	2364698	-536176	-12.8
Lawn & Garden quip & Supply Stores	115303	823264	-707961	-75.4
Food & Beverage Stores	5577469	6108576	-531107	-4.5
Specialty Food Stores	324995	1364444	-1039449	-61.5
Health & Personal Care Stores	2035283	7211107	-5175824	-56
Gasoline Stations	3941493	12325526	-8384033	-51.5
General Merchandise Stores	5415909	51836742	-46420833	-81.1
Department Stores Excluding Leased Depts.	3866108	48448967	-44582859	-85.2
Other General Merchandise Stores	1549801	3387775	-1837974	-37.2
Florists	34859	185568	-150709	-68.4
Used Merchandise Stores	173134	196936	-23802	-6.4
Food Services & Drinking Places	3148142	5662404	-2514262	-28.5
Restaurants/Other Eating Places	3045123	5662404	-2617281	-30.1

**Source:** Esri and Infogroup 2017

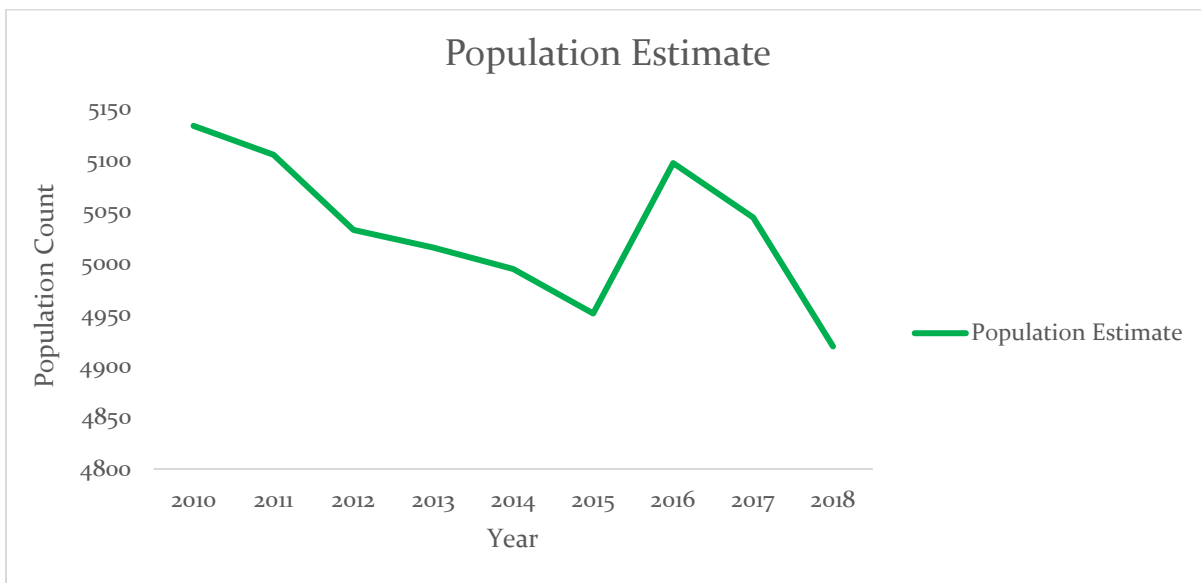
Recently, the City of Camilla took a brave step to develop a Strategic Plan. The meetings have just started, and surveys have been distributed. The surveys distributed engaged the general public, residents’ input and what they would like to see in their community. The surveys captured various questions to better understand the present economic conditions of the City of Camilla. The survey questions covered downtown development, how the City of Camilla can be improved, modes of communication to residents and prospective visitors, issues perceived by residents, safety, education, economic development, housing, transportation etc. There were nearly 400 survey responses and the ratings based on the above questions ranged from fair to excellent except for a few sectors such as transportation, job opportunities, housing, recreational activities and business growth that were rated from very poor to poor. The survey questions and responses can be found in the appendix.

**DEMOGRAPHIC AND HOUSING DATA**

**Table 4:** Population Estimate City of Camilla, Georgia (2010 – 2018)

Year	Population Estimate	Year	Population Estimate
2010	5133	2014	4994
2011	5105	2015	4951
2012	5032	2016	5097
2013	5015	2017	5044
		2018	4919

Source: U.S. Census Bureau (American Factfinder 2000-2018)



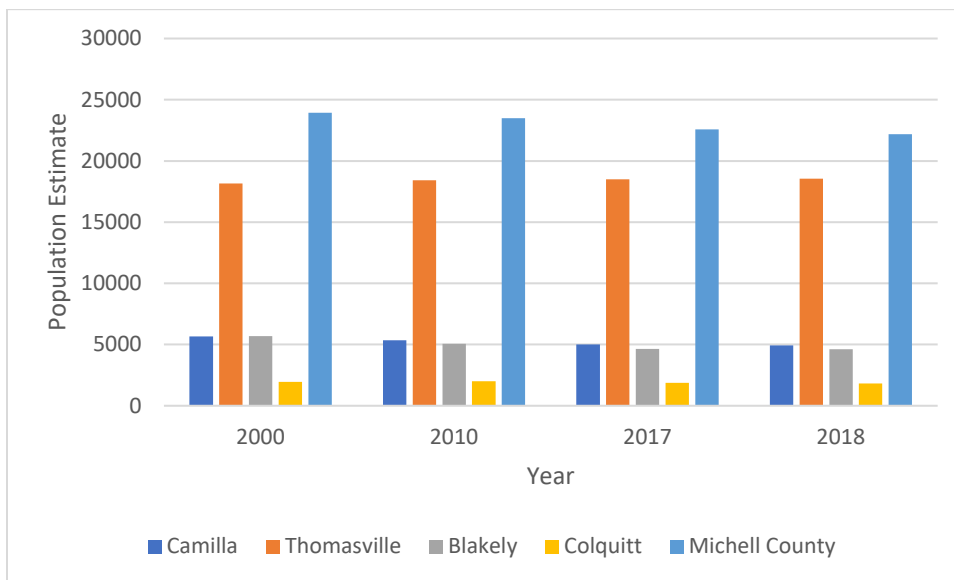
**Figure 12:** Chart showing population estimate City of Camilla, Georgia from 2010 to 2108

The graph above shows population estimates for the City of Camilla, Georgia from 2010 to 2018. There is a continuous decrease in population from 2010 to 2018

**Table 5:** Population Estimates From 2000 to 2018 for three with similar population and Mitchell County, Georgia

Year	City				Mitchell County
	Camilla	Thomasville	Blakely	Colquitt	
2000	5669	18,162	5,696	1939	23,932
2010	5360	18,413	5,068	1992	23,493
2017	5,014	18503	4656	1882	22,574
2018	4,919	18537	4623	1824	22,192

**Source:** U.S. Census Bureau (American Factfinder 2000-2018)



**Figure 13:** Chart showing population growth comparison between cities and Mitchell County, Georgia

The above chart is a cross-examination on population growth among four cities and Mitchell County. The population estimates from year 2000 to 2018 show a gradual decrease in population among the cities and Mitchell County. Whereas, the City of Thomasville continued to experience population increases from year 2000 to 2018.

**Table 6:** The City of Camilla, Georgia Population estimates, Housing Units, and Median Family Income Estimates 2000-2017

Year	Population Estimate	Housing Unit	Median Family Income
2000	5669	2128	22,485
2010	5360	2154	28,630
2011	5352	2253	44,398
2012	5059	2159	29,332
2013	5084	2198	31,078
2014	5010	2197	30,146
2015	5089	2250	31,321
2016	5170	2058	36,609
2017	5,097	2049	38,550

Source: U.S. Census Bureau (American Factfinder 2000-2017)



**Figure 14:** Graphical Cross Examination of Population, Housing Units and Median Family Income 2000-2017 City of Camilla, Georgia

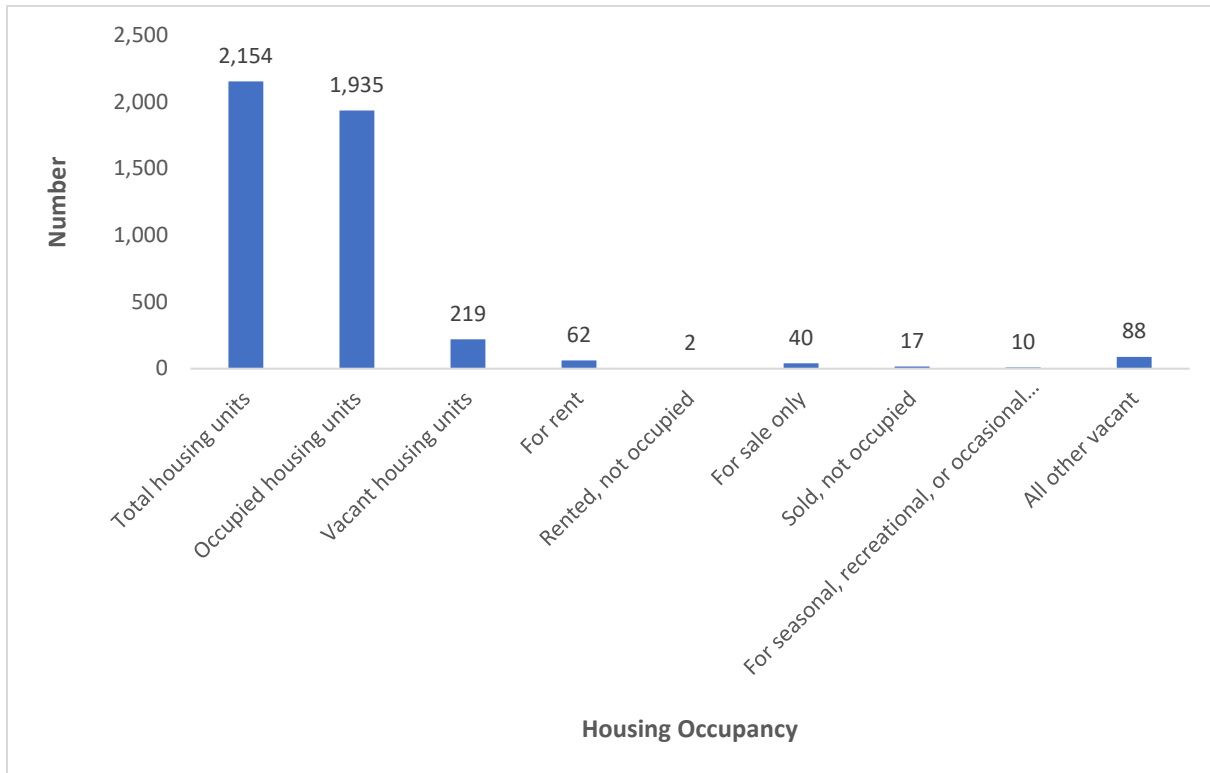
Under normal conditions, family income should be an influencing factor that increases or decreases population growth. However, the City of Camilla continues to experience increases in the median family income while experiencing a decrease in population growth from 2000 to 2017. The estimated population in the year 2000 (5669) dropped down to 4419 in 2018 from Table 3 above. The median family income from 2000 to 2017 continued to increase. Between

2000 and 2017, the median family income for the City of Camilla increased from 22,488 to 38,550. There was also a significant increase in 2011 in median family income which is 44,398.

**Table 7:** City of Camilla, Georgia Housing Occupancy

Housing Occupancy	Number	Percent	Housing Occupancy	Number	Percent
Total housing units	2,154	100.0	Rented, not occupied	2	0.1
Occupied housing units	1,935	89.8	For sale only	40	1.9
Vacant housing units	219	10.2	Sold, not occupied	17	0.8
For rent	62	2.9	For seasonal, recreational, or occasional use	10	0.5
			All other vacant	88	4.1

**Source:** U.S. Census Bureau (2010)



**Figure 15:** Chart showing housing occupancy in the City of Camilla, Georgia (Year 2000)

**Table 8:** Households by Type, City of Camilla, Georgia

Subject	Number	Percent
Total Households	1935	100.0
Family households	1349	69.7
With own children under 18 years	605	31.3
Husband-wife family	561	29.0
With own children under 18 years	208	10.7
Male householder, no wife present	98	5.1
With own children under 18 years	36	1.9
Female householder, no husband present	690	35.7
With own children under 18 years	361	18.7
Nonfamily households	586	30.3
Householder living alone	527	27.2
Male	205	10.6
65 years and over	57	2.9
Female	322	16.6
65 years and over	155	8.0
Household with individuals under 18 years	757	39.1
Household with individuals 65 years and over	526	27.2

Source: U.S. Census Bureau (2010)

**Table 9:** Showing the total number and percentage population under 5 years and over to 85 years over

Subject	Number	Percent	Subject	Number	Percent
<b>Sex and Age</b>			<b>Sex and Age</b>		
<b>Total Population</b>	5360	100.0	<b>Total Population</b>	5360	100.0
<b>Under 5 years</b>	457	8.5	<b>45 to 49 years</b>	344	6.4
<b>5 to 9 years</b>	410	7.6	<b>50 to 54 years</b>	317	5.9
<b>10 to 14 years</b>	417	7.8	<b>55 to 59 years</b>	321	6.0
<b>15 to 19 years</b>	435	8.1	<b>60 to 64 years</b>	247	4.6
<b>20 to 24 years</b>	385	7.2	<b>65 to 69 years</b>	202	3.8
<b>25 to 29 years</b>	354	6.6	<b>70 to 74 years</b>	148	2.8
<b>30 to 34 years</b>	310	5.8	<b>75 to 79 years</b>	112	2.1
<b>35 to 39 years</b>	353	6.6	<b>80 to 84 years</b>	127	2.4
<b>40 to 44 years</b>	312	5.8	<b>85 years and over</b>	109	2.0

Source: United States Census Bureau (2010)

**Table 10:** Race Estimated Population in the City of Camilla, Georgia

Years	RACE				
	Black or African American	White	Hispanic or Latino (of any race)	Asian	Not Hispanic or Latino
2000	3,698	1,831	125	25	5,544
2010	3,707	1,336	249	47	5,437
2011	4,093	1,312	55	13	5,364
2012	4,064	1,118	91	13	5,142
2013	3,959	1,191	55	1	5,119
2014	3,791	1,211	69	45	5,009
2015	3,645	1,328	86	60	4,997
2016	3,710	1,259	35	56	5,040
2017	3,629	1,331	13	33	5,001

Source: United State Census Bureau (2000-2010)

### **Existing Housing Structures**

Most of the houses and their designs are historical and offer residents a sense of place. In the northern part of the City, the housing structures are a combination of public housing units (single-detached and attached homes), Bungalows, Mobile homes, Multi-family units, and vacant buildings. Businesses such as gas stations, and mini neighborhood kiosks can be found in this part of the city. In streets like Butler, the houses are nucleated, and the street is narrow. The buildings setback from the street is

of small margin. The south side is more refined in terms of facilities, and modern multi-family structures. The single-family houses have undergone remodeling but are still historical. The presence of industries and recreational facilities could have played a major role in the upkeep of the houses. There are also newer housing designs that can be found in other parts of the city. In general, the combination of the below housing structures or housing types were identified.

**Single-family detached:** This is a home design that is not attached to another home and sits only on its assign property.

**Single- family attached:** This consists of two housing units and is separated by a wall but attached.

**Multi-family:** A multi-family home consists of two or more housing units. In most cases, it is multiple story buildings.

**Bungalow:** A bungalow is a small, square, one-story building with a raised foundation that can be accessed through steps.

**Mobile home:** The word mobile means it can be moved from one place to another. This is a home designed in a way it can be towed to your desired lot.

**Apartment:** This is a set of housing units in one building owned by one entity.

During the assessment of housing conditions, it was noted that most of the substandard houses are in the northern part of the city. It was also observed that the substandard houses were vacant and looked abandoned. Also, there was no indication or sign of burnt houses among the observed houses. This shows the effectiveness and efficiency of the Camilla Fire Department. Some of the substandard houses may be rehabilitated or may be targeted for demolition. According to Camilla Fire Department Services, the Insurance Services Office (ISO) score for the City of Camilla, Georgia was 3 in June 2019 based on a scale range of 1 to 10. Earning a lower rating is a good thing and it keeps the residents home insurance low. This accomplished milestone was due to the commitment, training, public engagement and good management of resources. In addition to public safety, the City of Camilla Police Department has done a tremendous job in reducing and keeping the crime rate low. A safe community is one of the pulling factors for people who are considering relocating or investors who are planning to establish a business or expanding their business. Low crime rates also play an important role in property values. Thus, it is good to keep the crime rate as low as possible in order to have a safe and vibrant community.

The City of Camilla is committed to providing safe, decent and affordable housing for every resident in the community. Housing is challenging for any community, but especially for rural communities that lack dedicated funding for housing. This puts a burden on communities to



create and maintain a place where residents can afford to live. Leaders in Camilla have identified a need for housing rehabilitation and more housing (especially rental) that is affordable to individuals and families.

Consequently, the City of Camilla developed a Housing Plan in 2018 to combat affordable housing issues in Camilla, Georgia. The plan was meticulously developed in to improve the housing within the City through rehabilitation and new housing development. Grants from the United States Department of Agriculture (USDA) and Georgia Department of Community Affairs (GDCA) such as Community Home Investment Program (CHIP) have been of great help to assist homeowners with low- to- moderate- income levels to rehabilitate their homes in order to improve the quality of life and well-being. The overall housing goal in the plan developed was to *“Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging the development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.”*

Furthermore, there were three policies enlisted in the housing plan to better accomplish the goal. The policies are as follow:

- We will eliminate substandard or dilapidated housing in our community.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

The City of Camilla has assessed areas within the City and prioritized the areas sited for demolition, rehabilitation and development. The selected areas will be the center of focus for redevelopment unless there is an exception by the local authority that calls for immediate action.

## **CONCLUSION AND RECOMMENDATION**

In conclusion, Urban Redevelopment is a crucial development tool that can be used to resuscitate degenerating cities. It helps to eradicate blighted areas in inner cities, slums and gives opportunities for newer housing, encourages businesses, and creates a safe environment. Urban Redevelopment also helps to restore economic viability, especially in areas designated as opportunity zones by the federal or state government. Areas designated for opportunity zones tend to attract private investors and public investment and encourage small scale business development. The City of Camilla has both federal and state designated opportunity zones which are a great opportunity for private or local business investors.

The Urban Redevelopment Plan analyzes Land Use, Transportation, Housing, Economic Development, Demographics, Redevelopment Needs, and Opportunity zones, and made recommendations for development. Substandard and dilapidated housing can either be rehabilitated, acquired by local government or subject to demolition. Fortunately, most of the dilapidated housings are vacant and may not require a relocating strategy. The City of Camilla's Planning and Development has tremendously curbed dilapidated housing and ensured that all structures are code compliant. The Public Safety and Fire Department have also been on the lookout to ensure that the safety of the citizens of Camilla is preserved. Although, some gang activities are resurfacing nowadays, however, the City Council has taken a meticulous step in addressing all safety related issues that may result in chaos.

Being a City with a population less than 10,000 people, one may think that the median family income should be lower in comparison with cities with population over 10,000. However, although the City is a small rural community, resident's income recorded a significant increase during a period of population decline in the city. Also noted was the volume of traffic activity on Oakland Avenue located one block away from the Central Business District downtown.

In the City's attempt to increase the activities in the downtown area, several business opportunities were discovered based on the analysis of the leakage report shown in Table 2. These opportunities include but are not limited to: Bars, Shoe Stores, Beer, Wine & Liquor Stores, Electronic Shopping & Mail-Order Houses, Special Food Services, Books, Periodical & Music Stores, and Direct Selling establishments etc.

Finally, SWGRC makes the following recommendations based on resident surveys and the leakage report:

- Encourage small scale business development,
- Increase downtown after hour activities such as bowling and movie theatres,
- Establishment of farmers markets,
- More recreational activities, such as interactive art centers, water parks, summer educational tour programs,
- Music Studios and similar forms of entertainment,
- Provide affordable transportation system,
- Increase opportunities for Affordable housing, mentorships,
- Assisted living homes for seniors or retirees,
- Neighborhood watch program to combat crimes and gangs activities,
- Code compliance for commercial and residential properties,
- Partnership with investors for long term job creation,
- Establishment of a landbank for acquisition of substandard housing and commercial properties, and
- Attractive city signage.

In addition to the Urban Redevelopment Plan, there are other development tools available to communities to help attract developers and improve the lives of residents (See Appendix for Community Development Tools).

Overall, the plan will tremendously improve the quality of life for residents, provide incentives for jobs promote economic development, increase private investment, increase grant applications, get rid of slums, and blighted areas, and discourage disinvestment. This will ultimately improve the appearance of these areas and rid the community of slum and other blighted areas.

## **APPENDIX**

- **PHOTOGRAPHS OF STRUCTURES FOR REHABILITATION, DEMOLITION, ACQUISITION**
- **COMMUNITY SURVEY RESULTS (STRATEGIC PLAN 2020)**
- **PUBLIC HEARING ADVERTISEMENTS**
- **ADOPTION RESOLUTION**
- **COMMUNITY DEVELOPMENT TOOLS**
- **REFERENCES**

## PHOTOS OF STRUCTURES FOR REHABILITATION, DEMOLITION OR ACQUISITION



The City of Camilla vision is “Growing Towards Tomorrow” In light of this vision, actions towards rebranding the welcome signage may attract and change the perception of potential business investors. Camilla is a city embedded with treasures and business opportunity. The city’s signage needs to be displayed prominently for travelers passing by the City.

Figure 16: Picture of Welcome to Camilla signage along HWY 19 from Albany, GA



This building is located along West Oakland Avenue and close to the boundary of Mitchell County Housing projects connecting to Newton Road.

Figure 17: Vacant Restaurant on the corner of West Oakland Avenue



Figure 18: Vacant parcel along East Oakland avenue. Potential for Development



These buildings are severely damaged. According to information received and what was seen, the blue building was once a club. Both buildings have been acquired by Waters Agricultural Laboratory according to information obtained from Camilla, Georgia City Officials.

Figure 19: Pictures of abandoned properties along Newton Road.



Figure 20: Building covered with plants along Newton Road

The structure in Figure 20 above used to be Royal Poultry Plant. Thereafter, the property transferred to Cagles, and currently owned by Equity/ Tyson based on the information received.





Figure 21: Vacant Parcel beside the abandoned building covered with leaves ( Development Potential)



Figure 22: Abandoned properties containing heavy equipment and tires on Fuller and 45<sup>th</sup> Street



Figure 23: Parcel of land along Newton Road full of metals and construction irons



Figure 24: Property on East Broad street that needs renovation



Figure 25: Property on South Scott Street that is severely damaged before and after demolition



Figure 26: Open playing ground on South Scott Street that can be transformed to a park



Figure 27: Abandoned restaurant on Highway 19 beside Badcock Home and Furniture

The above property can be advertised to food restaurant franchise investors. Companies like Chick-fil-A may consider this location to expand their business and improve the economy of the City.



Figure 28: A Multi-Unit Apartments on Highway 19 that needs complete renovation which could be turned to Extended Stay Inn



Figure 29: Property on North Peachtree Street beside a Multi-family units 245 N Peachtree Street. Building is severely damaged.



Figure 30: Vacant building on North Peachtree street listed for sale. Building is moderately damaged



Figure 31: Vacant bungalow building on North Butler Street listed for auction.



Figure 32: Substandard vacant building on Ellis Street





Figure 33: Abandoned building on Robinson Street



Figure 34: Substandard vacant building on Robinson Street



Figure 35: Vacant building on Robinson Street



Figure 36: Substandard vacant building on Beacon Street



Figure 37: substandard buildings on Dyer Street



Figure 38: Substandard building on Thomas Street at the T junction of Bennett Street



Figure 39: Commercial property on Thomas Street



Figure 40: Substandard single-family home located on Thomas Street.



Figure 41: Substandard single-family home located on Thomas Street.



Figure 42: Substandard single-family home located on McRee Street.



Figure 43: Vacant land located on the corner of Highway 19 and Broad Street intersection.



Figure 44: Unoccupied building on South Butler Street with a land space.



Figure 45: Front and back of building on East Oakland Avenue facing the back of the courthouse



Figure 46: Front and back side of a closed store on East Oakland

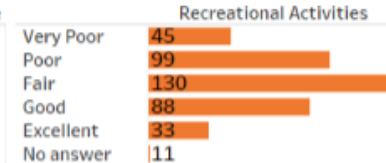
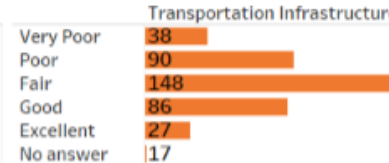
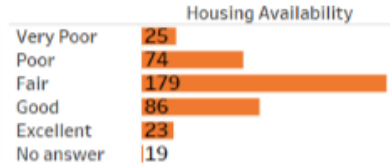
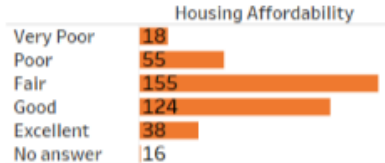
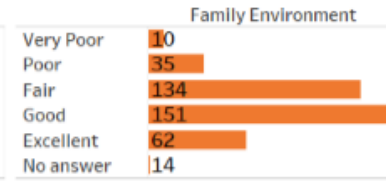
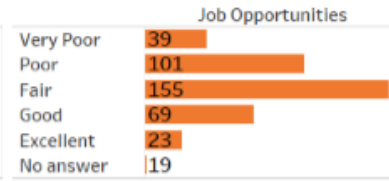
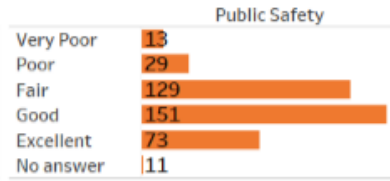
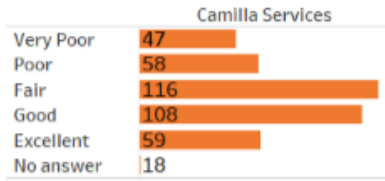
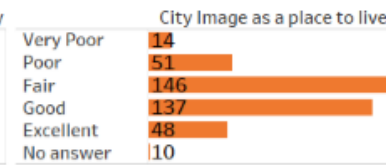
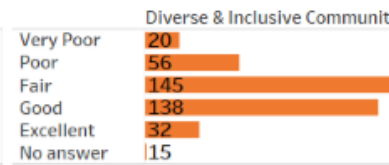
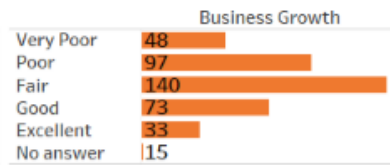
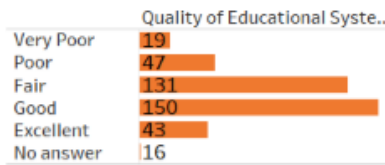
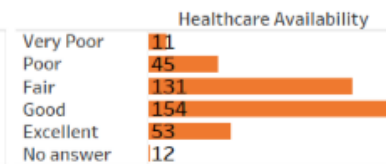
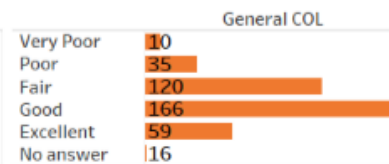
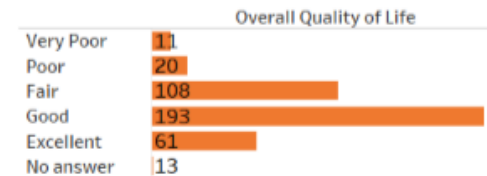


Figure 47: Vacant commercial /industrial building located on Industrial Boulevard

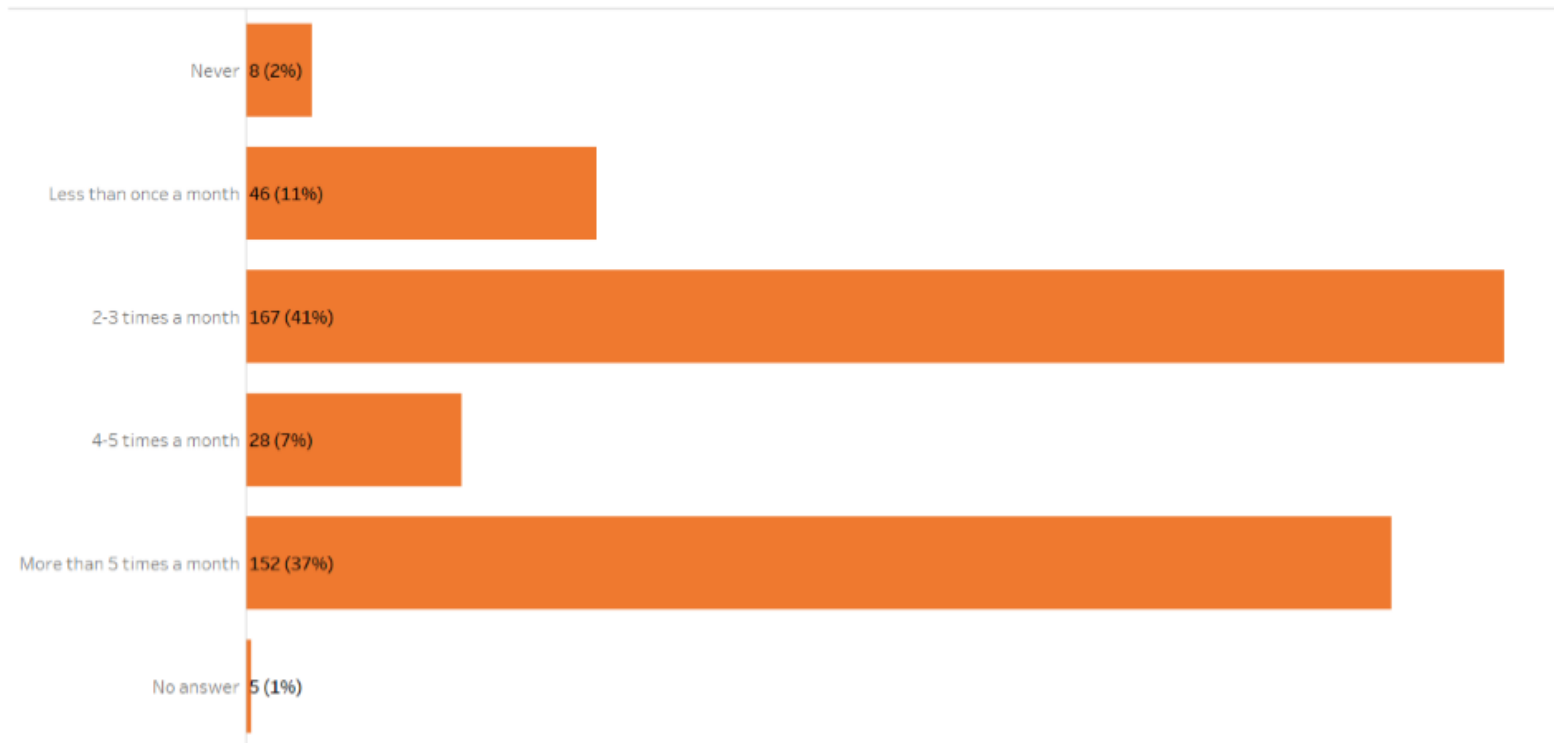


Community Survey  
Camilla, Mitchell County, Georgia

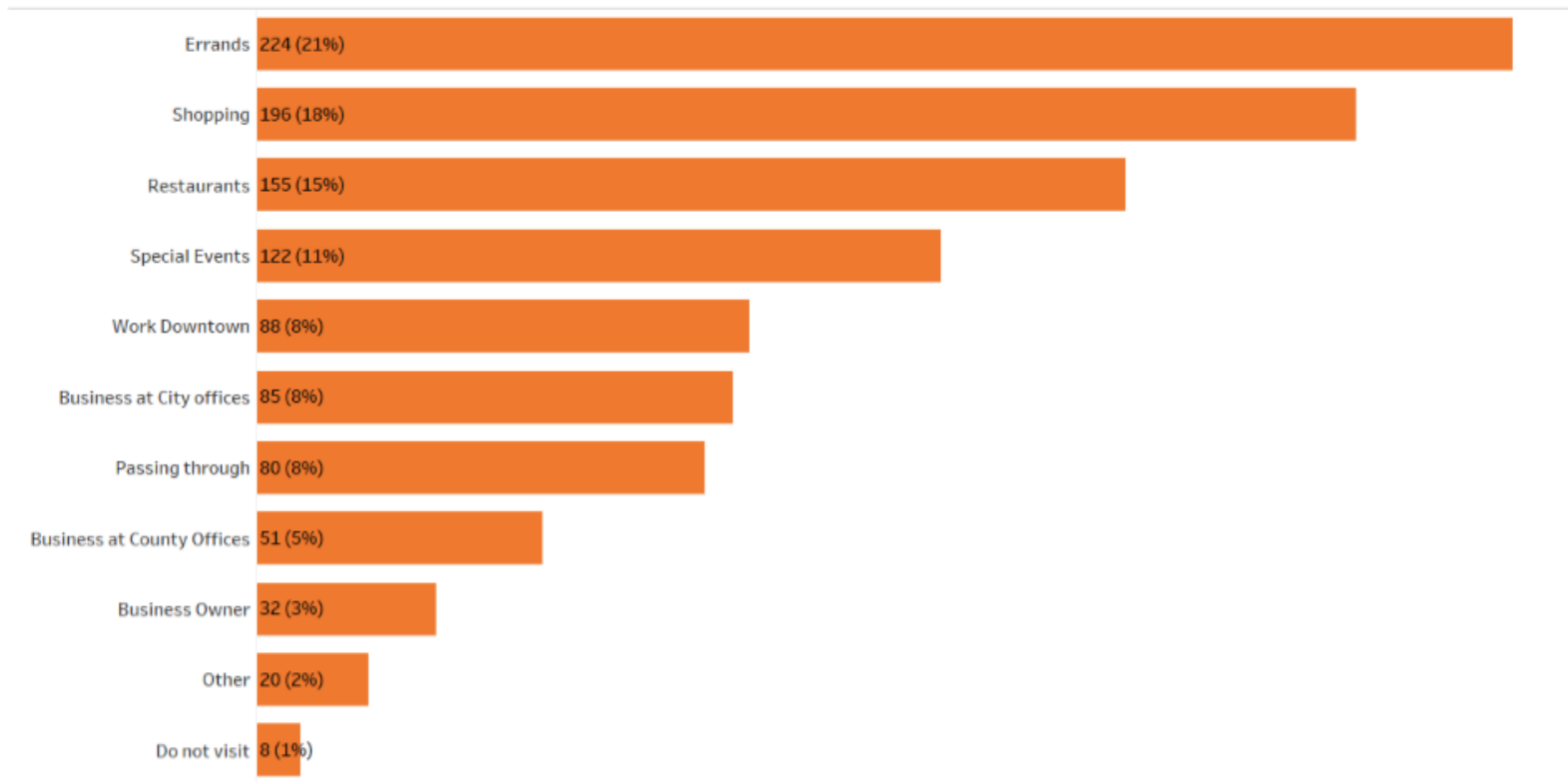
Q1. How would you rate Camilla / Mitchell County in the following areas?



Q2. Monthly visits to downtown

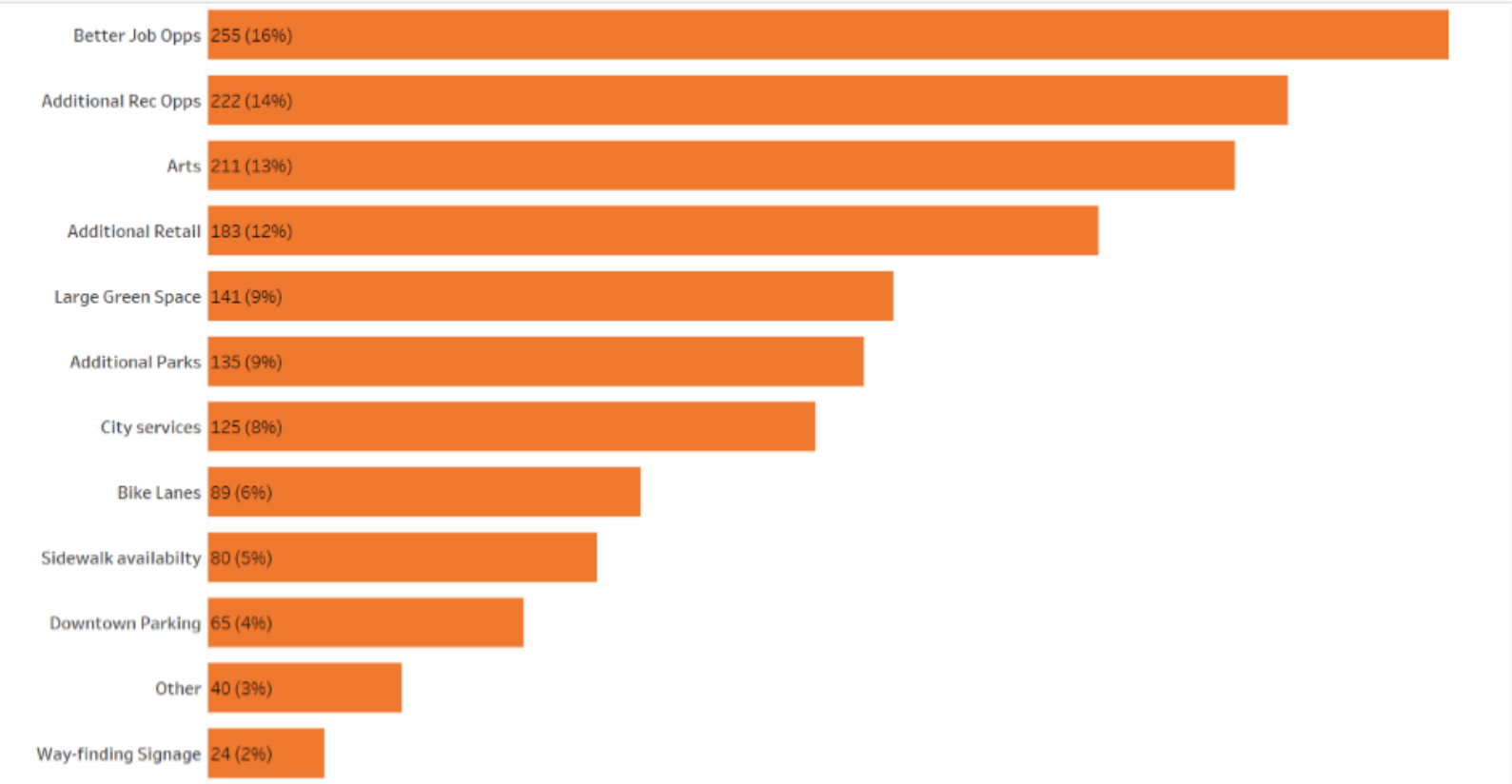


Q3. What brings you downtown?

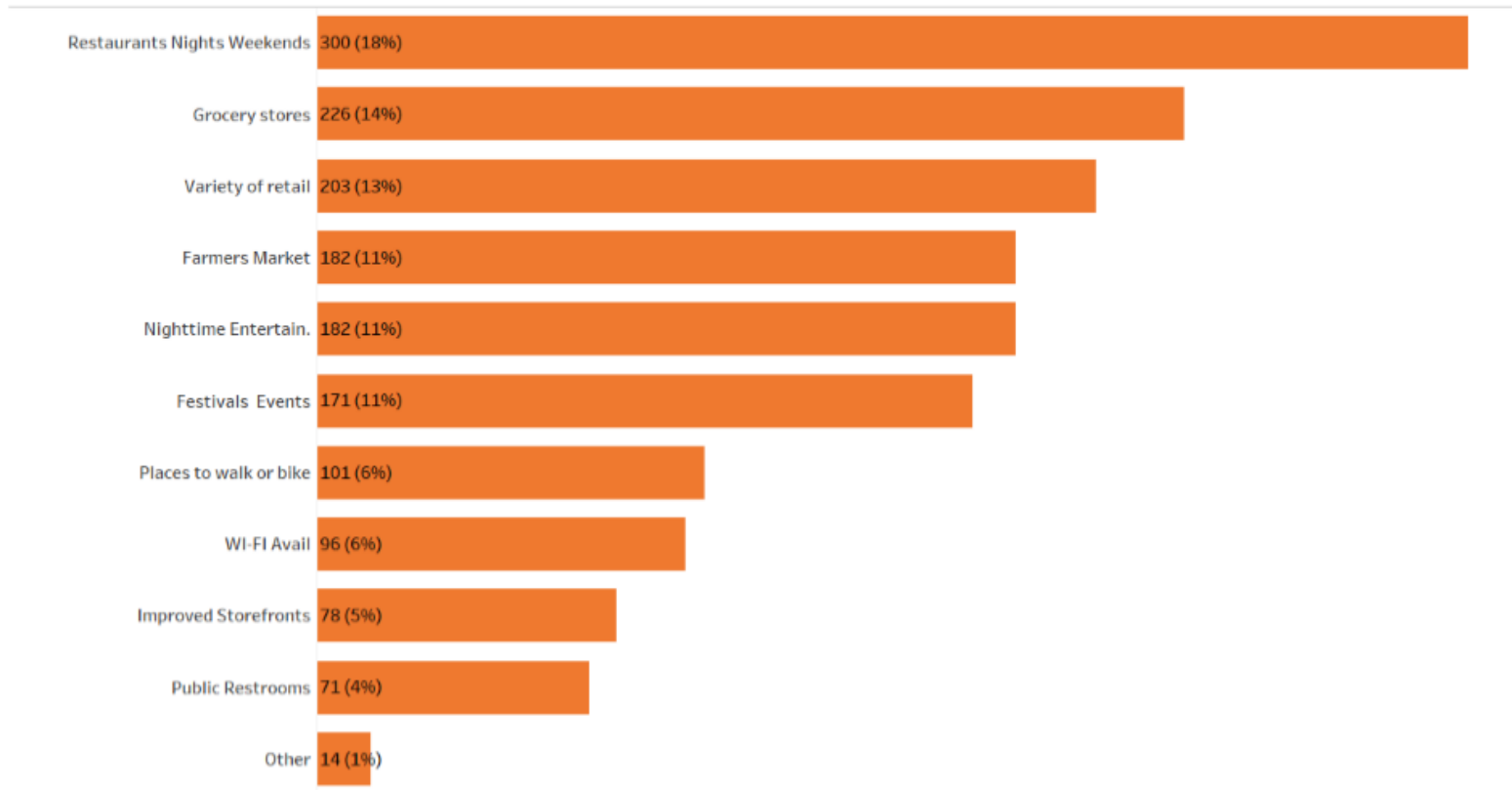


*Note: Percentages do not sum to 100% since respondents were able to choose more than one response.*

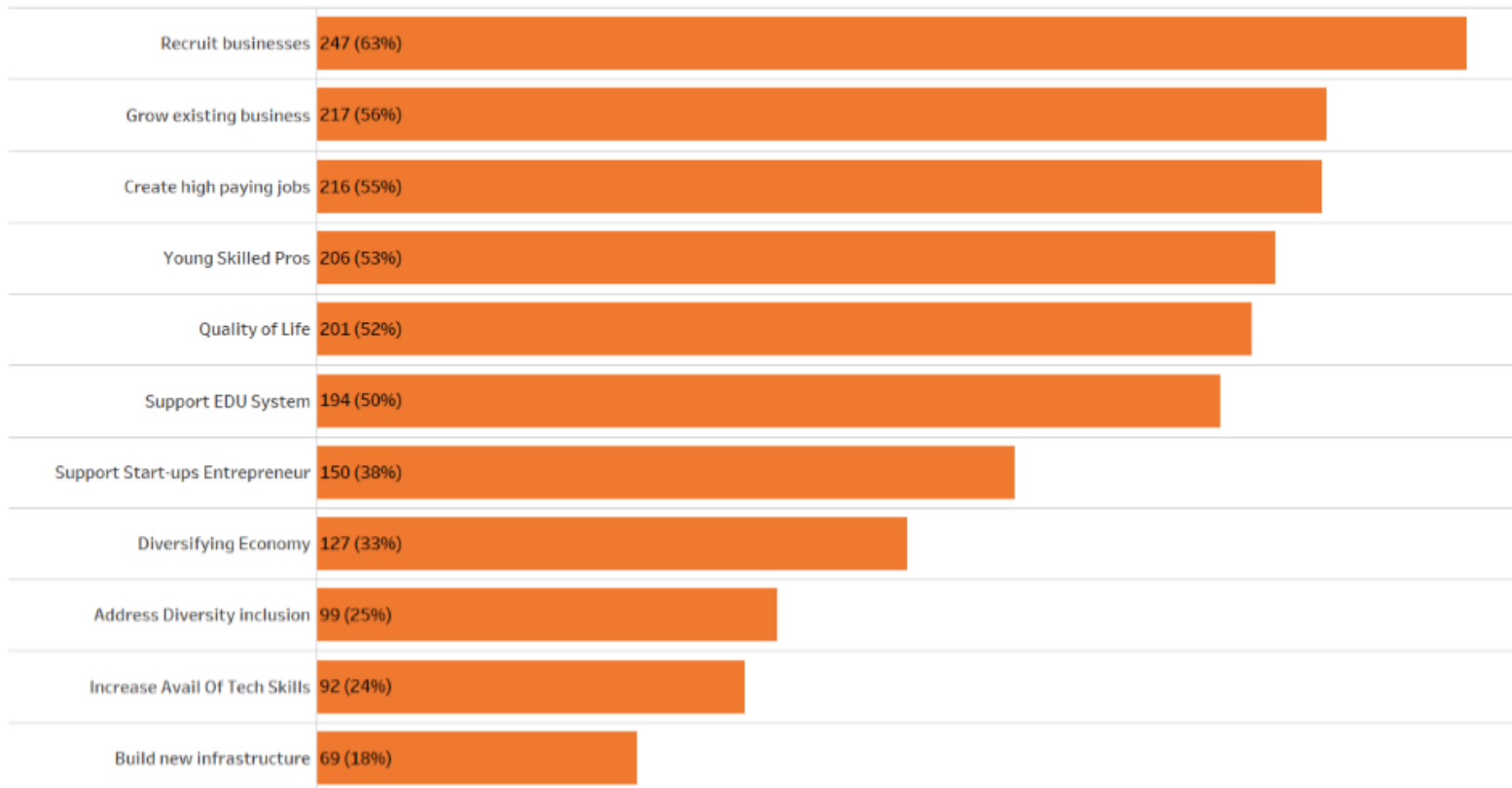
Q4. How can Camilla be improved?



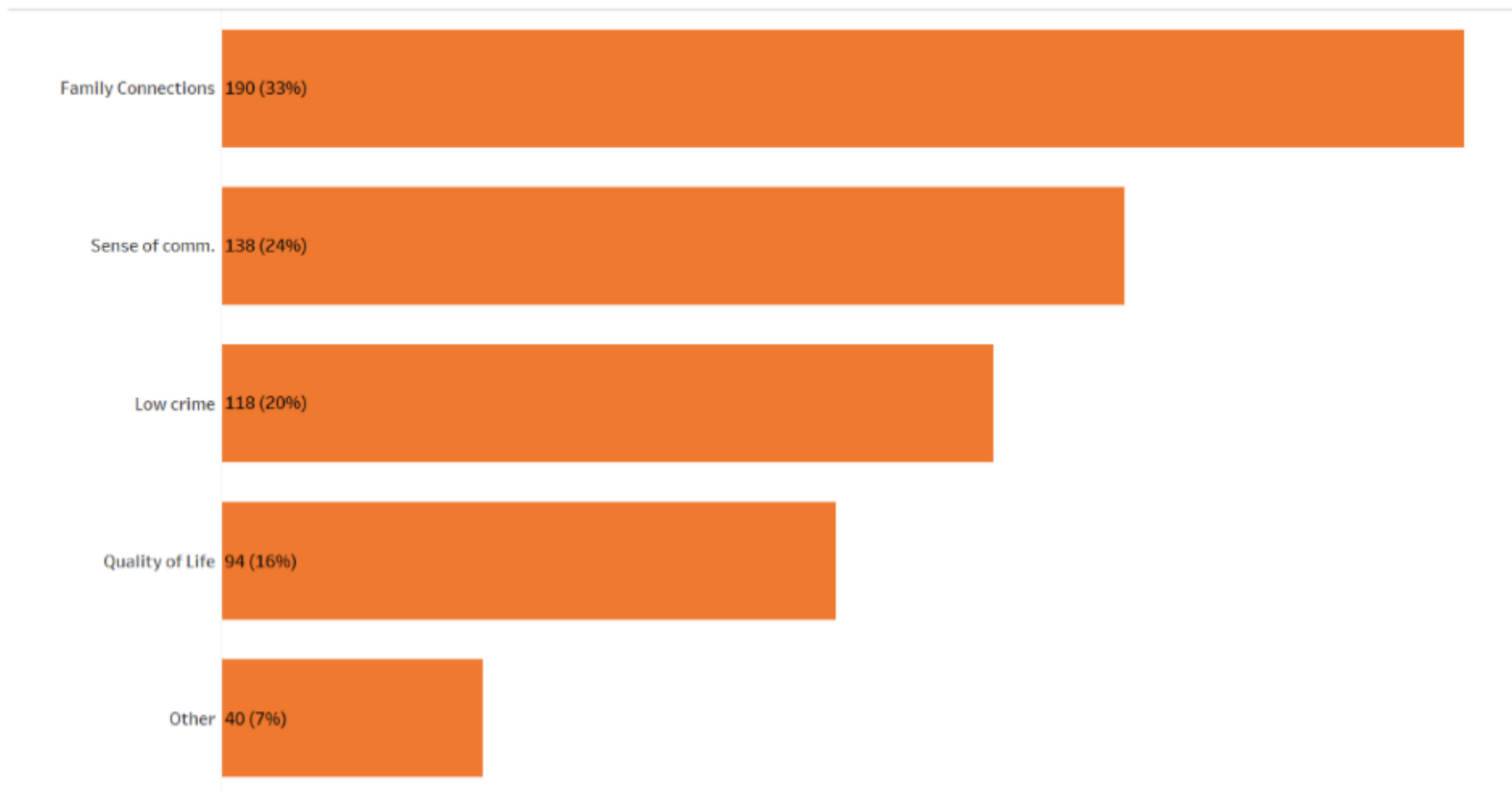
Q5. What could downtown Camilla offer that would make you visit more often?



**Q6. What should be the City of Camilla/Mitchell County's top economic development priorities? (Choose top 5)**

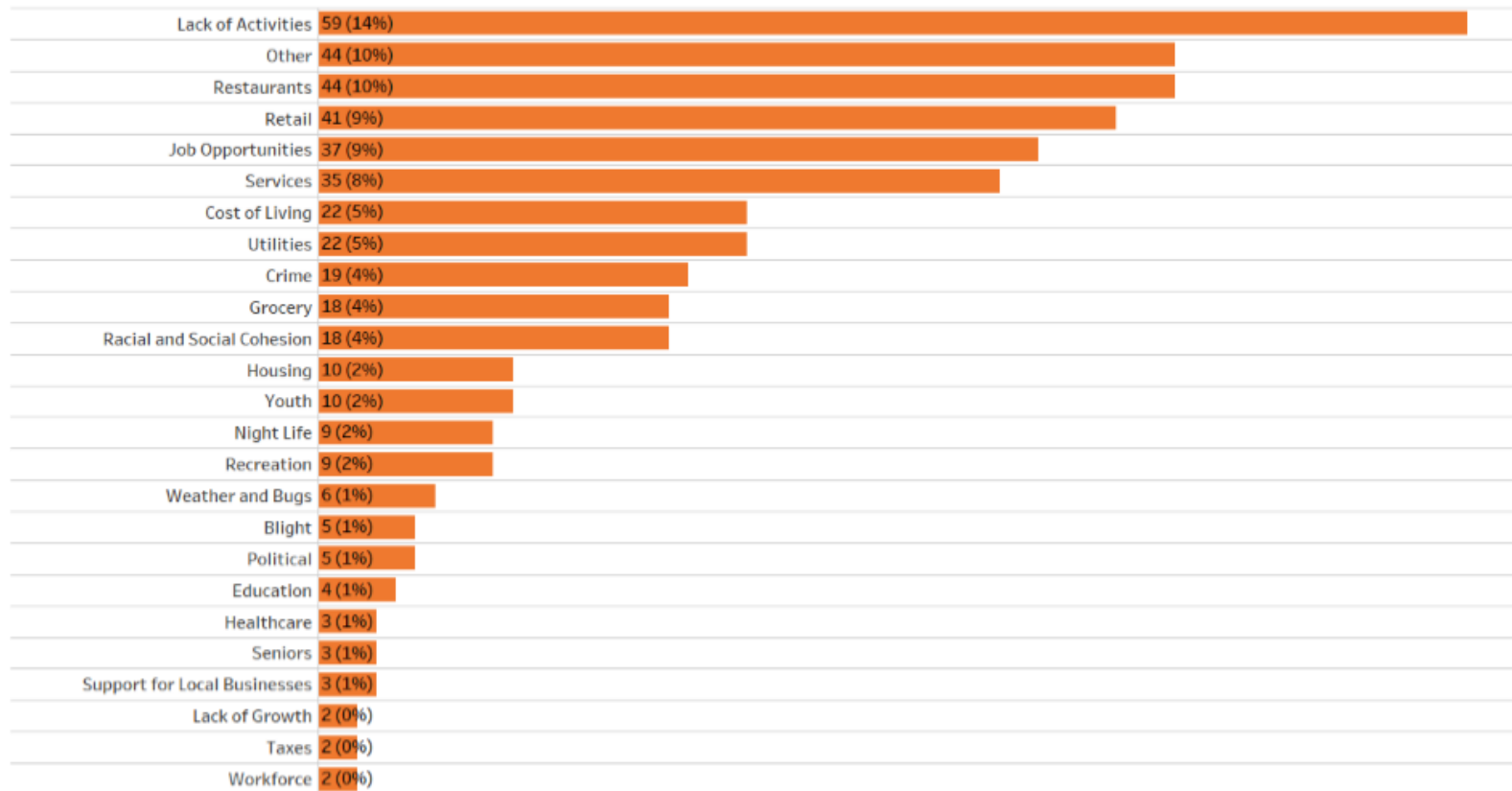


Q7. What do you like most about living in Camilla/Mitchell County?



Community Survey  
Camilla, Mitchell County, Georgia

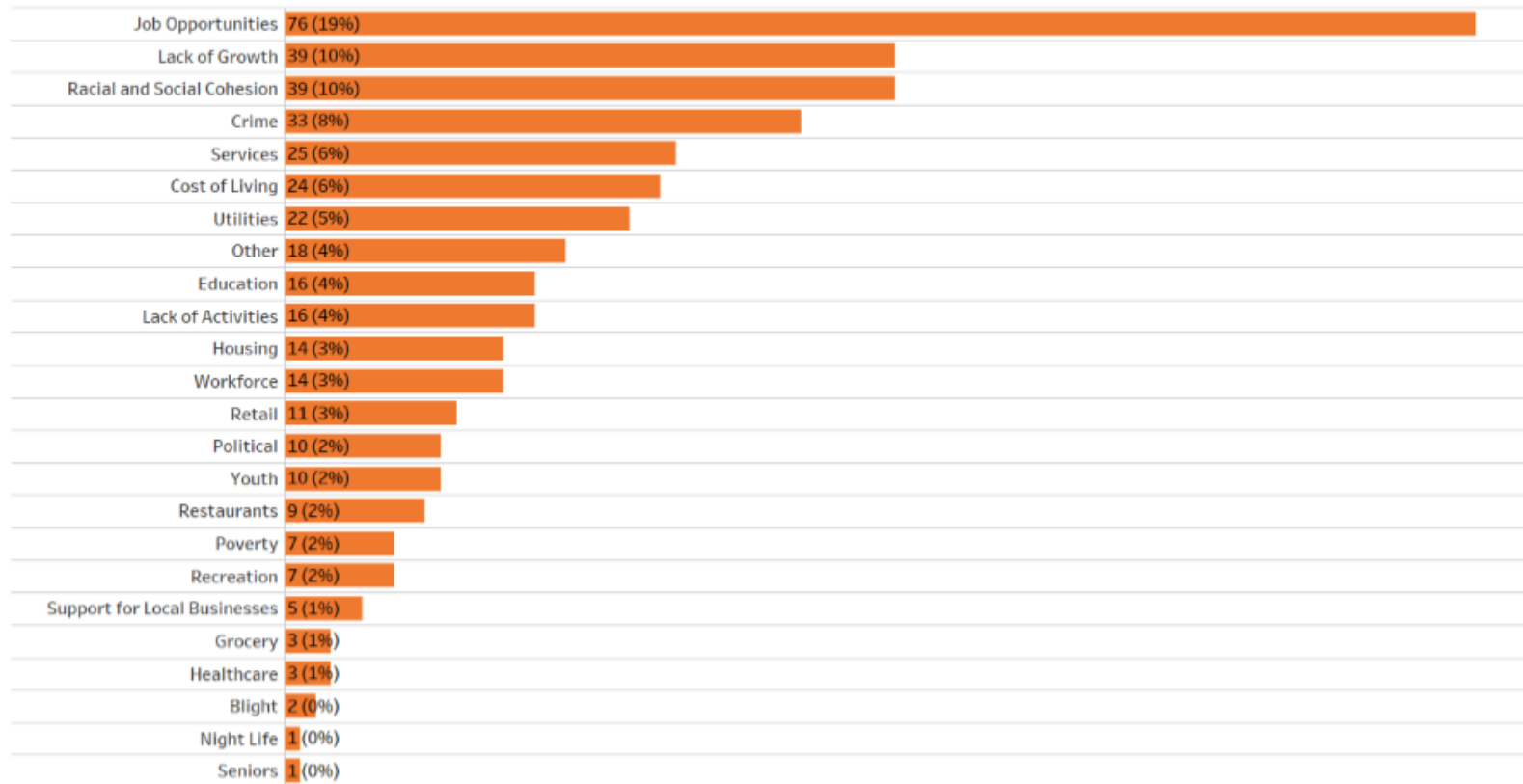
Q8. What do you like least about living in Camilla/Mitchell County?





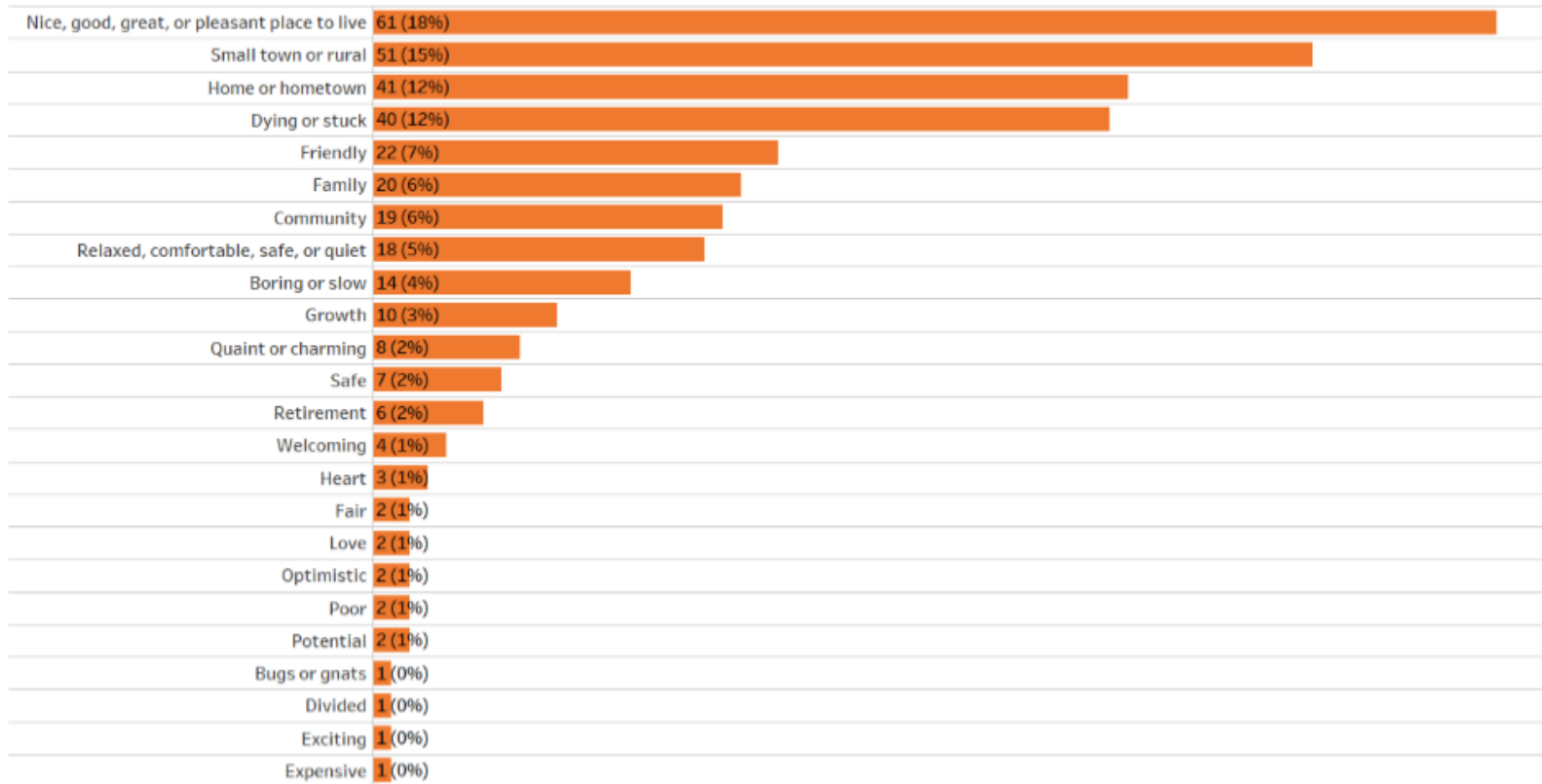
Community Survey  
Camilla, Mitchell County, Georgia

Q9. What would you say is the most critical issue facing Camilla/Mitchell County today?

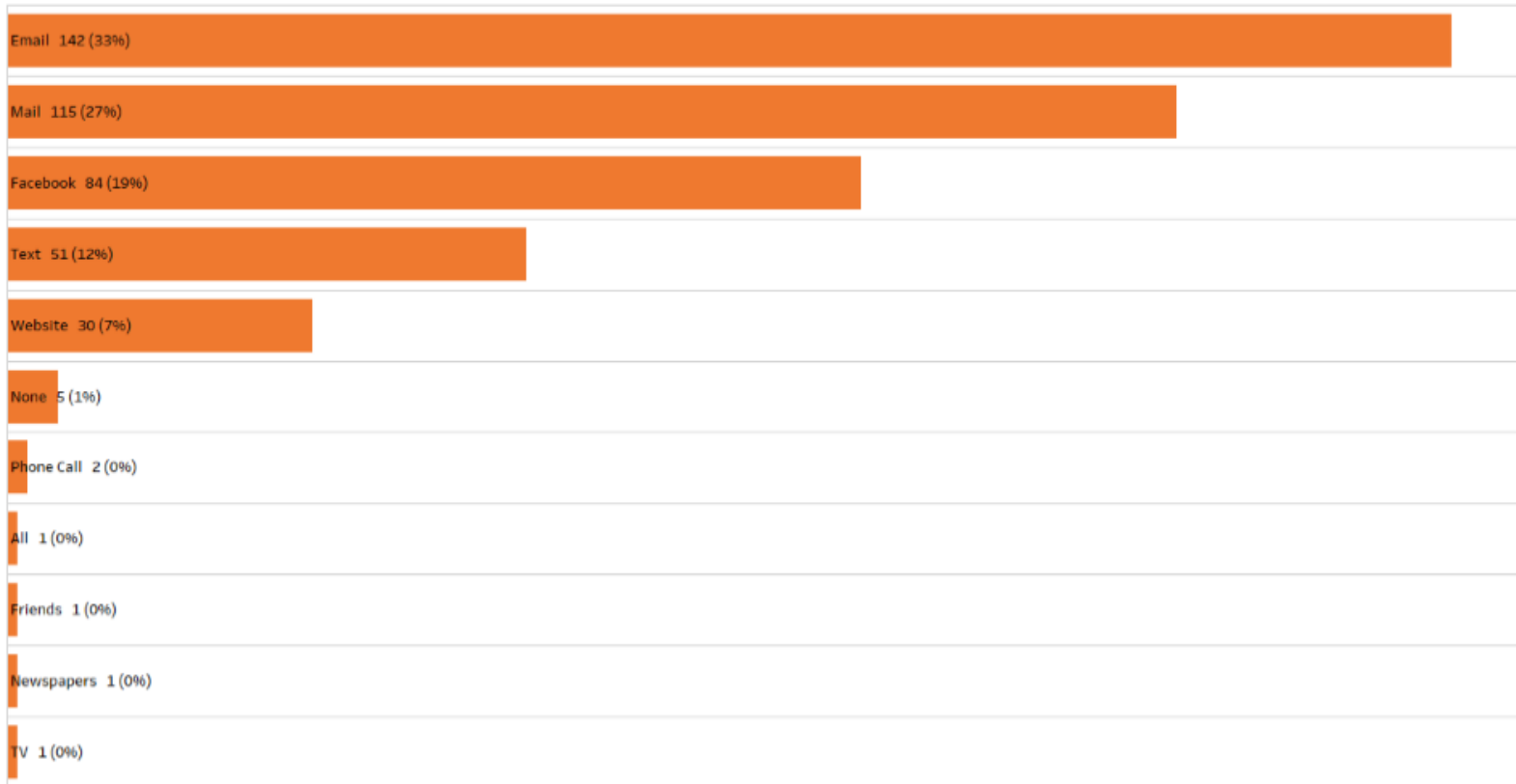


Community Survey  
Camilla, Mitchell County, Georgia

**Q10. From your perspective, the word or phrase that best describes Camilla is:**  
(all responses with 2+ instances displayed below excluding "N/a")



Q11. What is your preferred communication method to receive city related information?





*Mitchell & Baker County*

# SALES & PUBLIC NOTICES

ENTERPRISE JOURNAL

Public Notices - Mitchell County and Baker County

WEDNESDAY, FEBRUARY 19, 2020 | 11

Court personnel for the required amount

## NOTICE - PUBLIC HEARINGS

•The City of Camilla will conduct a public hearing for the Urban Redevelopment Plan on Monday, March 2, 2020 at 9:00 a.m. in the Council Chambers at City Hall. The Urban Redevelopment Plan (URP) is intended to address slum and blight within designated areas of the City and encourage public/private investments.

•The City of Camilla will conduct a public hearing for the Revitalization Area Strategy on Monday, March 9, 2020 at 6:30 p.m. in the Council Chambers at City Hall. The Revitalization Area Strategy (RAS) is intended to provide incentives to communities who implement comprehensive redevelopment activities for target areas in their city or county. RAS areas must be in Census Block groups with 20% or greater poverty and where an Urban Redevelopment Plan has been adopted.

The purpose of the public hearings is to receive citizen input and comments for the Urban Redevelopment Plan and the Revitalization Area Strategy. Both items will be considered for approval by the City Council at the regularly scheduled March 9, 2020 council meeting. Specific details and documents for the public hearings will be made available on the City's website at [www.camillageorgia.net](http://www.camillageorgia.net). City Clerk's office at City Hall, and at the public hearings.

Persons with special needs relating to handicapped accessibility or foreign language shall contact Cheryl Ford, City Clerk at (229) 330-2325 prior to March 2, 2020. This person is located at Camilla City Hall, 30 East Broad Street, Camilla, Georgia 31730 between the hours of 8:00 a.m. to 5:00 pm. Monday through Friday, except holidays.

Hearing impaired individuals can contact the Georgia Relay Service, telephone number (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

Contract Probate Court personnel for the required amount of filing fees. 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. *Edwitt C. Fildarska, Jr.*, Judge of the Probate Court, P.O. Box 229, Camilla, GA 31730 (229) 336-2015

**Debtors and Creditors**  
**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF EDNA B. MOYE  
Creditors of the Estate of Edna B. Moye, late of Mitchell County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make payment to David Michael Moye, Administrator, at 3945 Mt. Zion Church Rd., Pelham, GA 31779, *David Michael Moye*, Administrator of the Estate of Edna B. Moye.  
**02/19/20, 02/26/20, 03/04/20**

**Probate Court**  
**IN THE PROBATE COURT OF MITCHELL COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF ELIZABETH N. POTTS, DECEASED ESTATE NO. 20-0-06  
**PETITION FOR LETTERS OF ADMINISTRATION**  
Notice to All Interested Persons: Susan D. Taylor has petitioned to be appointed Administrator of the estate of Elizabeth N. Potts deceased, of said County. The Petitioner has also applied of waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. 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 March 9, 2020. All

**Circuit Court**  
**IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY FLORIDA**  
In Re: The Matter of Maria Francisco Avano, Petitioner, and Armando Francisco Madero, Respondent. Case No. 19-DB-001610-Divisor: FAMILY. **NOTICE OF ACTION**  
You are notified that an action for Paternity has been filed against you, and

authority, mat- and after the 15th day of May, 2020. The closed by an inspection of the most, assess- as, restrictions: or members of 20th Deed To and party in is DONALD E. JUDOR HEIRS- ANSON SR., or be conducted that the sale is S. Bankruptcy and information and loan with the d. Please note \$ 44-14-162.2, / to an amend- items of your all authority to by all terms of lured by law to al Corp., Loss in Anita Drive, 888, telephone KONDIAUR U, NOT IN ITS BUT SOLELY IN SEPARATE N VENTURES AS Attorney in SON SR THE BE HELD TO COLLECTOR, IF SO, ANY ED WILL BE ROSE, Attorney

# CLASSIFIEDS

20 words or less - \$9 in advance or \$10 if billed, per week. Over 20 words - \$0.35 per word.

WEDNESDAY, FEBRUARY 26, 2020

MITCHELL COUNTY ENTERPRISE-JOURNAL

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## NOTICE - PUBLIC HEARINGS

The City of Camilla will conduct a public hearing for the Urban Redevelopment Plan on Monday, March 2, 2020 at 9:00 a.m. in the Council Chambers at City Hall. The Urban Redevelopment Plan (URP) is intended to address slum and blight within designated areas of the City and encourage public/private investments.

The City of Camilla will conduct a public hearing for the Revitalization Area Strategy on Monday, March 9, 2020 at 6:30 p.m. in the Council Chambers at City Hall. The Revitalization Area Strategy (RAS) is intended to provide incentives to communities who implement comprehensive redevelopment activities for target areas in their city or county. RAS areas must be in Census Block groups with 20% or greater poverty and where an Urban Redevelopment Plan has been adopted.

The purpose of the public hearings is to receive citizen input and comments for the Urban Redevelopment Plan and the Revitalization Area Strategy. Both items will be considered for approval by the City Council at the regularly scheduled March 9, 2020 council meeting. Specific details and documents for the public hearings will be made available on the City's website at [www.camillaga.net](http://www.camillaga.net), City Clerk's office at City Hall, and at the public hearings.

Persons with special needs relating to handicapped accessibility or foreign language shall contact Cheryl Ford, City Clerk at (229) 330-2325 prior to March 2, 2020. This person is located at Camilla City Hall, 30 East Broad Street, Camilla, Georgia 31730 between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, except holidays.

Hearing impaired individuals can contact the Georgia Relay Service, telephone number (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

**BAKER COUNTY BOARD OF TAX ASSESSORS  
 JOB OPENINGS**

**A RESOLUTION TO  
ADOPT THE CITY OF CAMILLA'S  
URBAN REDEVELOPMENT PLAN  
AS REQUIRED BY STATE LAW**

**WHEREAS**, THE Urban Redevelopment Act O.C.G.A 36-61, et.seq., gives cities broad powers to redevelop blighted or threatened areas of the community and encourages involvement of private enterprise and public/private partnerships to redevelop neglected areas of the community; and

**WHEREAS**, the City of Camilla's Urban Redevelopment Plan is intended to address aging housing and infrastructure surrounding the downtown area, other neighborhoods in need of redevelopment and commercial and industrial properties;

**WHEREAS**, it is in the best interest of the citizens of the City of Camilla to adopt the Urban Redevelopment Plan;

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of Camilla, Georgia and it is hereby resolved by authority of the same:

Section 1. The City of Camilla Urban Redevelopment Plan is hereby approved and adopted.

Section 2. A copy of said Plan and Map designating the Urban Redevelopment Area is attached hereto and incorporated herein by reference as if fully as if set forth verbatim.

Signed

\_\_\_\_\_

Mayor

ATTEST

\_\_\_\_\_  
City Clerk

Adopted: \_\_\_\_\_  
Date

## COMMUNITY DEVELOPMENT TOOLS

*The right tools make a difference!*

### BROWNFIELDS PROGRAM



**Brownfields** are abandoned or underused properties where redevelopment is complicated by actual or perceived environmental contamination. For example, an abandoned gas station.

The **Brownfields Program** works together with communities, states and Stakeholders to prevent, evaluate, clean up and re-use brownfields.

The Program continues to support communities with various grants:

- Brownfields Assessment Grant
- Brownfields Revolving Loan Fund Grants
- Brownfields Cleanup Grants
- Multipurpose (MP) Grants
- Environmental Workforce Development and Job Training
- Technical Assistance, Training and Research Grants
- State and Tribal Response Program Grants

### COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)



**CDBG** is a federally funded block grant to states that focuses on benefiting low- to moderate-income persons by providing resources for livable neighborhoods, economic empowerment, and decent housing.

Programs managed by CDBG include; CDBG Annual Competition, the Employment Incentive Program set-aside, the Immediate Threat and Danger Set-aside (IT&D), and local Economic Development Revolving Loan Funds (RLFs)

### GEORGIA INITIATIVE FOR COMMUNITY HOUSING (GICH)



**GICH** is a state initiative that offers communities a three-year program of collaboration and technical assistance related to housing and community development.

### OPPORTUNITY ZONES



An area that displays pervasive poverty, underdevelopment, general distress and blight. This designation allows communities to redevelop areas of the community, create jobs, and earn valuable job tax credits.

### COMMUNITY HOME INVESTMENT PROGRAM (CHIP)



**CHIP** Funds help local governments, non-profit organizations and public housing authorities provide affordable housing in their communities.

Funds may be used to provide eligible, low- and moderate-income households with down payment assistance or to assist with homeowner rehabilitation.

### REVITALIZATION AREA STRATEGY (RAS)

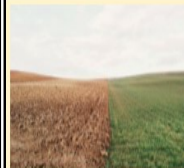


**RAS** designation provides incentives to communities who implement comprehensive redevelopment activities for targeted areas in their city or county.

A local government with a RAS designation may receive bonus points on its annual CDBG application and the ability to apply annually for CDBG funds for three years, provided that all DCA timeliness criteria are met.

In order to be eligible for the Revitalization Area designation and bonus points, a local government must establish a local redevelopment area and plan.

### LAND BANK



Land banks are governmental entities or non-profit corporations that are focused on the conversion of vacant, abandoned, and tax delinquent properties into productive use.

Land banks are a direct response to this growing trend of vacancy and abandonment, created to strategically acquire problem properties and convert these liabilities into assets. In short, land banks are intended to acquire title to these problem properties, eliminate the liabilities, and transfer the properties to new, responsible owners in a transparent manner that results in outcomes consistent with community-based plans.

## RURAL ZONE



Rural Zone targets rural downtown and offers incentives for economic development and job creation. Recognizes and rewards communities that clearly demonstrate an established pattern of successfully implementing their Local Comprehensive Plans.

Application Deadline: May 15, 2020

### An eligible community must meet the following prerequisites:

- be a Qualified Local Government;
- have an approved and adopted Service Delivery Strategy;
- be current on all required reports to DCA, including Government Management Indicators and the Report of Local Government Finances; and
- have met the Minimum Performance Standards for their region as set by their Regional Commission.

## REVOLVING LOAN FUND (RLF)



The Southwest Georgia **Revolving Loan Fund (RLF)** is a locally controlled source of capital used to finance start up and expanding businesses

whose projects will create permanent jobs and leverage private sector investment.

As borrowers repay their RLF loans, the principal and interest payments are returned to the fund for lending to other businesses to create more jobs and investment opportunities. Funds can be used to purchase land and buildings, construct new buildings or modify existing buildings and provide working capital for the first six months.

## HOUSING PLAN/ASSESSMENTS



**Housing Assessments** are used by local governments to identify housing issues and solution and help communities assess the condition of housing in their community. This can be a valuable tool in setting priorities. Please call us today to conduct an assessment in your community.

## ECONOMIC DEVELOPMENT



The Southwest Georgia Regional Commission works with member governments to promote strong economic and community development.

Technical assistance is provided for industry retention and business recruitment and other services designed to strengthen local economic and community development initiatives, in addition to the application and administration of grants.

## TAX ALLOCATION DISTRICTS (TAD)



Also known as Tax Increment Financing (TIF), TAD is a tool used by the government to provide financial assistance to eligible public and private re development efforts within a specified area of TAD.

In addition, TAD is a popular mechanism for revitalizing blighted or underutilized areas, declining commercial corridors and industrial sites

TADs may be administered by local governments, DDAs, Housing Authorities or Redevelopment Agencies.

## REDEVELOPMENT FUND GRANT (RDF)



**RDF** undertakes and funds economic and community development projects for local governments that address slum and blight.

The Redevelopment Fund gives local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects that wouldn't proceed otherwise. Grant funds up to \$500,000 and may be awarded to a single project. Initial Project Assessments should be made with the Regional Commission in concert with the Department of Community Affairs.

**Southwest Georgia Regional Commission**

**<http://www.swgrc.org>**

**229-522-3552**



## ENTERPRISE ZONES



The **Enterprise Zone** aims to support economic development by enhancing geographical areas within cities and counties that are experiencing disinvestment, under-development and economic decline thereby encouraging investments and rehabilitation by private businesses .

Tax Concessions are offered to encourage business investments and provide jobs for residents.

An eligible area must meet at least three (3) of these five criteria:

- Pervasive Poverty,
- Unemployment Rate,
- Underdevelopment,
- General distress,
- General Blight

## DOWNTOWN DEVELOPMENT REVOLVING LOAN FUND



The purpose of the **Downtown Development Revolving Loan Fund (DD RLF)** is to assist cities, municipalities in their efforts

to revitalize and enhance downtown areas by providing below market rate financing to fund capital projects in core historic downtown areas and adjacent historic neighborhoods where DD RLF will aid commercial development.

Eligible applicants are municipalities or counties with a population of 100,000 or less. The maximum loan is \$250,000 per project. Applications are accepted throughout the year and as loan funds are available through the Georgia Department of Community Affairs

## ZONING ORDINANCE & MAP



**Zoning ordinance** refers to an ordinance or resolution by a local government to establish procedures and zones or districts within its respective territorial boundaries. The ordinance regulates the uses and development standards of property within such zones or districts.

A **zoning map** is adopted in conjunction with a zoning ordinance which shows the zones and districts and zoning classifications of property therein.

## PLANFIRST PROGRAM

**PlanFirst** program is designed to recognize and reward communities that demonstrate an established pattern of successfully implementing their Local Comprehensive Plan.

PlanFirst designation brings rewards and incentives, lasts for three (3) calendar years and communities can re-apply to renew their designation.

An eligible community must meet the following prerequisites:

1. be a Qualified Local Government;
2. have an approved and adopted Service Delivery Strategy;
3. be current on all required reports to DCA,
4. have met the Minimum Performance Standards for their region as set by their regional commission.

## COMPREHENSIVE PLAN



The results of planning; how a community shapes and guides growth and developments , is contained in a **Comprehensive Plan** .

Effective planning ensures that future development will occur when and how the community and local government wants.

Georgia encourages local governments by allowing cities and counties with DCA-approved comprehensive plans access to a special package of financial resources to aid in implementing their plans.

## MAIN STREET COMMUNITY



Mainstreet denotes a street , village or small city that is the focal point for shops and business district.

Georgia **Mainstreet community** programs are instrumental in leading the state in historic preservation, small business development, expansion of employment base, leveraging private investment , increasing tourism and providing a positive road map for public-private partnerships.

## LOW INCOME HOUSING TAX CREDIT(LIHTC)

**LIHTC** subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low-and moderate-income tenants.

Properties funded with LIHTC must comply with requirements of IRS Section 42 for the full term of the compliance and extended use periods

*Southwest Georgia Regional Commission proudly serves 14 counties and 43 cities in Region 10!*

## REFERENCES

The City of Camilla Comprehensive Plan 2017

The City of Camilla Housing Plan 2018

The City of Camilla Strategic Plan Survey 2020: EGC Office of Economic & Community Development

Georgia Department of Community Affairs (GDCA). <http://georgia-dca.maps.arcgis.com/apps/Viewer/index.html?appid=7b71e8dac0bb4ae48118c1cf3108d61d&webmap=2562d9f7a70b4042b978bf05f28938b2>

Georgia Department of Transportation (GDOT) 2019. Traffic count: <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp>

U.S. Census Bureau (2010) Profile of General Population and Housing Characteristics, 2010 Demographic Profile Data

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Justia US Law (2020). 2014 Georgia Code Title 36 - Local Government Provisions Applicable to Counties and Municipal Corporations Chapter 61 - Urban Redevelopment § 36-61-3 - Legislative findings and declaration of necessity. <https://law.justia.com/codes/georgia/2014/title-36/provisions-applicable-to-counties-and-municipal-corporations/chapter-61/section-36-61-3/> access date 2/5/2020