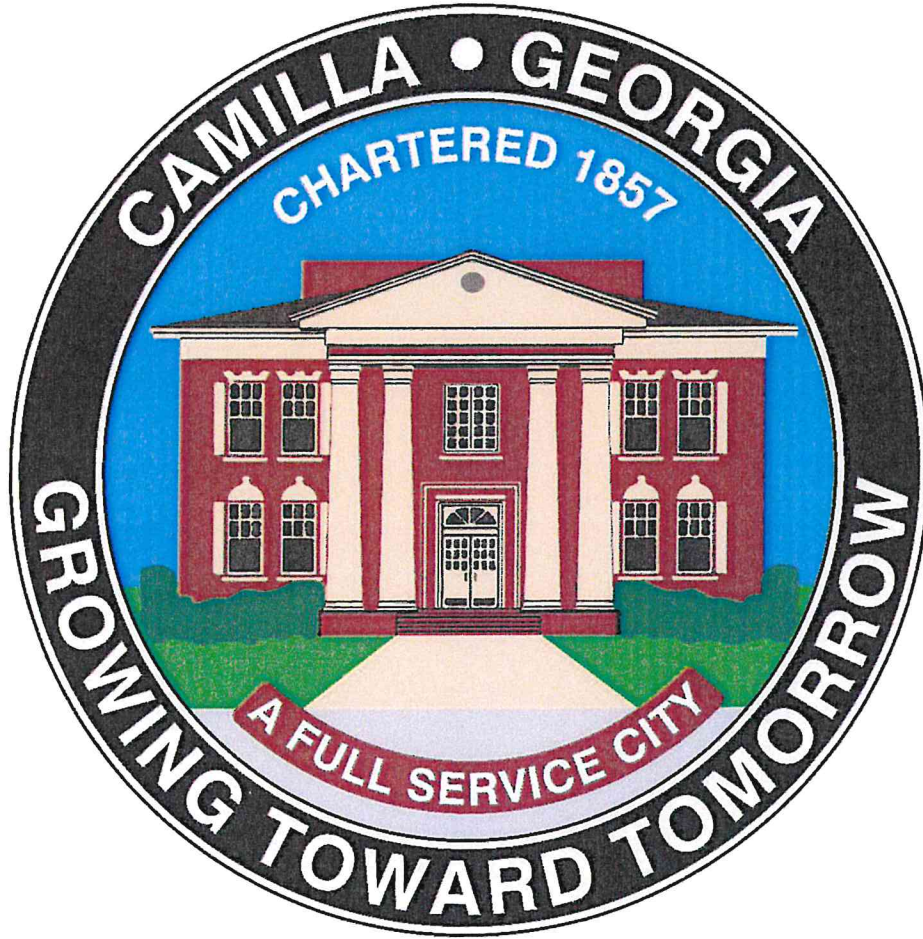


CITY OF CAMILLA  
URBAN REDEVELOPMENT PLAN  
JUNE 2023



## **Executive Summary URP**

The City of Camilla's Urban Redevelopment Plan was developed to understand better and identify areas that need redevelopment within the city limits. In addition to an updated Comprehensive Plan, the City has developed a Strategic Plan to develop an Urban Redevelopment Plan (URP). The primary purpose of the City of Camilla's Urban Redevelopment Plan (URP) is to identify prospective development areas, assess business opportunities, improve housing availability/conditions within the URP area, and recommend possible redevelopment options in accordance with guidelines set forth by Georgia's Urban Redevelopment Act (URA).

In 2020, the City Council contacted Southwest Georgia Regional Commission (SWGRC) to assist in developing the URP Plan. The Plan analyzed Land Use, Transportation, Housing, Economy Development, Demographics, and Redevelopment Needs and made recommendations for development. Also noted was the volume of traffic activity on Oakland Avenue, located one block from the downtown Central Business District.

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.

## INTRODUCTION

Camilla, Georgia was incorporated in 1858 and was named the county seat for Mitchell County. The County comprises four cities, Baconton, Pelham, Sale City, and Camilla. The City of Camilla was incorporated in 1858 and is the county seat of Mitchell County. The City of Camilla is located in the center of the region.

This plan was written during a critical time in Camilla's history. The latest Mitchell County Joint Comprehensive Plan, previous Urban Redevelopment Plan, and Camilla's Strategic Plan have outlined an ambitious strategy that is a hybrid of regional collaboration, technology, and economic development fueled by politically diverse local legislation.

This plan's foundation includes residents, business owners, community leaders, and city employees. The stakeholders identified the unity of effort and then assessed the effort using a SWOT analysis. That analysis generated this plan's objectives, goals, and action steps. This plan is a living document, able to guide Camilla in improving Camilla's historic downtown and the city at large. It's important to note that this is not a plan designed to replace the work of the Downtown Camilla Development Authority or the Camilla Development Authority but is intended to enhance and, ideally, partner with their efforts where practical. As Camilla continues to develop, this plan's legislative and economic elasticity creates an environment that will help the city adapt to new circumstances, threats, and opportunities.

## **What is Urban Redevelopment?**

Urban Redevelopment is a concept that classifies land use for immediate development or future use. It often happens in existing urban areas and involves a government rezoning of a given area from a low-density (single-family housing) to a 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 Urban Redevelopment Act (O.C.G.A 36-61-1 et. seq) and amended the law over the years to meet community needs. This initiative helps to address poverty areas, blight, housing, and economic growth.

## **COUNCIL AUTHORITY**

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 follows:

“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 of 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.)

The Camilla staff will oversee the implementation of this plan. The City can appoint itself as the implementing agency based on the Urban Redevelopment Act. 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 local governments to acquire private property without compensation. However, this modern concept balances the community by helping the economy of challenged communities by supporting development or redevelopment in downtown areas. In densely populated cities with a lack of land space, redevelopment helps to manage the issue of growth. Thus, redevelopment becomes a joint effort to make communities friendly and habitable. Usually, the City Council kicks off the redevelopment process 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, community participation, public meetings, surveys, and meeting with key local government officials for full participation have been included in the redevelopment process.

## **REDEVELOPMENT GOALS AND OBJECTIVES**

The primary 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's Comprehensive Economic Development strategies:

- Integrate citizens' 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

### **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 a URP for redevelopment is the ability to alter some existing zoning and development requirements, per the Urban Redevelopment Act, to achieve optimum economic and aesthetic results in the Redevelopment Area. Any alteration or alleviation of existing requirements necessary to effectively implement the URP is unknown. However, some changes or mitigation will likely be essential and beneficial. The City Council reserves the option to pursue changes to existing zoning and development regulations as they are reasonable and necessary. No

covenants or restrictions will be placed 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 future land use maps with updates that reflect the development trends in Camilla. Below are descriptions of categories 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 related 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 communities. Residential development in this category typically ranges from approximately 1 to 4 units per acre (i.e., lot sizes of about 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 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 a large percentage of the lot, few, if any, building setbacks from front, side, and rear property lines, and reliance on on-street parking or shared parking lots. This district has higher lot coverage and floor area intensities

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, commercial highway areas are intended to provide suitable sites for business and commercial uses that primarily serve the public traveling by automobile and benefit from direct highway access. Such districts are generally designed so that the car 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 that may or may not be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and 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). Numerous residential structures and commercial properties within the area have been identified as uninhabitable, unsafe, and unworthy of rehabilitation. In addition, many unkempt vacant lots adversely affect the tax base and slow 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 others tagged for demolition. 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.



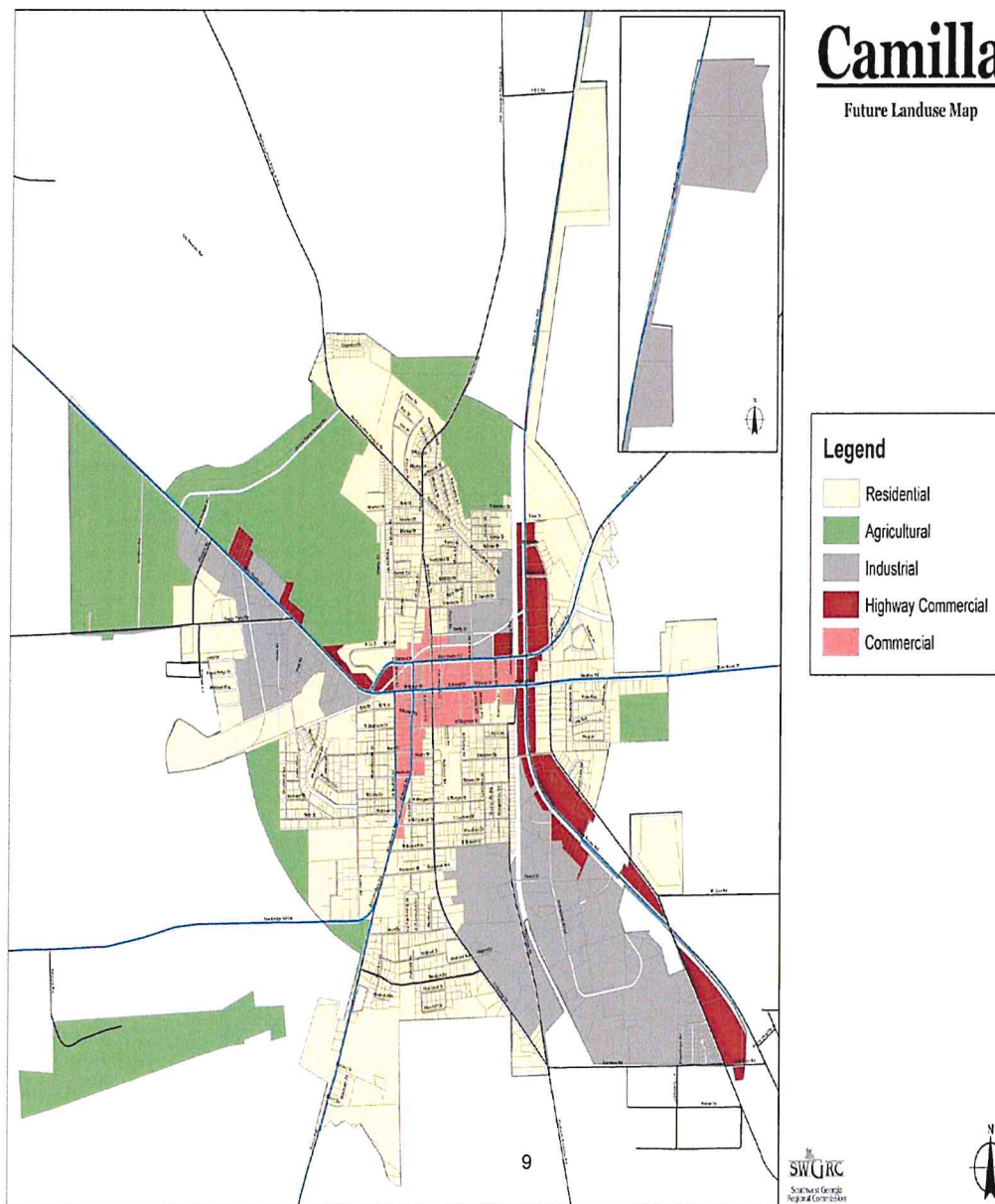
## HISTORIC PRESERVATION CONSIDERATIONS

Any property located within the redevelopment area which is designated as a 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.

## LEVERAGE PRIVATE RESOURCES

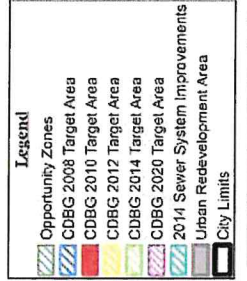
The City plans to engage various public and private resources to implement the plan. This includes local developers, community and nonprofit organizations. They have previously worked with nonprofit organizations to construct new housing and address infill housing within the city.

**Figure 1:** Map Showing Urban Redevelopment Areas, Camilla, Georgia

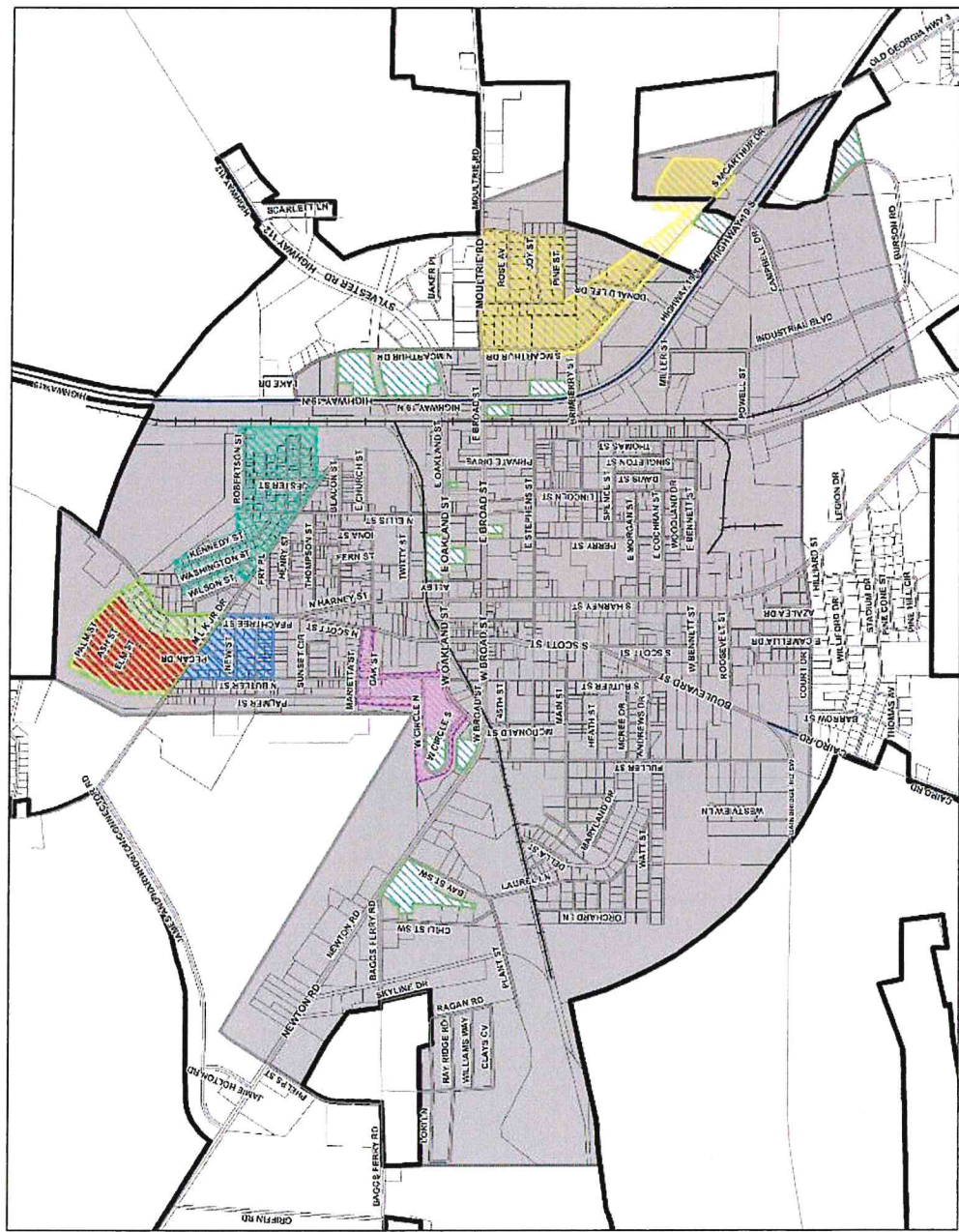


# Camilla

Urban Redevelopment Area



SWGRC  
Sustainable Growth  
Regional Council



PROPOSED FEBRUARY 2010

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

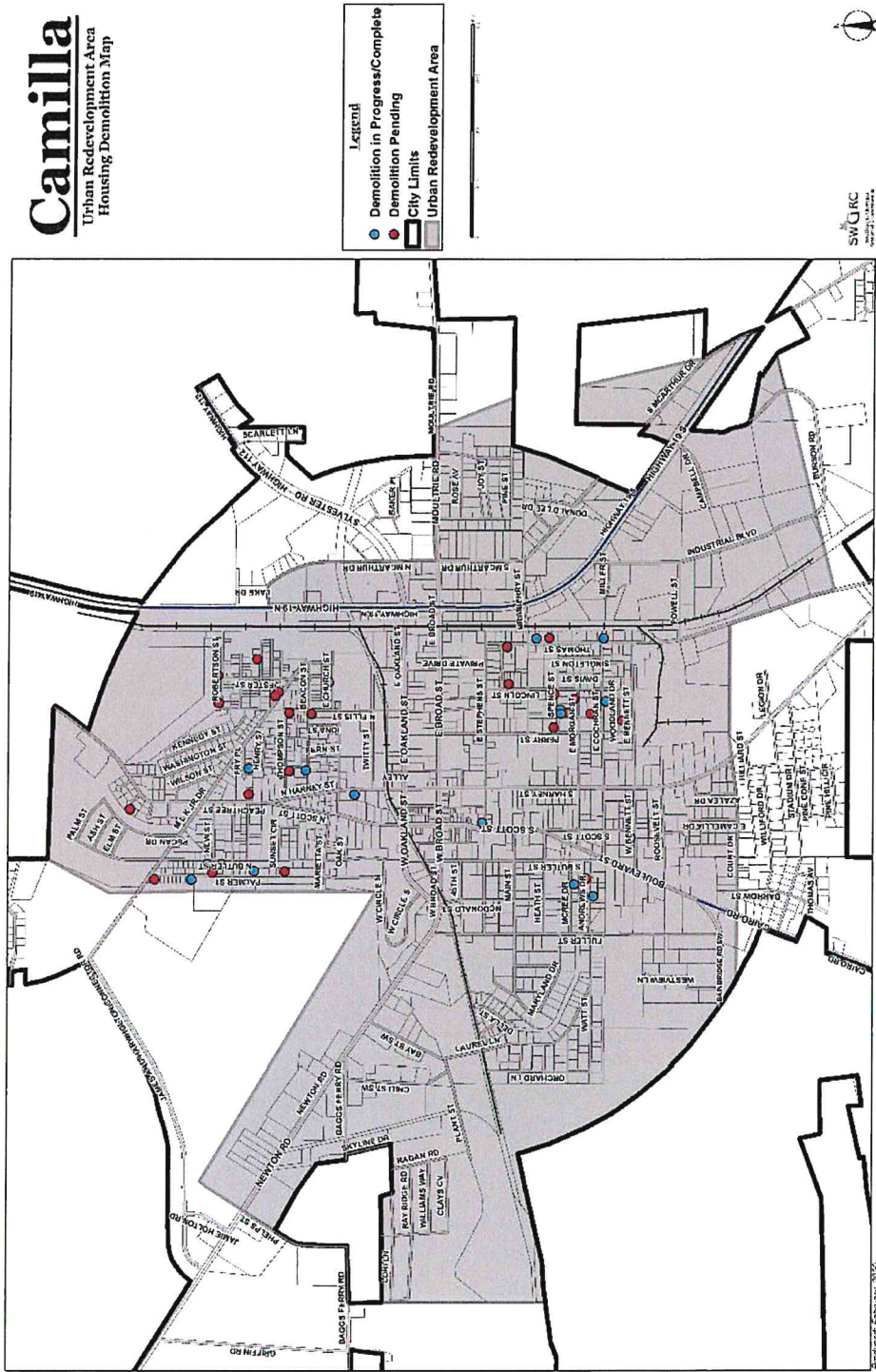


Figure 3:  
Map Housing Demolition

Figures 4, 5, and 6 below show the City of Camilla's designated state and federal opportunity zones that can significantly advantage investors for tax credits.

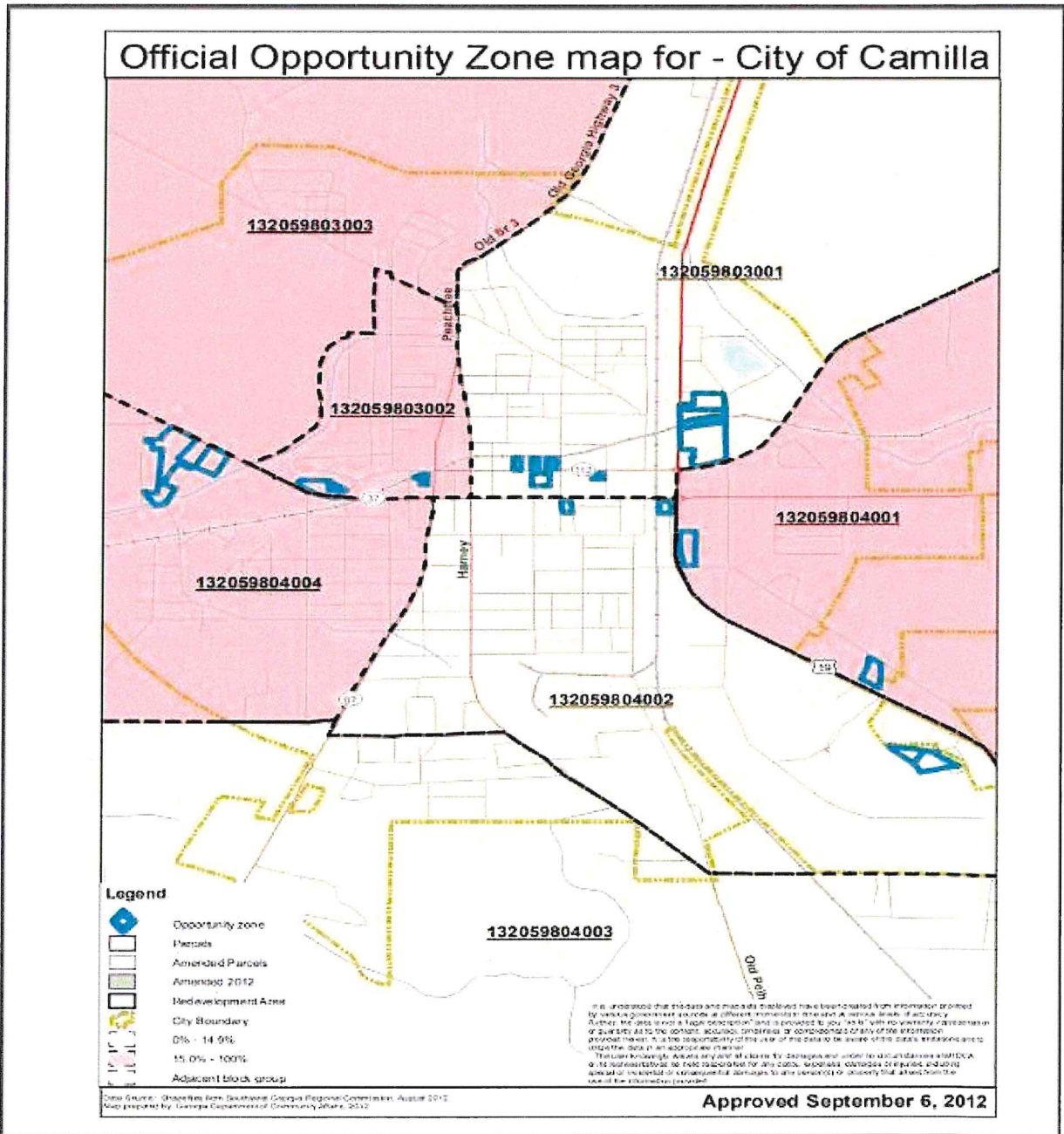
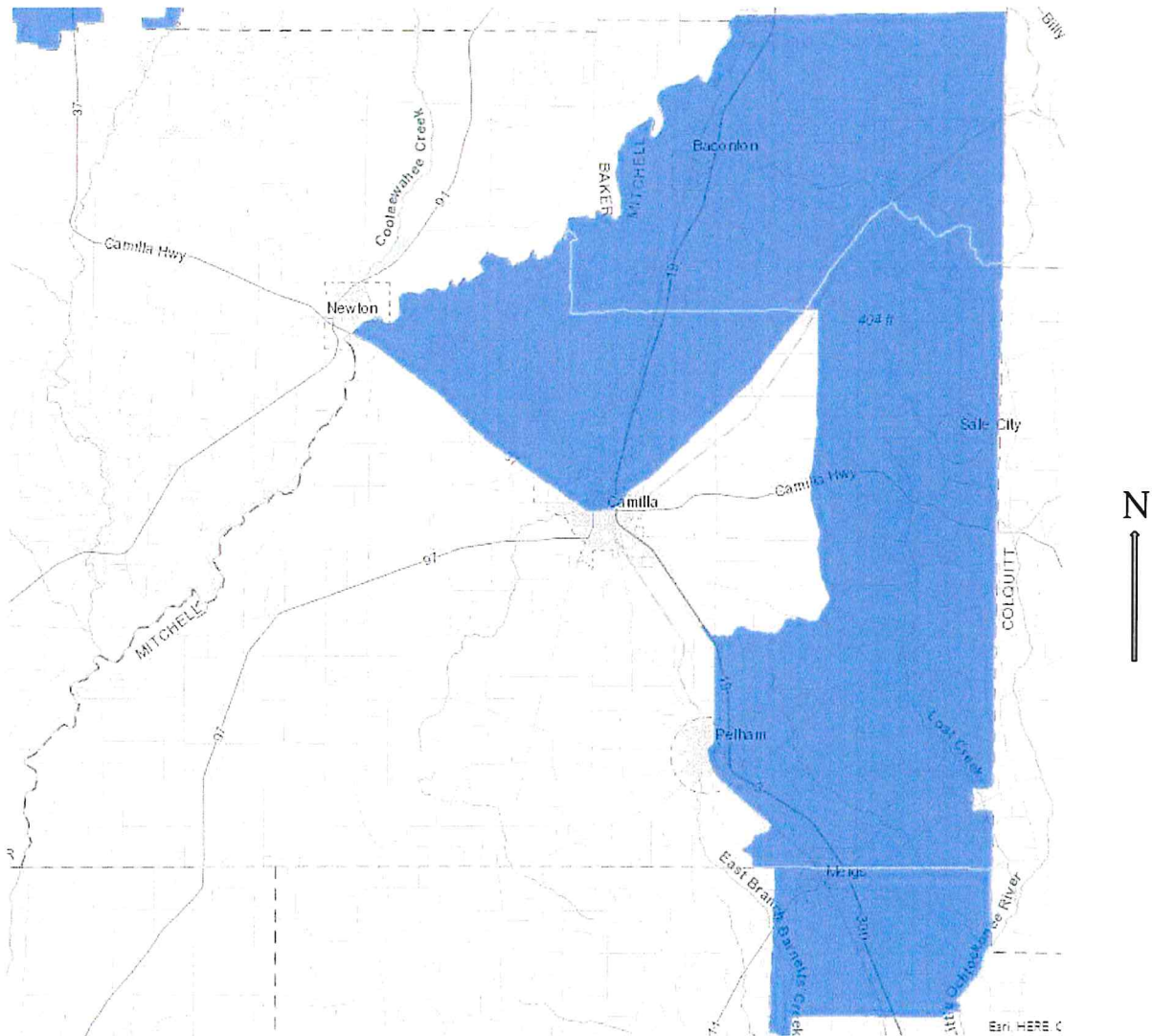


Figure 4: Map of State Opportunity Zones



**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 financial hardship throughout the county and the United States by providing tax benefits to investors who invest eligible capital into these communities.

## TRANSPORTATION

An integrated transportation system should contribute to residents' high quality of life and a desirable business climate. Many transportation issues in Mitchell County are related to increased 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 Highways 37, 112, 97, and 300 or U.S. 19. Virtually all streets in Camilla are paved.

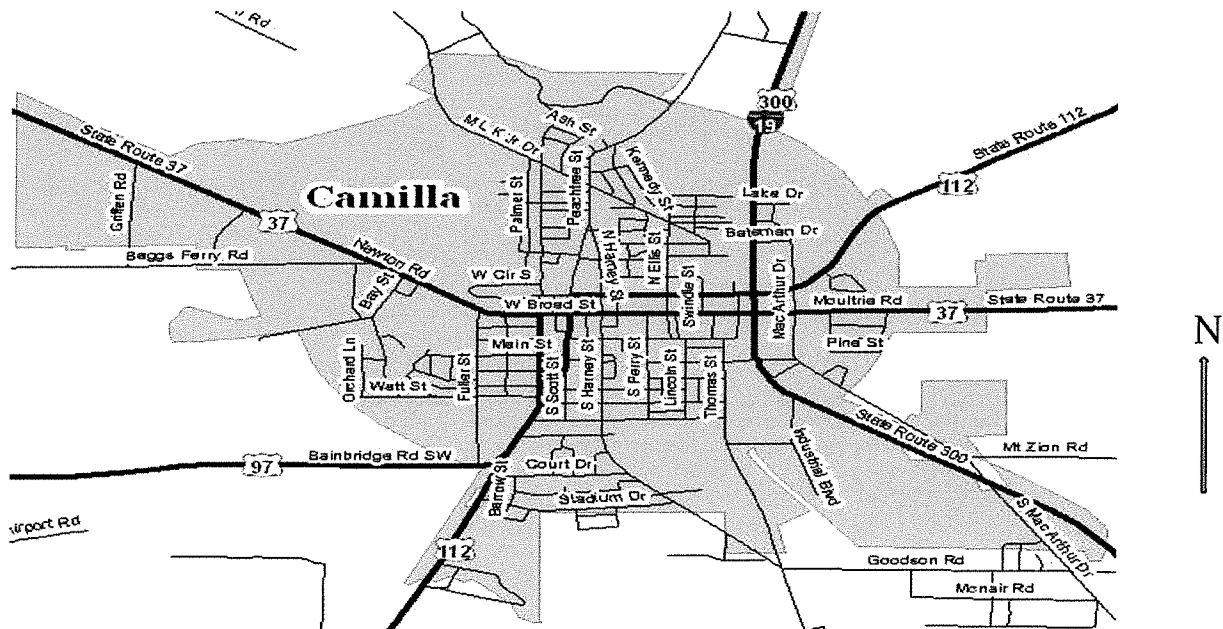
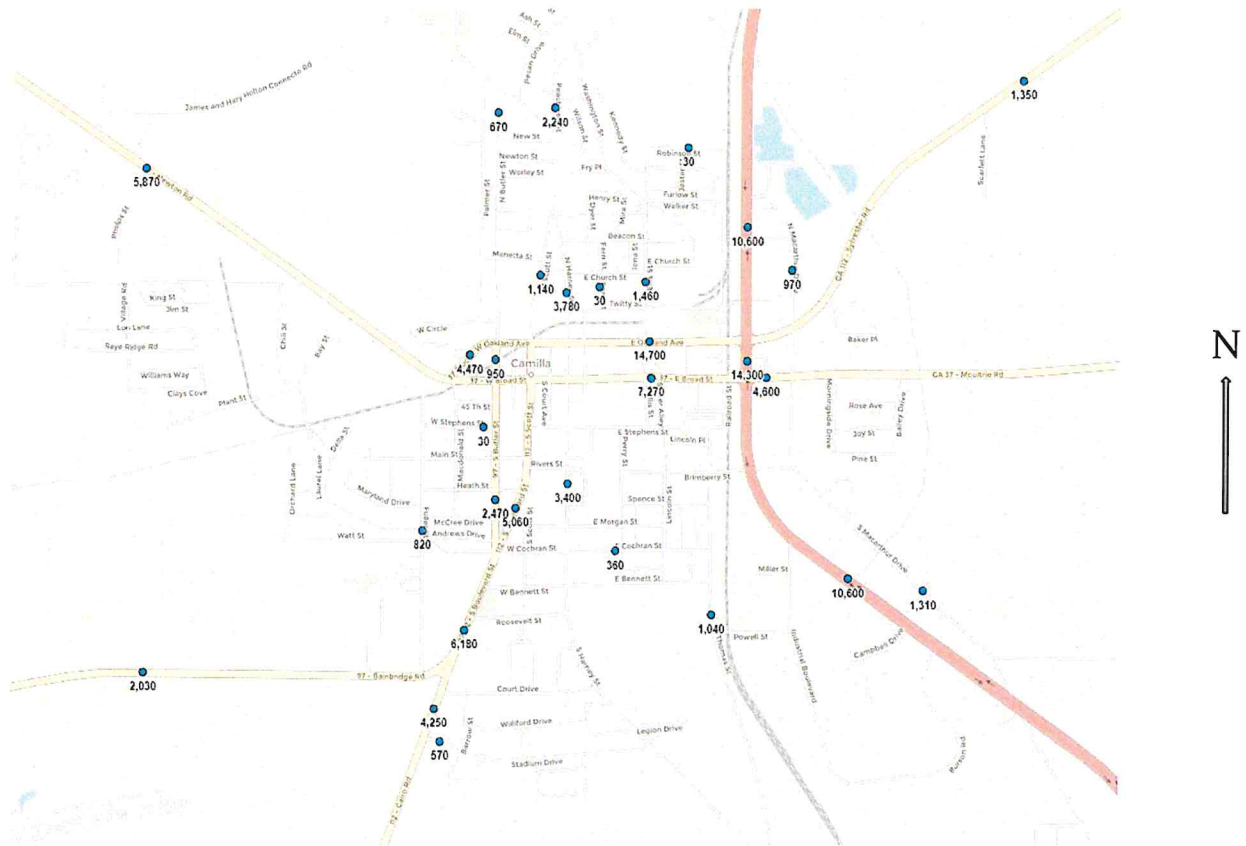


Figure 8: Major state highways road map (37,112,97, and 300)



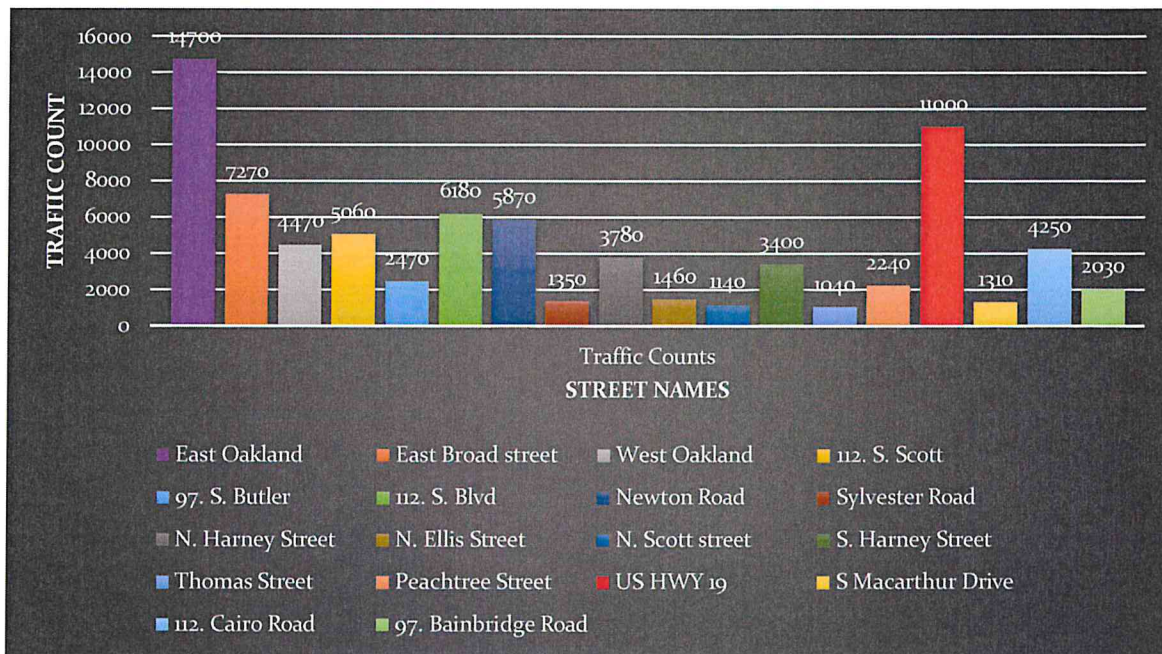
**Figure 9: Traffic Count Map Camilla, Georgia**  
**Source: Georgia Department of Transportation (2019)**

**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. East Oakland Street has the highest traffic count, with 14,700, and is located near Broad Street. 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 traffic counts on East Oakland may be attributed to industries and commercial activities along the street. Thomas Street has the lowest traffic count, 1040, and it's zoned as residential.

## **REDEVELOPMENT NEEDS**

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

- We need more activities (recreation, shopping, etc.) in town after 5pm, particularly 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 after-school 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 new industry.
- We must 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**

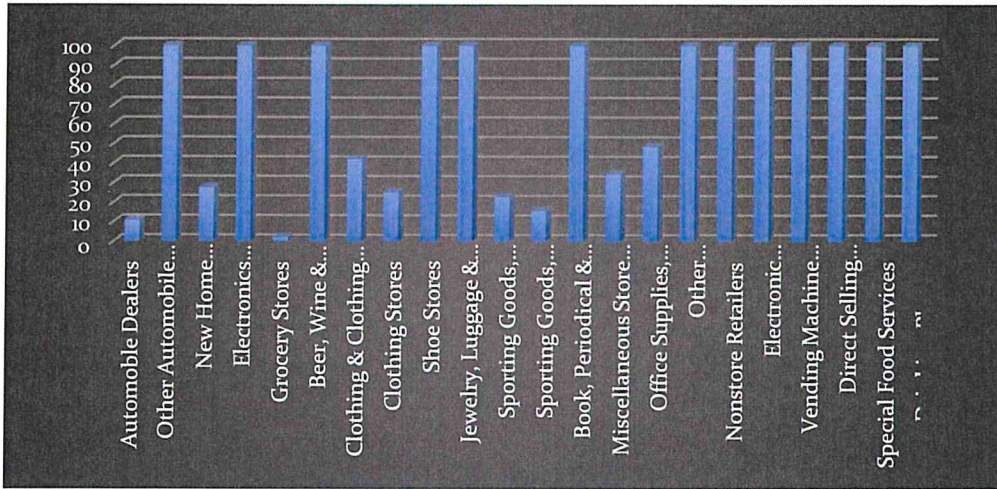
The leakage report was obtained from U.S. Census Bureau Environment System Research Institute (Esri 2017 Retail Marketplace) for the City of Camilla, with a coverage area of 6.61 square miles. The report shows an estimated amount of money consumers spend at retail establishments within 6.61 square miles and outside. The charts below show the community's needs and what the community has in excess supply. The charts were based on a scale of 100 percent, and they show the specific stores that are needed and the 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

resources 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 continuously. As families purchase goods within the system, companies spend money supporting 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 equip & 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

## **Existing Housing Structures**

Most houses and designs are historical and offer residents a sense of place. In the northern part of the City, the housing structures combine public housing units (single detached and attached homes), Bungalows, Mobile homes, Multi-family units, and vacant buildings. Businesses such as gas stations and minimarts can be found in the city. In streets like Butler, the houses are nucleated, and the road is narrow. The south side is more refined regarding facilities and modern multi-family structures. The single-family dwellings have undergone remodeling but are still historical. The presence of industries and recreational facilities could have played a significant role in the upkeep of the homes. There are also newer housing designs that can be found in other parts of the city.

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

**Single-family attached** consists of two housing units 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 that 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 homes were vacant and looked abandoned. This shows the effectiveness and efficiency of the Camilla Fire Department. Some of the substandard homes 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. A lower rating is good and keeps the resident's home insurance low. This accomplished milestone was due to 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 considering relocating or investors planning to establish or expand their businesses. Low crime rates also play an essential role in property values. Thus, keeping the crime rate as low as possible is good for maintaining 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 need more dedicated resources for housing. This burdens 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 (primarily rental) affordable to individuals and families.

## **CONCLUSION AND RECOMMENDATION**

In conclusion, Urban Redevelopment is a crucial development tool that can be used to resuscitate degenerating cities. It helps eradicate blighted areas, 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 federal and state-designated opportunity zones, which are great opportunities for private or local business investors.

The Urban Redevelopment Plan analyzes Land Use, Transportation, Housing, Economy 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 dilapidated housing is vacant and may not require a relocating strategy. The City of Camilla Planning and Development has tremendously curbed dilapidated housing and ensured that all structures are code compliant. The entire public safety team has also been on the lookout to ensure the safety of the citizens of Camilla is preserved. Some gang activity has been identified. However, the City Council has taken a meticulous step in addressing this emerging threat.

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, including but not limited to: Restaurants serving alcoholic beverages, Shoe Stores, Beer, Wine & Liquor Stores, Electronic Shopping & Mail-Order Houses, Special Food Services, Books, Periodical & Music Stores, and Direct Selling establishments, etc.

In the past, SWGRC has made 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 the acquisition of substandard housing and commercial properties, and
- Attractive city signage.

In addition to the Urban Redevelopment Plan, other development tools are available to communities to help attract developers and improve the lives of residents.

Overall, this plan will tremendously improve the quality of life for residents, provide incentives for jobs and create economic development, increase private investment, increase grant applications, and reduce blighted areas.

## REFERENCES

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The City of Camilla Housing Plan 2018

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

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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



**RESOLUTION NO. 2023-06-05-1**

**A RESOLUTION TO DESCRIBE THE BOUNDARIES OF  
REDEVELOPMENT AREAS WITHIN THE CITY OF CAMILLA, GEORGIA  
TO CAUSE A REDEVELOPMENT PLAN TO BE PREPARED FOR  
SAID AREAS, AND FOR OTHER PURPOSES**

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Camilla, Georgia, in a meeting duly assembled, pursuant to the authority granted by Official Code of Georgia Annotated Section 36-61-5, that the following described areas are hereby found

and declared to be urban redevelopment areas as defined by Official Code of Georgia Annotated Section 36-61-5:

That certain area lying within the corporate limits of the City of Camilla and being enclosed by the boundary identified in Exhibit "A\* City of Camilla, Georgia Urban Redevelopment Area.

**BE IT FURTHER RESOLVED**, by the Mayor and Council of the City of Camilla, Georgia, that the designation of the above description as an urban redevelopment area allows the Council to request the preparation of a workable urban redevelopment plan in accordance with Official Code of Georgia Annotated Section 36-61-6 to address the presence of factors within the area and enumerated in the first four paragraphs hereof.

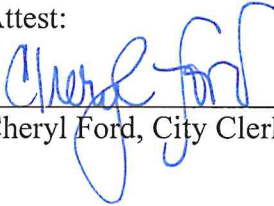
**SO RESOLVED THIS 5<sup>TH</sup>** day of JUNE, 2023.

CITY OF CAMILLA



\_\_\_\_\_  
Kelvin Owens, Mayor

Attest:



\_\_\_\_\_  
Cheryl Ford, City Clerk



RESOLUTION NO. 2023-06-05-1  
 EXHIBIT A

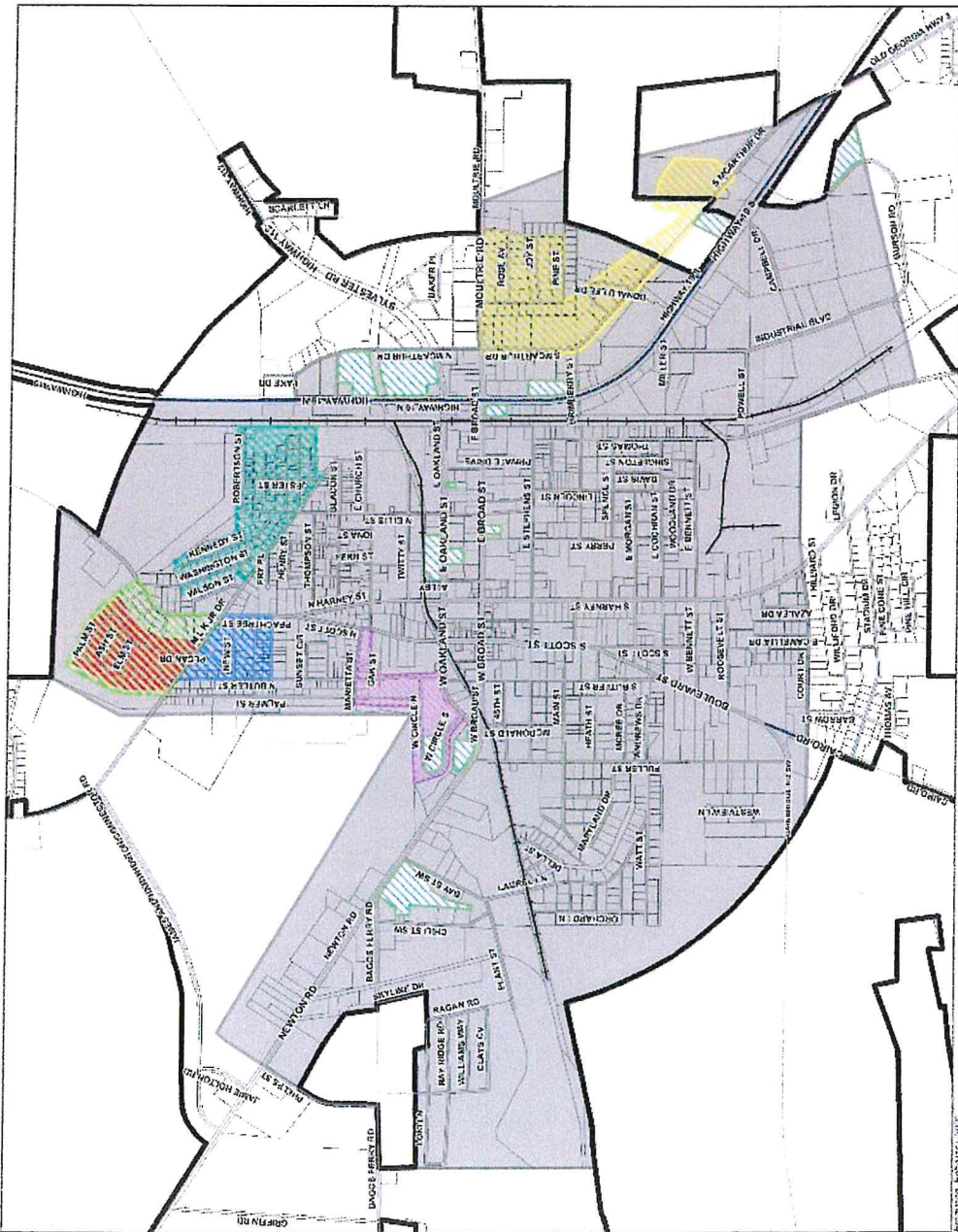
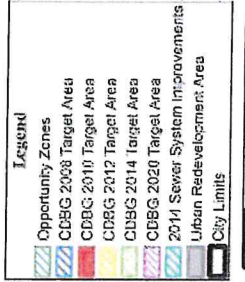


Figure 2: Map Showing Urban Redevelopment Areas, Camilla, Georgia

**CITY OF CAMILLA, GEORGIA  
RESOLUTION NO. 2023-06-12-1**

**RESOLUTION TO ADOPT AN URBAN REDEVELOPMENT PLAN  
FOR THE CITY OF CAMILLA, GEORGIA**

**WHEREAS**, the Mayor and Council of the City of Camilla, Georgia, find that the Urban Redevelopment Law (O.C.G.A 36-61-1 et seq.) can be used alone, or in conjunction with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuses for facilities; and

**WHEREAS**, the Mayor and Council of the City of Camilla, Georgia, have caused an Urban Redevelopment Plan to be prepared in accordance with the Urban Redevelopment Law in order to revitalize and redevelop a defined geographical area known as the Urban Redevelopment Area; and

**WHEREAS**, the Mayor and Council of the City of Camilla, Georgia, find that properties exist within the Urban Redevelopment Area that suffer from slum and blighting influences under local standards, which are detrimental to the public health, safety, and welfare, and their deterioration negatively affects the sound growth and development of the community (O.C.G.A. 36-61-5); and

**WHEREAS**, the Mayor and Council of the City of Camilla, Georgia, have identified improvement opportunities within the Urban Redevelopment Area and intend to foster an environment conducive to redevelopment within these areas; and

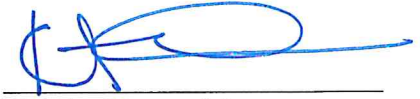
**WHEREAS**, the Mayor and Council of the City of Camilla, Georgia, desire to work with public and private sector partners to ensure that appropriate redevelopment is achieved; and

**WHEREAS**, the Mayor and Council of the City of Camilla, Georgia, intend to adopt Enterprise Zones and Opportunity Zones within the Urban Redevelopment Area, as well as create an Urban Redevelopment Agency for the administration and implementation of the Urban Redevelopment Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Camilla, Georgia, in a meeting duly assembled, pursuant to the authority granted by Official Code of Georgia Annotated Section 36-61-7, that the attached City of Camilla Urban Redevelopment Plan is hereby adopted.

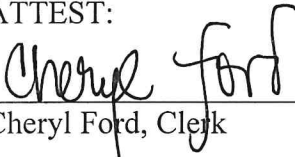
**SO RESOLVED THIS** 12<sup>th</sup> day of June, 2023.

CITY OF CAMILLA



\_\_\_\_\_  
Kelvin Owens, Mayor

ATTEST:

  
\_\_\_\_\_  
Cheryl Ford, Clerk



**CITY OF CAMILLA, GEORGIA  
RESOLUTION NO. 2023-06-12-2**

**A RESOLUTION TO ESTABLISH THE CITY OF CAMILLA URBAN REDEVELOPMENT AGENCY FOR THE ADMINISTRATION AND IMPLEMENTATION OF THE CAMILLA URBAN REDEVELOPMENT PLAN; AND DELEGATE, EMPOWER AND AUTHORIZE SUCH AGENCY TO EXERCISE URBAN REDEVELOPMENT PROJECT POWERS AND TRANSACT ALL BUSINESS NECESSARY AND INCIDENTAL THERETO.**

**WHEREAS**, the Mayor and Council of the City of Camilla, Georgia, find that the City of Camilla is authorized under the Urban Redevelopment Law (O.C.G.A. 36-61-1 and 36-61-19) to establish an urban redevelopment agency and undertake urban redevelopment projects, subject to the various requirements of said law, so long as the Mayor and Council of the City of Camilla, Georgia, have adopted a resolution declaring that one or more slum conditions exist and the rehabilitation or redevelopment is necessary to protect the public health, safety and public welfare of the county or city; and

**WHEREAS**, the Mayor and Council of the City of Camilla, Georgia, have adopted a finding of necessity declaring there exists within its corporate limits one or more urbanized or developed areas in which the structures, buildings and improvements, by reasons of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, and the existence of conditions which endanger life and property by fire and other causes, is conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency and crime and is detrimental to the public health, safety, morals and welfare as defined by Official Code of Georgia Annotated Section 36-61-5; and

**WHEREAS**, the Mayor and Council of the City of Camilla, Georgia, have adopted by resolution an Urban Redevelopment Plan for the City of Camilla, in accordance with the Urban Redevelopment Law; and

**WHEREAS**, the Mayor and Council of the City of Camilla, Georgia, are authorized per Official Code of Georgia Annotated Section 36-61-18 to designate an urban redevelopment agency and authorize it to transact business and exercise urban redevelopment project powers; and

**WHEREAS**, the Mayor and Council of the City of Camilla, Georgia, hereby finds that it is in the best interest of the City to create an urban redevelopment agency to transact business in furtherance of the administration and implementation of redevelopment activities associated with the City of Camilla's Urban Redevelopment Plan as per Official Code of Georgia Annotated Section 36-61-18 (a).

**NOW, THEREFORE, BE IT RESOLVED**, the Mayor and Council of the City of Camilla, Georgia, hereby activates, creates and declares its official urban redevelopment agency to be known as the City of Camilla Urban Redevelopment Agency and further delegates to such agency the power to administer and implement the adopted Urban Redevelopment Plan and any subsequent amendments thereto.

**BE IT FURTHER RESOLVED**, by the Mayor and Council of the City of Camilla, Georgia, that the City of Camilla Urban Redevelopment Agency is hereby authorized and empowered to transact business and exercise all necessary and incidental urban redevelopment project powers as allowed by the laws of Georgia and the Urban Redevelopment Law (Official Code of Georgia Annotated Sections 36-61-1 and 36-61-19) as now exists and as may be hereafter amended.

**BE IT FURTHER RESOLVED**, as authorized by Official Code of Georgia Annotated Sections 36-61-18(b), the Mayor, by and with the advice and consent of Council, shall and does hereby appoint the following persons to serve as Board Members (or “Agency Commissioners”) of the City of Camilla Urban Redevelopment Agency with the following terms of office:

<b>Name</b>	<b>Term of Office</b>	<b>Term Expiration</b>
Kelvin Owens	06/12/2023	06/12/2024
Dewayne Burley	06/12/2023	06/12/2024
Ywarnetta Burns-Smith	06/12/2023	06/12/2024

**BE IT FURTHER RESOLVED**, as authorized by Official Code of Georgia Annotated Section 36-61-18(e), the Mayor shall and does hereby designate the chairman and vice-chairman from among persons appointed to the City of Camilla Urban Redevelopment Agency:

Chairman: Kelvin Owens

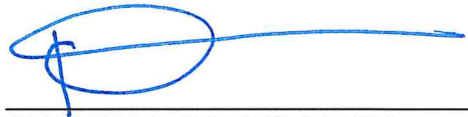
Vice-Chairman: Dewayne Burley

**BE IT FURTHER RESOLVED**, by the Mayor and Council of the City of Camilla, Georgia, that a Certificate of Appointment shall be executed by the Mayor reflecting the due and proper appointment of each such person appointed to the City of Camilla Urban Redevelopment Agency and that such certificate shall be filed with the City Clerk in accordance with Official Code of Georgia Annotated Section 36-61-18(c).

**BE IT FINALLY RESOLVED** by the Mayor and Council of the City of Camilla, Georgia, that the City of Camilla Urban Redevelopment Agency shall cause to be prepared by-laws setting forth the duties, terms and obligations of such members in accordance with the Urban Redevelopment Law.


SO RESOLVED THIS 12<sup>th</sup> day of June, 2023.

**CITY OF CAMILLA, GEORGIA**



\_\_\_\_\_  
KELVIN M. OWENS, MAYOR

ATTEST:

  
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CHERYL FORD, CLERK