

Oakwood Urban Redevelopment Plan

Approved by the
Oakwood City Council, City of Oakwood, Georgia

Adopted September 9, 2013
Updated May 9, 2016



Prepared by:  **Bleakly** Advisory Group

Table of Contents

1. Introduction	1
2. Boundaries of the Urban Redevelopment Plan	2
3. Consistency with Local Land Use Plans	4
4. Negative Conditions within the Redevelopment Area	5
5. Community Land Use Objectives	9
6. Description of Parcels to be Acquired	16
7. Structures to be Demolished or Rehabilitated	16
8. Plan to Leverage Private Resources for Redevelopment	16
9. Strategy for Relocating Displaced Residents	17
10. Covenants and Restrictions to be Placed on Properties	17
11. Needed Public Infrastructure	17
12. Strategy for Implementing the Plan and Designation of Implementing Body	18
Appendix A: Maps	19
Appendix B: List of Parcels to be Included in the Oakwood Urban Redevelopment Plan	22
Appendix C: Redevelopment Plan Worksheet	28

1. Introduction

The City of Oakwood has prepared this **Oakwood Urban Redevelopment Plan**, to support the proposed **Oakwood Opportunity Zone**, as well as possible additional future Opportunity Zone applications. This Urban Redevelopment Plan is in compliance with all requirements for an Urban Redevelopment Plan set forth in Georgia's Urban Redevelopment Law (O.C.G.A. § 36-61). The plan demonstrates that Oakwood has adequately undertaken the due diligence, planning, and forethought to effectively implement and manage the proposed Oakwood Opportunity Zone and future Opportunity Zone efforts within the designated Urban Redevelopment area.

The proposed Oakwood Opportunity Zone is intended to address areas in need of redevelopment and revitalization due to disinvestment and high rates of vacancy. Oakwood's goal in creating this Opportunity Zone is to add the incentive of the Opportunity Zone program to other incentives and economic development tools available to foster the development of affordable housing, as well as redevelopment and revitalization of these vital but underdeveloped parts of the city.

Oakwood has recognized the importance of this area through its comprehensive planning efforts and other revitalization initiatives, most notably 2008's *Oakwood 2030 Plan*, a community-based vision for the revitalization and redevelopment of this area. All of the issues and redevelopment concepts outlined in this application are consistent with the *Oakwood 2030 Plan* and Oakwood's Comprehensive Plan.

The parcels within the Urban Redevelopment Plan area all are impacted by the following negative conditions:

- **Pervasive Poverty:** The Oakwood Redevelopment Plan area lays in Census Block Groups with pervasive poverty, or in block groups adjacent to those with pervasive poverty. The Urban Redevelopment Plan Area lies within four Census Block Groups with poverty rates of 10% 14%, 14% and 65%.
- **Underdevelopment:** The Oakwood Urban Redevelopment Area is significantly underdeveloped. Currently, 36% of the Urban Redevelopment Area's parcels (56% of the area's total acreage) are vacant parcels or have buildings that are currently vacant.
- **Prevalent Commercial Vacancy:** The commercial vacancy rate (blended retail, industrial & office) in the City of Oakwood as of August 2013 is 14.0 %, 58% higher than Hall County at 8.8%. Within the Urban Redevelopment area, vacant commercial spaces are common.
- **Blight:** Several structures within the study area are substandard, vacant, deteriorated, or dilapidated. Many development parcels slated for development prior to the 2008 Great Recession have remained vacant and blighted, negatively impacting neighboring properties.

This Urban Redevelopment Plan supports the proposed Oakwood Opportunity Zone as a tool to further the vision and implementation goals of the Oakwood 2030 plan. In doing so, this plan adopts the vision, land use, zoning, and housing objectives of the Oakwood 2030 plan and Oakwood's comprehensive plan. It also supports the use of the tools and opportunities granted by the Urban Redevelopment Act, such as the Opportunity Zone Program, to

stimulate revitalization, job growth and economic development to support the pursuit of this vision in accordance with all applicable laws, zoning and land use policies.

2. Boundaries of the Urban Redevelopment Plan

The Oakwood Urban Redevelopment Area is shown in the map on the following page. The Urban Redevelopment Area contains 198 tax parcels with a total acreage of 731.3 acres. The Urban Redevelopment Area includes:

- The **Oakwood Opportunity Zone** area, which includes a mixture of commercial, industrial, residential and vacant parcels clustered into five sub areas, including:
 - **Mundy Mill Commercial Area**— Oakwood’s primary commercial corridor, along Mundy Mill Rd. (Georgia Highway 53)
 - **Town Center Area**— Including parcels in the proximity of Oakwood’s City Hall Complex, part of an area envisioned as a mixed-use town center in the Oakwood 2030 plan;
 - **McEwar/Flat Creek Area**— A commercial intersection with aging auto-oriented businesses;
 - **Railroad Industrial area**— An aging industrial area near the intersection of Railroad Street and Chamblee Rd. and
 - **H.F. Reed Industrial Area**— An industrial area with many vacant development parcels.
- The Urban Redevelopment Area also includes parcels adjacent to the proposed Opportunity Zone parcels that are not currently priorities for Opportunity Zone designation, but that may be submitted for OZ designation at a future date.

All parcels fall within the incorporated limits of the City of Oakwood in Hall County, Georgia. This boundary is consistent with the definition of Urban Redevelopment Area in Georgia’s Urban Redevelopment Law (O.C.G.A. § 36-61).

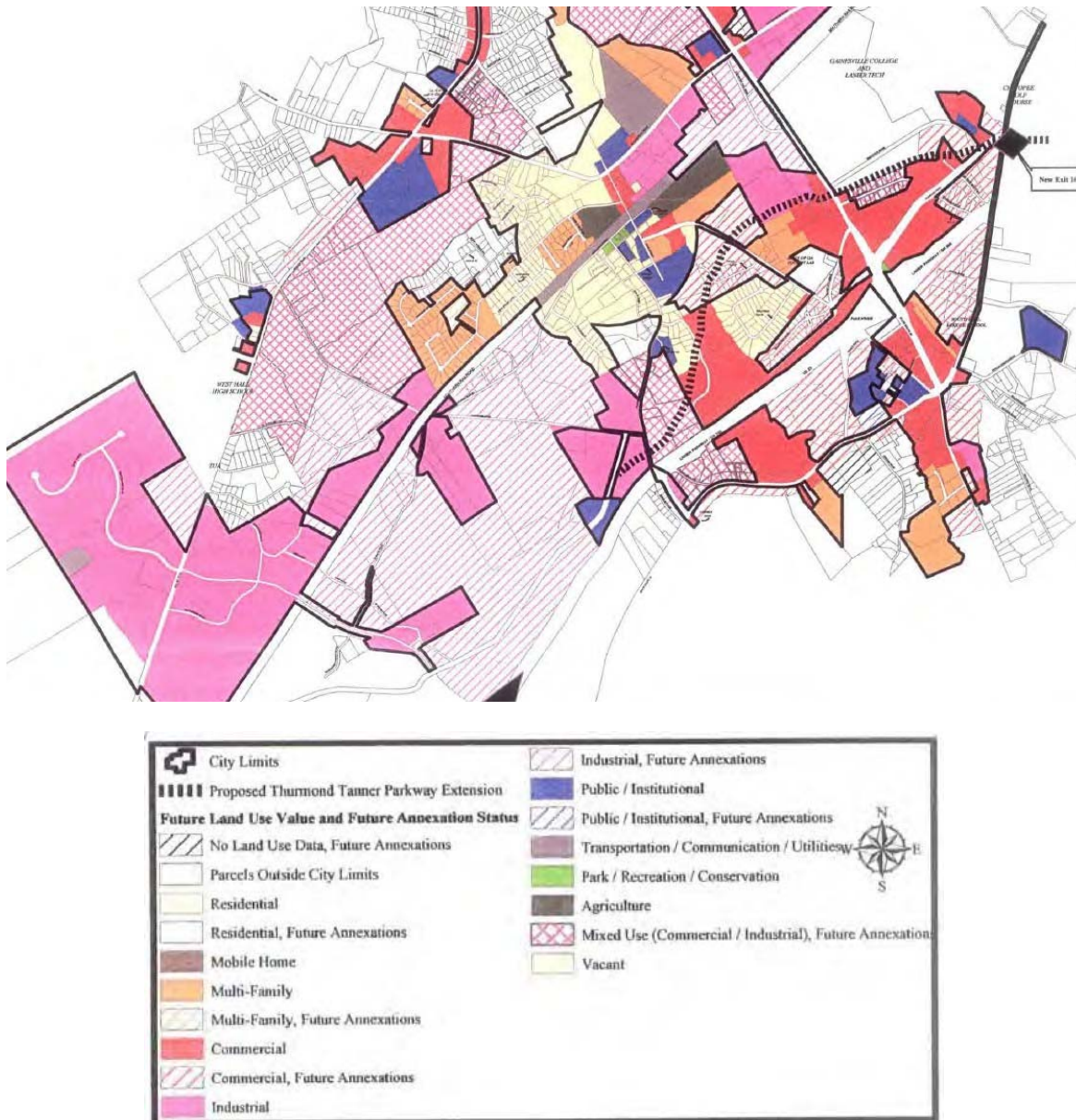


Oakwood Opportunity Zone and Redevelopment Plan
Urban Redevelopment Plan Boundary and Context



3. Consistency with Local Land Use Plans

The Future Land Use Plan for the City of Oakwood is shown below. This Urban Redevelopment Plan and the proposed Oakwood Opportunity Zone will not alter, or advocate altering, existing zoning or land use, and thus is consistent with Oakwood's zoning and land use plans.



Source: City of Oakwood

4. Negative Conditions within the Redevelopment Area

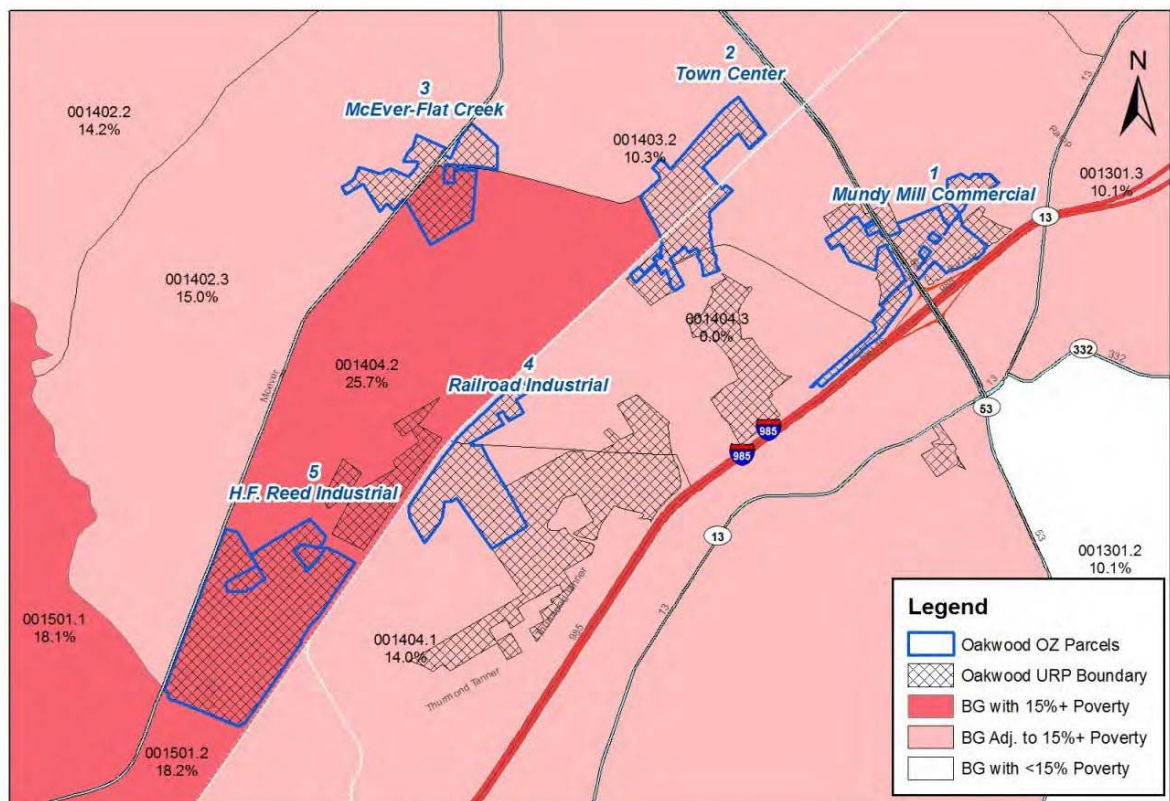
All parcels within the proposed Oakwood Urban redevelopment area exhibit or are impacted by negative conditions that hamper redevelopment efforts.

4.1.1. Pervasive Poverty

The Oakwood Redevelopment Plan area lays in Census Block Groups with pervasive poverty, or in block groups adjacent to those with pervasive poverty. The Urban Redevelopment Plan Area lies within four Census Block Groups. The block groups, and their 2006-2010 American Community Survey poverty rates are:

- 1404.1 25.73%
- 1404.2 14.00%
- 1402.3 14.98%%
- 1403.2 10.28%

Map of proposed Urban Redevelopment Area with Poverty Rates by Census Block Group



Oakwood Opportunity Zone and Redevelopment Plan

% of Households living Below Poverty (US Census 2006 – 2010 ACS 5 year estimates)



Source: BAG, DCA, US Census American Community Survey 2011.

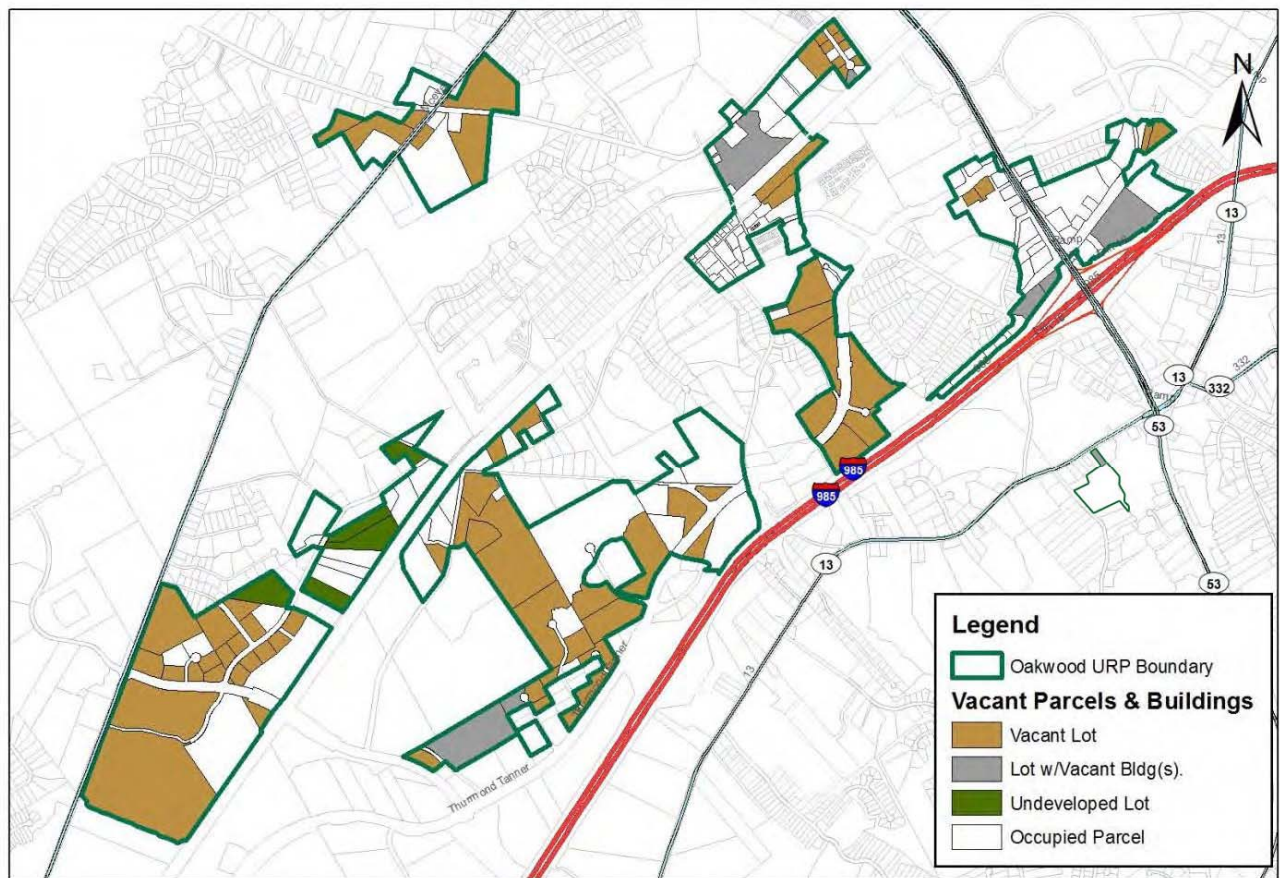
4.1.2. Underdevelopment and Vacancy

The Oakwood Urban Redevelopment Area is significantly underdeveloped. Currently, 36% of the Urban Redevelopment Area's parcels (56% of the area's total acreage) are vacant parcels or have buildings that are currently vacant.

	Parcels			Acres		
	Area	Vacant	%	Area	Vacant	%
OZ Area	104	52	50%	416	257.3	62%
URP Area	198	71	36%	731.3	403.04	55%

Source: BAG, Hall County

Map of Vacant Land and buildings in the Urban Redevelopment Area



Oakwood Opportunity Zone and Redevelopment Plan



Source: BAG, Hall County

In addition to vacant parcels, the City of Oakwood, and the Urban Redevelopment area in particular, exhibit higher than average commercial vacancy rates. The commercial vacancy rate (blended retail, industrial & office) in the City of Oakwood as of August 2013 is 14.0 %, 58% higher than Hall County at 8.8%. Within the Urban Redevelopment area, vacant commercial spaces are common.

Vacant Retail Space within the Oakwood Urban Redevelopment Area



Source: BAG

4.1.3. Blight

Because of underdevelopment, pervasive vacancy and aging building stock, blight is increasingly common in the Oakwood Urban Redevelopment Area. The area qualifies as *blighted* as defined by O.C.G.A. 36-44-3 (7) (A) due to the following factors:

- (ii) *The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures; the predominance of a defective or inadequate street layout or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;*
 - As mentioned above, 36% of the Urban Redevelopment Area's parcels and 56% of the area's total acreage consists of vacant parcels, or else parcels with buildings that are currently vacant.
 - Several structures within the study area are of substandard, vacant, deteriorated, dilapidated, or vacant condition.
 - Many development parcels slated for development prior to the 2008 Great Recession have remained vacant and blighted, negatively impacting neighboring properties.

Blighted Buildings within the Oakwood Urban Redevelopment Area



Source: BAG

5. Community Land Use Objectives

Oakwood 2030 Plan

This Urban Redevelopment Plan embraces the concept and vision of the Oakwood 2030 plan, a Master Plan developed in 2008 by a coalition of civic leaders and community stakeholders. The plan offers a blueprint to the city's future. It



takes its name from an even broader vision known as Vision 2030, the local citizen-led venture that lays out the hopes and dreams for all of Hall County. For its part, Oakwood's vision focuses on the development and preservation of a small-town way of life that is echoed throughout the "15 Big Ideas" of the Vision 2030 effort.

Between 2000 and the onset of the Great Recession in 2008, the Oakwood City Council began preparing for the intense growth that is moving north up Interstate 985 from Atlanta. The Council chose to take matters into its own hands and began to envision an ideal future. The result is a Master Plan which allows the city and its residents to set the tone and standards for growth.

Oakwood 2030 supports the Vision 2030 goals for Hall County to become a "community of towns" with "connectedness among residents, workers and visitors." In addition, Oakwood 2030 falls in line with Vision 2030's promotion of community wellness and protection of green space throughout the county.

The Vision 2030 plan has been formally adopted by the Oakwood City Council. The plan identified the following goals and redevelopment framework:

Mission Statement: The Mission of the City of Oakwood Downtown and Commercial Center is to:

- Create a Community and Sense of Place.
- Create a Unique Destination that is family oriented and provides a place for fellowship through the use of human interaction and recreational features.
- Create a New Legacy or Town History.
- Create a Public / Private Development Showcase.

Goals and Objectives: The goal of the project is to develop comprehensive planning tools that:

- Control development through the use of guidelines.
- Provide a proactive approach to positive development which supports the Mission Statement.
- Enhance economic development in the City of Oakwood by promoting a diverse, healthy economy.
- Preserve, protect and conserve the natural and historic resources in Oakwood.
- Provide adequate public facilities for the Oakwood community.
- To encourage the provision of adequate and affordable housing for current and future populations.

- Promote development that is sensitive to the land and gives consideration to adjoining, existing and planned development that provides adequate protection of residential neighborhoods, commercial, industrial and environmentally sensitive areas from encroachment by non-compatible land use.
- Protect theme and character.
- Develop zoning to support the plan.
- Develop a Service Delivery Plan that coordinates with all of the above.

This Urban Redevelopment Plan supports the proposed Oakwood Opportunity Zone as a tool to further the vision and implementation goals of the Oakwood 2030 plan. In doing so, this plan adopts the vision, land use, and zoning objectives of the Oakwood 2030 plan and Oakwood's comprehensive plan. It also supports the use of the tools and opportunities granted by the Urban Redevelopment Act, such as the Opportunity Zone Program, to stimulate revitalization, job growth and economic development to support the pursuit of this vision in accordance with all applicable laws, zoning and land use policies.

Overview of the Oakwood 2030 framework plan



Source for all Oakwood 2030 Images: City of Oakwood, Oakwood2030.com

Downtown and Commercial Center



Government Center and Town Commons



Government Town Center

The first phase of proposed development begins with this key 23-acre district on the northern edge of downtown. The primary anchor will be a new multi-story City Hall surrounded by a mix of retail shops, offices, and downtown lofts and townhomes. In addition to the new City Hall, another government center building is also planned. All together, the district will have the look and feel of a historical town center from a bygone era.



Town Commons

In the tradition of the old town square where residents would gather and trade, the proposed Town Commons will serve as an outdoor home for festivals and other public events. Bordered by the Norfolk Southern railway line on the south, this district will wrap around the Government Town Center and together creates Oakwood's future central business district. A traffic roundabout will connect the two districts. The Town Commons also features two large town greens, numerous ponds and fountains, a proposed new Post Office, and an outdoor amphitheater – flanked by downtown shops and offices of traditional Southern architecture.



Main Street Village

This 19-acre enclave below the Town Commons will preserve the unique historical identity of the existing neighborhood between Allen Street and Main Street. It will include one- to two-story retail shops in addition to a new Public Safety headquarters converted from the present-day City Hall.



Transit Station

Looking well into the future, the Oakwood Master Plan proposes a rail transit station just north of the existing rail crossing in downtown Oakwood. Within this district, a small pedestrian bridge will connect the station to the Town Commons and Government Town Center.



Historic Neighborhood

This existing residential district will be redeveloped over time with the look and feel of a small Southern hamlet. Craftsman-style homes with front porches, sidewalks, street trees, pocket parks, and alley-access garages will come together to create a pedestrian-friendly neighborhood from years past.



Neighborhood Village

The Thurmon Tanner Parkway crosses Oakwood Road in the heart of this district which embodies the Master Plan's wellness theme with the creation of a green space corridor and a medical office center. A small grocery-anchored retail shopping center also is proposed for the Neighborhood Village.



Commercial Center

The Thurmon Tanner Parkway runs alongside I-985 in this district, connecting Mundy Mill Road to Spout Springs Road in Flowery Branch. It will provide excellent exposure and access for future corporate offices, technology centers, and R&D facilities whose employees will enjoy a healthy wellness environment that includes a proposed community recreational center. From here, it's all an easy walk or bike ride to Oakwood's parks, shops and cultural amenities



Green Space & Parkway Connectors

Connecting trails, parks and green space are such an integral facet of the Oakwood Master Plan that they are designated as their own district. More than three miles of greenway corridors will utilize wetlands, flood plains, stream buffers and natural easements. In addition, planners hope to make connections outside the city to the Gainesville-Hall County bike and pedestrian corridors, further completing the goals of the county's Vision 2030 program.



Phasing

When the Oakwood 2030 Plan was completed in 2008 it envisioned three phases of development, shown at right.

The Plan was completed in the midst of a historic period of growth, during which Hall County was one of the fastest growing counties in the nation's fastest growing metropolitan area, immediately ahead of the onset of the collapse of real estate and financial markets. As a result of the Great Recession, and the ensuing slow-down in development, real estate demand, and availability of financing, only a handful of early implementation items were completed, including Thurmon Tanner Parkway and several new buildings and parks in the City Hall area. Many other development sites slated for revitalization have languished since then.

The Opportunity Zone will be a key tool for re-starting the revitalization in time to shape Oakwood's inevitable growth once it returns.

PHASING – NEAR TERM 0-5 Years



- Government Town Center
- First Phase Town Commons
- Main Street Village
- First Phase Commercial Center
- Neighborhood Village

PHASING – MID TERM 5-10 Years



- Second Phase of Town Commons

PHASING – LONG TERM – 10-20 Years



- 2nd Phase Corporate Center
- Historic Neighborhood
- Transit Station

6. Description of Parcels to be Acquired

This Urban Redevelopment Plan will not require the acquisition of properties or parcels.

7. Structures to be Demolished or Rehabilitated

This Urban Redevelopment Area boundary does not require the demolition or rehabilitation of properties or parcels. While the long term redevelopment plan will likely include the demolition or rehabilitation of some existing structures, this will be accomplished through regular market mechanisms or public-private partnerships.

8. Plan to Leverage Private Resources for Redevelopment

The City of Oakwood has identified numerous public, private, and hybrid funding sources to support redevelopment efforts including the use of the Low Income Housing Tax Credits through the Georgia Department of Community Affairs for development of affordable housing.

Oakwood's Master Plan is conceived to be funded by an estimated \$150 million to \$200 million in private investment from developers, while the City will be responsible over the next two decades for up to \$50 million in land and infrastructure improvements such as secondary thoroughfares, sewer connections, park construction, and streetscaping.

In preparation for this investment, the City has established a TAD, or Tax Allocation District, for the Master Plan's designated redevelopment area. This funding mechanism, employed by local governments across the state, uses the incremental increase from rising property values in the TAD to pay for infrastructure needs.

TAD financing likely would cover about 40 percent of the infrastructure costs. The balance is expected to come from federal and state grants, additional public funding such as general obligation bonds and sales tax revenues, and private donations. The City also has received authorization to form a Community Improvement District (CID) as a potential means to secure additional funding.

- Federal:
 - Community Development Block Grant
 - Section 42 LIHTC
 - Appalachian Regional Commission Area Development Fund
 - USDA Rural Development Community Facilities Loan Program
 - Business Development Revolving Loan Fund
 - EDA Grant/Loan Program
 - Railroad Hazard Mitigation Funds
 - TE Grant
 - Safe Route to Schools

- State:
 - DCA Downtown Development Revolving Loan Fund
 - Community Home Investment Program
 - DCA Immediate Threat and Danger Program
 - Section 42 LIHTC
 - GA DOT
 - GEFA
 - Land and Water Conservation Fund (LWCF)
- Local:
 - Tax Allocation District (TAD)
 - Community Improvement District (CID)
 - SPLOST
 - General Fund
 - Sewer Enterprise Fund
 - Bond Financing (thru Development Authority)
- Other:
 - Georgia Cities Foundation Revolving Loan Fund
 - Private Investment
 - Private Donations
 - GMA Brick and Mortar Program

9. Strategy for Relocating Displaced Residents

The Oakwood Urban Redevelopment Plan is focused primarily on commercial properties and therefore relocation of residents will not be required for any initiatives related to the Urban Redevelopment Plan or the proposed Opportunity Zone. In the event displacement of residents becomes necessary at a later date, the City will develop a strategy/plan for relocating displaced residents in accordance with all local and state statutory requirements.

10. Covenants and Restrictions to be Placed on Properties

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

11. Needed Public Infrastructure

The Oakwood Redevelopment Plan was conceived to support the designation of the area as an Opportunity Zone. No public infrastructure shall be required for the administration of an Opportunity Zone.

The Oakwood 2030 plan has outlined very specific infrastructure needs, which are detailed in the Oakwood 2030 plan, available from the City of Oakwood.

While the Georgia Department of Transportation, Hall County, and the City of Oakwood all have short and long range plans to upgrade infrastructure in the area, no new infrastructure will be required as a direct result of initiatives contained in this Urban Redevelopment Plan or in the application for the Opportunity Zone. For information concerning planned infrastructure in the area, please refer to GDOT or the local municipalities' comprehensive plans and Short Term Work Programs.

12. Strategy for Implementing the Plan and Designation of Implementing Body

Upon adoption by the Oakwood City Council, the City of Oakwood will be the implementing body for the Urban Redevelopment Plan.

Implementation Schedule:

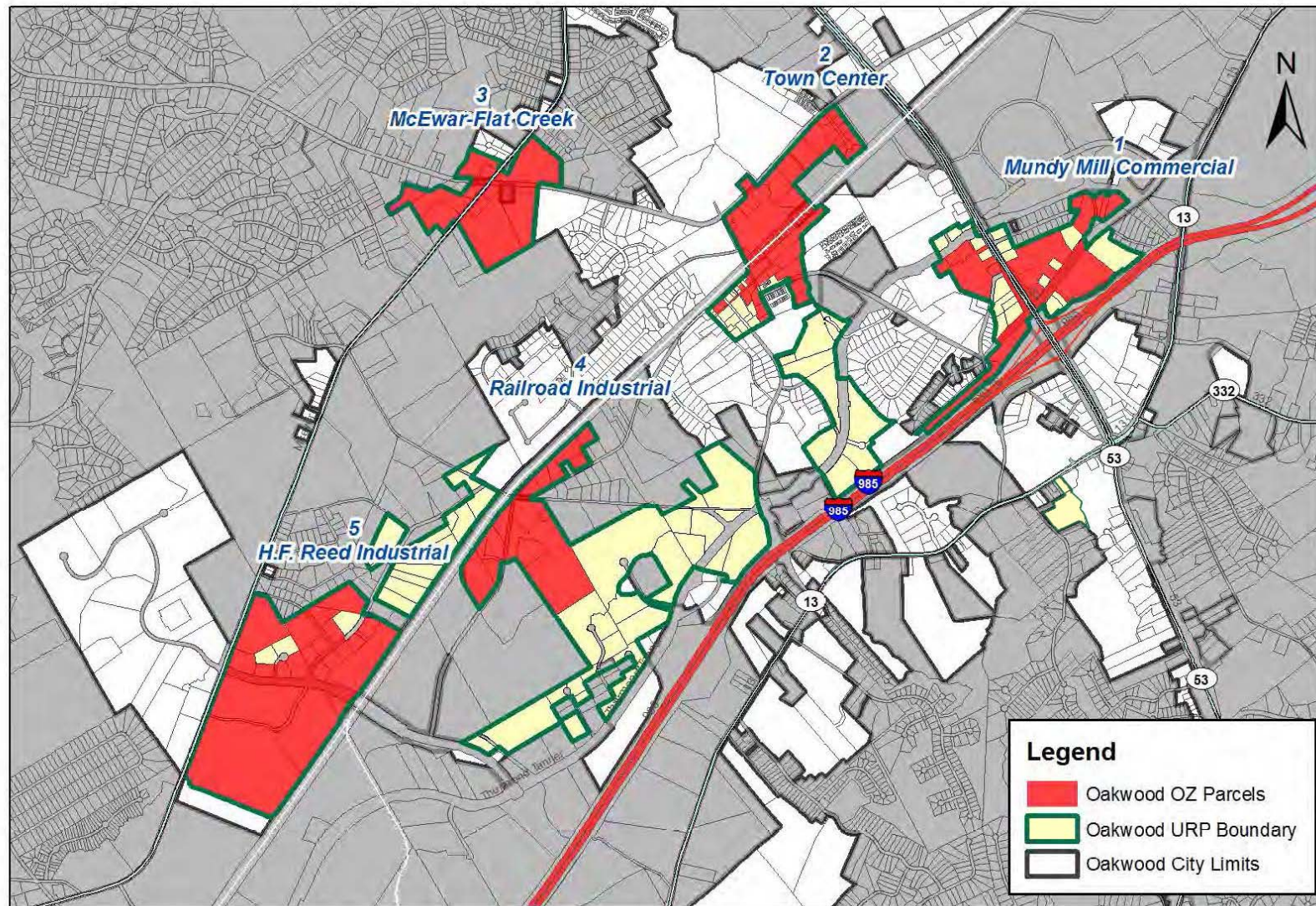
Review of Urban Redevelopment Plan by Oakwood City Council	September 2013
Public Hearing	September 2013
Adopt Urban Redevelopment Plan	September 2013
Apply to DCA for Opportunity Zone Designation	September 2013

Appendix A: Maps



Oakwood Opportunity Zone and Redevelopment Plan
Urban Redevelopment Plan Boundary and Context





Oakwood Opportunity Zone and Redevelopment Plan
Boundaries and Context



Appendix B: List of Parcels to be Included in the Oakwood Urban Redevelopment Plan

Parcels Included in the Urban Redevelopment Plan Area

Tax ID	Address	Acreage	Appr Val	Class
15045 000013	3469 ATLANTA HIGHWAY	1.3	\$ 350,000	Commercial
15045 000073	3525 OSBORNE ROAD	7.66	\$ 118,200	Commercial
08028 000002	3715 MUNDY MILL ROAD	0.49	\$ 3,114,637	Commercial
08028 000002	3715 MUNDY MILL ROAD	10.94	\$ 3,114,637	Commercial
08028 000002A	3724 MUNDY MILL ROAD	1.21	\$ 1,245,775	Commercial
08028 000002CC	3718 MUNDY MILL ROAD	1.15	\$ 1,337,818	Commercial
08028 000002O	3775 ROBINSON DRIVE	1.22	\$ 107,362	Commercial
08028 000003	3621 MUNDY MILL ROAD	1.61	\$ 1,243,383	Commercial
08028 000003A	3626 MUNDY MILL ROAD	1.79	\$ 1,210,335	Commercial
08028 000003C	3612 MUNDY MILL ROAD	1.01	\$ 739,876	Commercial
08028 000004B	3607 MUNDY MILL ROAD	1.74	\$ 986,692	Commercial
08028 000015	3137 FRONTAGE ROAD	11.02	\$ 2,607,401	Commercial
08028 000015C	3120 FRONTAGE ROAD	2.40	\$ 1,521,150	Commercial
08028 000015D	2988 FRONTAGE ROAD	2.34	\$ 277,720	Commercial
08028 000015E	3183 FRONTAGE ROAD	1.79	\$ 1,238,855	Commercial
08028 000068	3640 MUNDY MILL ROAD	12.15	\$ 3,543,561	Commercial
08028 000068B	3652 MUNDY MILL ROAD	0.91	\$ 614,004	Commercial
08028 000068C	3170 FRONTAGE ROAD	0.67	\$ 717,517	Commercial
08028 000068D	3156 FRONTAGE ROAD	0.73	\$ 612,427	Commercial
08028 000069	3175 FRONTAGE ROAD	0.76	\$ 637,370	Commercial
08028 000070	3115 FRONTAGE ROAD	7.86	\$ 2,077,281	Commercial
08028 000071	3637 MUNDY MILL ROAD	1.86	\$ 1,452,239	Commercial
08028 000072	3711 MUNDY MILL ROAD	0.75	\$ 718,216	Commercial
08028 000073	3703 MUNDY MILL ROAD	0.87	\$ 1,028,901	Commercial
08028 000074	3725 MUNDY MILL ROAD	0.98	\$ 1,183,220	Commercial
08028 000075	3531 THURMON TANNER PARKWAY	1.00	\$ 282,212	Commercial
08028 000079	4535 OAKWOOD ROAD	1.55	\$ 1,585,755	Commercial
08028 000080	3530 THURMON TANNER PARKWAY	1.37	\$ 1,066,457	Commercial
08028 000082	3116 FRONTAGE ROAD	4.87	\$ 908,207	Commercial
08028 000084	3615 MUNDY MILL ROAD	0.73	\$ 1,091,512	Commercial
08028 000085	0 FRONTAGE ROAD	1.01	\$ 1,060	Exempt
08028 000086	3522 THURMON TANNER PARKWAY	1.11	\$ 239,424	Commercial
08028 000087	3525 THURMON TANNER PARKWAY	1.42	\$ 298,796	Commercial
08044 001008	3760 OLD OAKWOOD ROAD	1.01	\$ 233,660	Commercial
08044 002001	3606 EXPLORER TRAIL	0.70	\$ 90,000	Commercial
08044 002002	3763 OLD OAKWOOD ROAD	1.83	\$ 280,909	Commercial
08044 002003	3749 OLD OAKWOOD ROAD	14.55	\$ 1,572,975	Industrial
08044 002004	3813 MAIN STREET	0.32	\$ 54,008	Residential
08044 002006	3903 MAIN STREET	0.42	\$ 91,742	Residential
08044 002008A	3669 OLD OAKWOOD ROAD	4.20	\$ 219,080	Industrial
08044 002008B	3707 OLD OAKWOOD ROAD	6.10	\$ 1,250,889	Industrial

08044 002008C	3721 OLD OAKWOOD ROAD	3.81	\$ 463,205	Industrial
08044 002009	3803 MAIN STREET	0.52	\$ 260,503	Commercial
08044 002012	3614 EXPLORER TRAIL	0.57	\$ 60,000	Commercial
08044 002013	3622 EXPLORER TRAIL	0.58	\$ 944,198	Exempt
08044 002014	3630 EXPLORER TRAIL	0.59	\$ 60,000	Commercial
08044 002015	3638 EXPLORER TRAIL	0.57	\$ 60,000	Commercial
08044 002016	3642 EXPLORER TRAIL	0.65	\$ 281,775	Commercial
08044 002017	3643 EXPLORER TRAIL	0.57	\$ 85,036	Commercial
08044 002018	3639 EXPLORER TRAIL	0.55	\$ 420,007	Commercial
08044 002019	3631 EXPLORER TRAIL	0.58	\$ 452,168	Commercial
08044 002020	3623 EXPLORER TRAIL	0.57	\$ 60,000	Commercial
08044 002021	3615 EXPLORER TRAIL	0.58	\$ 60,000	Commercial
08044 002022	3607 EXPLORER TRAIL	0.75	\$ 90,000	Commercial
08044 002023	3701 OLD OAKWOOD ROAD	3.87	\$ 1,311,071	Industrial
08044 003001A	4024 WALNUT CIRCLE	5.00	\$ 21,432	Agricultural
08044 003002	4103 MAIN STREET	0.66	\$ 76,003	Residential
08044 003003	4014 WALNUT CIRCLE	0.84	\$ 95,091	Residential
08044 003003A	4018 WALNUT CIRCLE	2.92	\$ 25,198	Residential
08044 003010	4225 OAKWOOD ROAD	2.46	\$ 157,674	Industrial
08044 003081	4209 OAKWOOD ROAD	0.02	\$ 168,935	Commercial
08044 003082	4209 OAKWOOD ROAD	0.02	\$ 168,935	Commercial
08044 003083	4209 OAKWOOD ROAD	0.01	\$ 97,888	Commercial
08044 003084	4209 OAKWOOD ROAD	0.01	\$ 97,888	Commercial
08044 003085	4209 OAKWOOD ROAD	0.01	\$ 97,888	Commercial
08044 003086	4209 OAKWOOD ROAD	0.01	\$ 97,888	Commercial
08044 003090	4209 OAKWOOD ROAD	0.01	\$ 59,782	Commercial
08044 003091	4209 OAKWOOD ROAD	0.01	\$ 97,888	Commercial
08044 003092	4209 OAKWOOD ROAD	0.01	\$ 59,782	Commercial
08044 003095	0 OAKWOOD ROAD	0.01	\$ 59,782	Commercial
08044 003096	0 OAKWOOD ROAD	1.30	\$ 1	Commercial
08044 004001B	4226 OAKWOOD ROAD	3.08	\$ 291,101	Commercial
08045 001059	3638 THURMON TANNER PARKWAY	2.65	\$ 148,905	Residential
08045 001078	4635 SMITHSON BOULEVARD	0.67	\$ 85,213	Commercial
08045 001079	4631 SMITHSON BOULEVARD	0.68	\$ 304,228	Commercial
08045 001080	4625 SMITHSON BOULEVARD	0.31	\$ 52,269	Commercial
08045 001081	4619 SMITHSON BOULEVARD	1.23	\$ 435,045	Commercial
08045 001082	4605 SMITHSON BOULEVARD	3.29	\$ 605,795	Commercial
08045 001083	4538 OAKWOOD ROAD	1.37	\$ 342,914	Commercial
08045 001085	4643 SMITHSON BOULEVARD	2.24	\$ 654,292	Commercial
08045 001088	4673 SMITHSON BOULEVARD	0.88	\$ 71,058	Commercial
08051 001001	4503 ALLEN STREET	0.93	\$ 120,228	Commercial
08051 001001A	0 ALLEN STREET	8.19	\$ 367,475	Exempt
08051 001002K	4515 ALLEN STREET	5.85	\$ 256,154	Exempt
08051 001012	4619 WOODLANE DRIVE	28.81	\$ 798,538	Commercial

08051 001024	0 COMMERCIAL COURT	5.00	\$ 205,854	Commercial
08051 003001	3960 CHAMBLEE ROAD	2.44	\$ 524,790	Commercial
08051 003002	3926 CHAMBLEE ROAD	17.96	\$ 1,410,454	Industrial
08051 004001	3945 THURMON TANNER PARKWAY	12.16	\$ 676,367	Industrial
08051 004002	3961 CHAMBLEE ROAD	9.56	\$ 334,250	Industrial
08051 004003	3975 CHAMBLEE ROAD	4.03	\$ 428,609	Industrial
08051 004004	3960 THURMON TANNER PARKWAY	4.16	\$ 334,313	Industrial
08052A001001	4102 WALNUT STREET	0.39	\$ 118,512	Exempt
08052A001002	4005 RAILROAD STREET	0.11	\$ 46,817	Exempt
08052A001003	4112 WALNUT STREET	0.19	\$ 95,540	Exempt
08052A001003A	4009 RAILROAD STREET	0.23	\$ 177,460	Exempt
08052A001004	4015 RAILROAD STREET	0.11	\$ 51,601	Exempt
08052A001005	4017 RAILROAD STREET	0.18	\$ 76,671	Exempt
08052A001006	4114 WALNUT STREET	0.09	\$ 53,019	Exempt
08052A002001	4101 RAILROAD STREET	0.13	\$ 41,735	Exempt
08052A002002	4103 RAILROAD STREET	0.20	\$ 56,630	Exempt
08052A002004	4107 RAILROAD STREET	0.37	\$ 110,143	Exempt
08052A003002	4315 ALLEN STREET	1.52	\$ 668,747	Exempt
08052A003003	4321 ALLEN STREET	0.31	\$ 39,099	Residential
08052A003004	4325 ALLEN STREET	0.59	\$ 84,134	Residential
08052A003005	4329 ALLEN STREET	0.80	\$ 77,586	Residential
08052A003006A	4234 MAIN STREET	0.53	\$ 70,742	Residential
08052A003007	4200 MAIN STREET	0.88	\$ 492,054	Exempt
08052A003007A	4228 MAIN STREET	1.02	\$ 127,004	Commercial
08052A003008	4102 MAIN STREET	0.37	\$ 54,534	Residential
08052A003009	4115 WALNUT STREET	0.74	\$ 160,177	Residential
08052A005001	4324 ALLEN STREET	0.68	\$ 80,937	Residential
08052A005002B	4312 ALLEN STREET	0.81	\$ 111,399	Residential
08052A005003	4304 ALLEN STREET	0.97	\$ 50,514	Exempt
08052A005004	4403 OAK STREET	0.49	\$ 35,894	Residential
08052A005005	4427 OAK STREET	0.70	\$ 114,484	Residential
08052A005006	4415 OAK STREET	0.37	\$ 58,462	Residential
08052A006001	4207 RAILROAD STREET	0.80	\$ 156,601	Exempt
08052A006002	4217 RAILROAD STREET	0.22	\$ 33,928	Residential
08052A006003	4307 OAK STREET	0.14	\$ 31,461	Residential
08053 004006	5025 MCEVER ROAD	12.82	\$ 532,658	Commercial
08053 004013	5105 MCEVER ROAD	1.01	\$ 526,340	Commercial
08053 004020	4107 FLAT CREEK ROAD	9.86	\$ 259,853	Commercial
08053 005037	5052 MCEVER ROAD	1.22	\$ 782,335	Commercial
08053 005049	4712 FLAT CREEK ROAD	4.77	\$ 580,304	Commercial
08066 002002	5104 MCEVER ROAD	6.26	\$ 242,369	Commercial
08066 002002C	5152 MCEVER ROAD	5.14	\$ 1,294,487	Commercial
08066 002036	0 FLAT CREEK ROAD	3.36	\$ 98,566	Residential

08066 002037	4705 FLAT CREEK ROAD	1.43	\$ 160,238	Commercial
08066 005007	5135 MCEVER ROAD	17.83	\$ 2,596,270	Exempt
08066 005009	0 MCEVER ROAD	1.43	\$ 281,623	Commercial
08067 000003	4205 CHAMBLEE ROAD	2.90	\$ 51,043	Agricultural
08067 000003A	4204 CHAMBLEE ROAD	2.14	\$ 111,193	Residential
08067 000003B	4181 MCBRAYER ROAD	4.24	\$ 332,035	Residential
08067 000074	4526 RAILROAD STREET	2.29	\$ 144,864	Residential
08067 000109	4187 MCBRAYER ROAD	1.23	\$ 229,784	Industrial
08067 000122	4161 CHAMBLEE ROAD	3.89	\$ 1,080,920	Commercial
08068 000001	4166 W WHITE ROAD	2.01	\$ 107,844	Industrial
08068 000001B	4152 W WHITE ROAD	1.50	\$ 172,929	Residential
08068 000001C	4144 W WHITE ROAD	3.27	\$ 313,767	Residential
08068 000002	4105 W WHITE ROAD	5.20	\$ 149,489	Residential
08068 000002B	4091 CHAMBLEE ROAD	0.91	\$ 103,042	Residential
08068 000007	4534 RAILROAD STREET	1.48	\$ 206,048	Residential
08068 000014	4548 RAILROAD STREET	3.09	\$ 143,211	Residential
08068 000015	4125 W WHITE ROAD	27.95	\$ 1,650,527	Exempt
08068 000016	4096 CHAMBLEE ROAD	1.97	\$ 163,629	Commercial
08068 000020	4554 RAILROAD STREET	2.00	\$ 78,408	Residential
08068 000021	4104 W WHITE ROAD	2.74	\$ 311,202	Industrial
08068 000022	4010 THURMON TANNER PARKWAY	7.89	\$ 400,000	Industrial
08068 000025	4550 RAILROAD STREET	1.97	\$ 600,667	Industrial
08068 000040	4020 ENTERPRISE WAY	16.51	\$ 660,000	Industrial
08068 000043	4080 ENTERPRISE WAY	31.67	\$ 6,080,611	Industrial
08068 000045	4119 W WHITE ROAD	4.00	\$ 173,184	Exempt
08068 000046	4160 INDUSTRY WAY	3.13	\$ 206,069	Industrial
08068 000048	4172 INDUSTRY WAY	3.28	\$ 636,118	Industrial
08068 000049	0 INDUSTRY WAY	12.39	\$ 559,750	Industrial
08068 000050	0 INDUSTRY WAY	0.01	\$ 170	Industrial
08069 001011	4105 COMMERCE STREET	8.56	\$ 452,500	Industrial
08069 001012	4193 TANNERS CREEK DRIVE	2.00	\$ 186,702	Industrial
08069 001026	4175 TANNERS CREEK DRIVE	3.15	\$ 2,324,647	Industrial
08069 001028	4188 TANNERS CREEK DRIVE	1.88	\$ 92,417	Commercial
08069 001029	4182 TANNERS CREEK DRIVE	1.12	\$ 171,804	Industrial
08073 000004	5639 H F REED INDUSTRIAL PARKWAY	2.03	\$ 89,019	Exempt
08073 000014	5659 SOUTHFIELD DRIVE	15.36	\$ 1,216,420	Industrial
08074 000002B	4302 MCBRAYER ROAD	6.49	\$ 336,500	Industrial
08074 000006	4208 W WHITE ROAD	7.79	\$ 2,115,507	Industrial
08074 000011	4289 MCBRAYER ROAD	4.23	\$ 178,044	Industrial
08074 000015	4281 MCBRAYER ROAD	4.53	\$ 582,331	Industrial
08074 000016	4259 MCBRAYER ROAD	6.34	\$ 253,200	Industrial
08074 000017	4251 MCBRAYER ROAD	4.02	\$ 150,375	Industrial
08074 000018	4267 MCBRAYER ROAD	3.90	\$ 439,951	Industrial

08074 000019	4275 MCBRAYER ROAD	2.74	\$ 563,294	Industrial
08074 000020	4406 MCBRAYER ROAD	2.31	\$ 126,433	Commercial
08074 000021	4402 MCBRAYER ROAD	2.01	\$ 118,483	Industrial
08074 000022	4322 MCBRAYER ROAD	2.88	\$ 1,182,977	Industrial
08074 000023	4330 MCBRAYER ROAD	14.45	\$ 1,361,021	Industrial
08074 000024	4325 MCBRAYER ROAD	2.10	\$ 123,814	Industrial
08074 000025	4337 MCBRAYER ROAD	1.46	\$ 127,194	Industrial
08074 000026	4345 MCBRAYER ROAD	1.49	\$ 129,808	Industrial
08074 000027	4507 M STRINGER ROAD	1.50	\$ 88,862	Industrial
08074 000028	4515 M STRINGER ROAD	1.48	\$ 87,676	Industrial
08074 000029	5432 H F REED INDUSTRIAL PARKWAY	1.93	\$ 16,814	Industrial
08074 000030	4516 M STRINGER ROAD	1.50	\$ 88,862	Industrial
08074 000031	4508 M STRINGER ROAD	1.50	\$ 88,862	Industrial
08074 000032	4409 MCBRAYER ROAD	5.39	\$ 217,200	Industrial
08075 002061	4254 MCBRAYER ROAD	1.18	\$ 122,116	Residential
08075 002063	4236 MCBRAYER ROAD	6.74	\$ 983,456	Commercial
08091 000001	5375 MCEVER ROAD	51.20	\$ 1,587,813	Industrial
08091 000002	0 MCEVER ROAD	21.24	\$ 848,500	Industrial
08091 000003	5265 MCEVER ROAD	3.54	\$ 109,616	Commercial
08091 000004	0 MCEVER ROAD	13.16	\$ 515,250	Industrial
08091 000017	5333 H F REED INDUSTRIAL PARKWAY	1.62	\$ 84,734	Industrial
08091 000018	5317 T L BOWER WAY	2.21	\$ 801,098	Industrial
08091 000019	5325 T L BOWER WAY	2.41	\$ 331,309	Industrial
08091 000020	5324 T L BOWER WAY	1.53	\$ 79,883	Industrial
08091 000021	5359 H F REED INDUSTRIAL PARKWAY	1.36	\$ 70,858	Industrial
08091 000022	5367 H F REED INDUSTRIAL PARKWAY	1.44	\$ 75,014	Commercial
08091 000024	5420 H F REED INDUSTRIAL PARKWAY	20.12	\$ 7,430,947	Exempt

Appendix C: Redevelopment Plan Worksheet

Date: September 5, 2013

The following is a checklist of items to be considered by City officials when reviewing this proposed Oakwood Urban Redevelopment Plan. These items represent required plan components as defined in the Official Code of Georgia Annotated Section 36-61-4 and 36-61-7.

- ☒ Statement that Redevelopment Plan is consistent with the comprehensive plan.
- ☒ Clearly Defined Boundaries of the proposed Redevelopment Area (need not be contiguous).
- ☒ Explanation of negative conditions in the area necessitating redevelopment.
- ☒ Description of the County's land use objectives for the area
- ☒ Description of land parcels to be acquired and structures to be demolished or rehabilitated.
- ☒ Strategy for leveraging private resources to aid in redevelopment of the area.
- ☒ Strategy for relocating any displaced residents.
- ☒ Any covenants or restrictions to be placed on properties in the redevelopment area in order to implement the plan.
- ☒ Public infrastructure to be provided (i.e. transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc.) to support redevelopment of the area.
- ☒ Strategy for implementing the plan.

CHAPTER 3

HOUSING ELEMENT

The housing element of this plan provides the local governments with an inventory of the existing housing stock, an assessment of the housing stock's adequacy and suitability for serving current and future population needs, a determination of housing needs, and a set of policies and strategies for providing housing for all population sectors.

Upon completion of the housing inventory, the assess is intended to determine whether existing housing is appropriate to local housing needs and demands, especially with respect to the supply, type, condition and affordability of housing units in the community. In particular, an assessment is made of the existing or anticipated housing problems and issues, and what actions might be taken to improve the situation. The policies and strategies will set forth programs and actions for housing development and assistance to be undertaken over the next ten years.

INVENTORY AND ASSESSMENT OF HOUSING

NUMBER AND TYPES OF HOUSING UNITS

The total number of housing units in Oakwood continues to increase at a rapid rate. The latest census data revealed that the city now has more than one thousand one hundred housing units (1,109 total). The rate is increase for housing units over the last decade was at 61.7%.

TABLE 3-1
HOUSING TRENDS, 1970 – 2000
(Total Number of Housing Units)

AREA	1970	1980	1990	80-90 % CHANGE	2000	90-00 % CHANGE
Oakwood	81	255	686	169.0	1,109	61.7

Source: U.S. Bureau of Census, 1970-2000.

In observing the types of housing units inside the city, the census data reveals that the bulk of the housing units are multi-family units. Multi-family units saw the most growth over the last as well. In the mid 1980s the city began its use of purchased sewer capacity for industry and higher density housing. Manufactured housing within the city has gone basically flat as the value of land has increased over time, and the fact that some of the multi-family housing constructed in the city is considered affordable housing.

TABLE 3-2
TYPE OF HOUSING UNITS 1980-2000

TYPE OF UNIT	1980	%	1990	%	2000	%
Single Family, Detached	214	83.9	238	34.7	307	27.7
Single Family, Attached	2	00.1	10	0.01	35	3.2
Multi-Family	16	0.6	364	53.1	691	62.3
Mobile Home, RV, Other	23	0.95	74	10.7	76	6.9
TOTAL	255	100	686	100	1,109	100

Source: U.S. Bureau of Census, 1980-2000.

AGE AND CONDITION OF HOUSING UNITS

Data in Tables 3-3 through 3-6 reflect the population growth that has occurred within the city over the last twenty years. The majority of the housing in the city has been constructed within the past twenty years. The city is much like Hall County and the rest of the Georgia Mountains Region where rapid population growth is occurring. The percentage of housing units that are more than fifty years in age is very low. More than likely these units were demolished to make way for new housing and commercial development.

TABLE 3-3
AGE OF HOUSING UNITS IN 1980
(In Number of Housing Units)

YEAR STRUCTURE BUILT	UNITS	%
1970 to March 1980	121	47.5
1960 to 1969	45	17.6
1950 to 1959	35	13.7
1940 to 1949	5	0.02
1939 or earlier	49	19.2
Total	255	100

Source: U.S. Bureau of Census, 1980.

TABLE 3-4
AGE OF HOUSING UNITS IN 1990
(In Number of Housing Units)

YEAR STRUCTURE BUILT	UNITS	%
1980 to March 1990	359	52.3
1970 to 1979	223	32.5
1960 to 1969	40	5.8
1950 to 1959	37	5.4
1940 to 1949	9	0.01
1939 or earlier	18	2.6
Total	686	100

Source: U.S. Bureau of Census, 1990.

TABLE 3-5
AGE OF HOUSING UNITS IN 2000
(In Number of Housing Units)

YEAR STRUCTURE BUILT	UNITS	%
1990 to March 2000	375	33.8
1980 to 1989	380	34.3
1970 to 1979	230	20.7
1960 to 1969	78	7.0
1940 to 1959	36	3.2
1939 or earlier	10	0.9
Total	1,109	100

Source: U.S. Bureau of Census, 2000.

TABLE 3-6
PERCENT OF HOUSING UNITS BY AGE, 2000

	TOTAL UNITS	10 YEARS OR LESS	11 – 20 YEARS	21 – 40 YEARS	MORE THAN 40 YEARS
Oakwood	1,109	33.8	34.3	27.7	4.1
Hall County	51,046	35.0	22.2	27.3	15.5
GEORGIA MOUNTAINS REGION	191,432	39.6	21.8	24.6	14.1
STATE OF GEORGIA	3,281,737	27.9	22.0	31.2	18.9

Source: U.S. Bureau of Census, 2000.

The data presented on housing characteristics in Tables 3-7 through 3-9 is somewhat confusing. The city went from very few units having incomplete bathroom and kitchen facilities in 1980 to none in 1990. The numbers for these types of problems increased in the 2000 census and are exactly the same number. Upon discussing this data with the Oakwood officials these results are more than likely from units that were reported but within some stage of construction.

The issue that has stands out is the number of units that are over crowded. The number of over crowded units increased from 5 in 1990 to 101 in 2000. This number is influenced by two factors. First is the increase in the number of multi-family units. These units are housing Gainesville College student who are minimizing costs by sharing living facilities, and are the units are housing hispanic families which are larger in size and may include extended family members. Secondly, there are older single family structures in the city which are generally smaller in size (and affordable) and are housing persons with the same characteristics as the multi-family units.

TABLE 3-7
SELECTED CHARACTERISTICS OF HOUSING UNITS IN 1980
(In Number of Housing Units)

CHARACTERISTIC	UNITS	%
Less than one complete bathroom	13	5.1
No complete kitchen facilities	16	6.2
Not connected to public sewer	226	88.6
Not connected to public water	24	9.4

Source: U.S. Bureau of Census, 1980.

TABLE 3-8
SUBSTANDARD HOUSING CHARACTERISTICS IN 1990
(In Number of Housing Units)

CHARACTERISTIC	UNITS	
	UNITS	%
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	0	0.0
No heating fuel	0	0.0
Over crowded occupied units *	5	0.7

Source: U.S. Bureau of Census, 1990. * 1.01 or greater occupants per room.

TABLE 3-9
SUBSTANDARD HOUSING CHARACTERISTICS IN 2000
(In Number of Housing Units)

CHARACTERISTIC	OAKWOOD		REGION	GEORGIA
	UNITS	%	%	%
Lacking complete plumbing facilities	19	1.8	0.5	0.6
Lacking complete kitchen facilities	19	1.8	0.3	0.5
No heating fuel	0	0.0	0.3	0.3
Over crowded occupied units *	101	9.7	4.4	4.8

Source: U.S. Bureau of Census, 2000. * 1.01 or greater occupants per room.

OCCUPANCY AND TENURE OF HOUSING

The occupancy rate within the city increased over the past decade. In 2000 over 94% of the housing units were occupied. This rate is higher than Hall County, the region and the state.

TABLE 3-10
TOTAL OCCUPIED HOUSING UNITS, 1980 – 2000

AREA	1980		1990		2000	
	TOTAL OCCUPIED	% OF TOTAL UNITS	TOTAL OCCUPIED	% OF TOTAL UNITS	TOTAL OCCUPIED	% OF TOTAL UNITS
Oakwood	230	90.2	590	86.1	1,044	94.1
Hall County	26,071	93.3	34,721	90.6	47,381	92.3
Region	84,468	N/A	133,478	84.3	166,287	86.9
Georgia	1,869,754	N/A	2,366,615	89.6	3,006,369	91.6

Source: U.S. Bureau of Census, 1980 - 2000.

The percentage of owner occupied units versus renter occupied units has completely reversed itself over the last two decades. In 1980 73% of the occupied units in Oakwood were owner occupied. The situation is completely different in 2000 with only 27% of the occupied units were owner occupied. This mirrors the increase in the number of multi-family units constructed in the city over the last twenty years.

Oakwood has a much higher percentage of renter occupied units than the county, region and state.

TABLE 3-11
TENURE OF HOUSING UNITS, 1980 – 2000

	TOTAL OWNER OCCUPIED UNITS						TOTAL RENTER OCCUPIED UNITS					
	1980	%	1990	%	2000	%	1980	%	1990	%	2000	%
Oakwood	168	73.0	219	37.1	240	23.0	62	27.0	371	62.9	754	77.0
Hall County	18,631	71.5	24,097	69.4	33,681	71.1	7,440	28.5	10,624	30.6	13,700	28.9
Region	64,763	N/A	86,057	64.5	130,235	78.3	19,705	N/A	26,510	35.5	36,052	21.7
Georgia	1,215,206	N/A	---	64.9	---	67.5	654,548	N/A	---	35.1	---	32.5

Source: U.S. Bureau of Census, 1980- 2000.

Further occupancy/vacancy characteristics are presented in Tables 3-12 through 3-14. Oakwood has a lower vacancy rate for home owners and renters than the region and the state.

TABLE 3-12
VACANCY CHARACTERISTICS OF HOUSING UNITS, 1990-2000

AREA	SEASONAL UNITS			SEASONAL % OF VACANT UNITS			OWNER VACANCY RATE			RENTER VACANCY RATE		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Oakwood	0	3	4	0.0	3.1	0.4	0.02	3.1	1.4	32.3	18.1	6.2
Hall Co.	190	829	811	14.6	23.1	22.1	0.91	2.3	3.1	11.7	10.8	5.7
Region	N/A	10,773	13,047	N/A	51.5	51.8	N/A	2.5	2.5	N/A	11.4	8.2
Georgia	N/A	33,637	50,064	N/A	12.4	18.2	N/A	2.5	1.9	N/A	12.2	8.2

Source: U.S. Bureau of Census, 1990, 2000.

Ratios for “owner to renter for occupied units” and for “owner to renter of vacancy” are presented in Table 3-13 and Table 3-14. This data provides a statistical snapshot of the total occupied units and the total vacant units in a jurisdiction. The owner to renter ratio for occupied units is the number of owner occupied units divided by the number of renter occupied units. The owner to renter ratio of vacancy refers the number of vacant units for sale in the area versus the number of units for rent.

The rates for the city is extremely lower than the county, region and state.

TABLE 3-13
OWNER TO RENTER RATIO FOR OCCUPIED UNITS, 1990 – 2000

AREA	1990	2000
Oakwood	0.59	0.38
Hall County	2.27	2.46
Region	3.25	3.61
Georgia	1.85	2.08

Source: U. S Bureau of Census, 1990, 2000.

TABLE 3-14
OWNER TO RENTER RATIO OF VACANCY, 2000

AREA	2000
Oakwood	0.08
Hall County	0.87
Region	1.45
Georgia	0.51

Source: U. S Bureau of Census, 2000.

The average size of an occupied housing unit (persons per occupied housing unit) in the city increased from 1990 to 2000 for both owner occupied units and renter occupied units. This data sheds a bit more light on the fact that there are a number of housing units within the city that are considered over crowded.

TABLE 3-15
AVERAGE HOUSEHOLD SIZE OF OCCUPIED UNITS BY TENURE

AREA	PERSONS PER OWNER OCCUPIED UNIT		PERSONS PER RENTER OCCUPIED UNIT	
	1990	2000	1990	2000
Oakwood	2.68	2.84	2.36	2.48
Hall County	2.72	2.81	2.67	3.09
Georgia	2.76	2.73	2.49	2.47

Source: U. S Bureau of Census, 1990, 2000.

COST OF HOUSING

Over the last twenty years the median value of a home in Oakwood has nearly tripled, and has increased by 67% over the past decade. The increase is very similar to what is happened with housing costs in Hall County and the Georgia Mountains Region where population growth is occurring at a rate higher than most of the state.

TABLE 3-16
MEDIAN HOME VALUE, 1980 – 2000

AREA	1980(\$)	1990 (\$)	2000 (\$)
Oakwood	34,130	67,300	112,300
Hall County	44,680	75,400	120,200
Region	N/A	68,800	114,600
Georgia	36,900	71,300	100,600

Source: U.S. Bureau of Census, 1980 - 2000.

In 1990 the bulk of the owner occupied housing units were valued at less than \$100,000. (Table 3-17) In 2000, just the opposite has taken place where the majority of homes are valued at more than \$100,000. (Table 3-18) In fact, there were no owner occupied housing units in the city that were valued at less than \$50,000. One factor to this change is the increase in the value of land for development or redevelopment within the city.

TABLE 3-17
1990 SPECIFIED OWNER OCCUPIED HOUSING UNITS BY VALUE CLASS

AREA	SPECIFIED OWNER OCCUPIED UNITS	LESS THAN \$50,000	\$50,000- \$99,999	\$100,000- \$149,999	\$150,000- \$199,999	\$200,000- \$299,999	\$300,000 OR MORE
Oakwood	165	28	126	7	4	0	0
Hall County	16,191	3,295	8,296	2,309	1,082	69	17

Source: U.S. Bureau of Census, 1990.

TABLE 3-18
2000 SPECIFIED OWNER OCCUPIED HOUSING UNITS BY VALUE CLASS

AREA	SPECIFIED OWNER OCCUPIED UNITS	LESS THAN \$50,000	\$50,000- \$99,999	\$100,000- \$149,999	\$150,000- \$199,999	\$200,000- \$299,999	\$300,000 OR MORE
Oakwood	240	0	82	137	5	9	7
Hall County	26,315	834	8,334	8,890	3,467	2,581	2,209

Source: U.S. Bureau of Census, 2000.

The majority of the owner occupied households in Oakwood are not considered cost burdened or severely cost burdened. Households that are considered cost burdened are those that spend 30 to 49% of their household income on housing. Those severely cost burdened are those households that spend more than 50% of their household income on their housing. A larger cost burden can be attributed to a higher monthly housing expenditure or a lower income or a combination of both, therefore, households in all income brackets can be cost burdened. A low income household experiencing a cost burdened may not have sufficient money for other necessities such as food, clothing and medicine. Only about 11% of the owner occupied households in the city fall into either of these categories. The city fairs much better than the county region and state. The median monthly owner costs as a percentage of household income in Oakwood is 18.5%.

TABLE 3-19
**SELCECTED MONTHLY OWNER COSTS AS A
PERCENTAGE OF HOUSEHOLD INCOME IN 2000**

Monthly Owner Cost as a Percentage of Household Income	OAKWOOD		HALL COUNTY		REGION	STATE
	SPECIFIED OWNER OCCUPIED UNITS	%	SPECIFIED OWNER OCCUPIED UNITS	%	%	%
Less than 30 % (not cost burdened)	209	87.1	20,573	78.2	77.8	78.1
30 to 49% (cost burdened)	5	0.02	3,599	13.7	21.4	21.0
50% or more (severely cost burdened)	26	10.8	1,954	7.4	N/A	13.2
Total Specified Owner Occupied Housing Units	240	100	26,315	100	100	100
Median Monthly Owner Cost as Percentage of Household Income	18.5		18.9		---	18.6

Source: U.S. Bureau of Census, 2000.

The median rent in Oakwood increase from \$379 in 1990 to \$663 in 2000, a 75% increase in rent. This amount is more than the median rent in Hall County, the region and the state. However, the percentage increase for Oakwood is less than the county and state.

TABLE 3-20
MEDIAN RENT, 1980 AND 2000

CITY/COUNTY	1980 (\$)	1990 (\$)	2000 (\$)
Oakwood	254	379	663
Hall County	205	340	619
Region	N/A	442	661
Georgia	153	344	613

Source: U.S. Census, 1980- 2000.

In the year 2000, the majority of the renter occupied households paid between \$500 and \$749 a month in rent. Only 12% of renter occupied household were paying less than \$500 a month in rent.

TABLE 3-21
2000 SPECIFIED RENTER-OCCUPIED HOUSING UNITS
BY RANGE OF MONTHLY RENT

AREA	SPECIFIED RENTER- OCCUPIED UNITS PAYING CASH RENT	LESS THAN \$300	\$300 - \$499	\$500 - \$749	\$750 - \$999	\$1000 \$1499	\$1500 OR MORE
Oakwood	754	11	80	433	179	43	0
Hall Co.	13,478	829	2,432	6,198	2,372	844	44

Source: U.S. Census, 2000.

Just over 56% of the renter occupied households in Oakwood are not cost burdened. This statistic is more or less in line with the measure for the county, region and state. About 41.5% of the renter occupied households in Oakwood are either cost burdened or severely cost burdened. This figure is higher than Hall County, but less than the region and state. The median gross rent as a percentage of household income in Oakwood is 25.2%.

Members of renter occupied households generally have lower skill levels, therefore earning a lower incomes and having a higher percentage of their income being used for housing costs.

TABLE 3-22
MONTHLY GROSS RENT AS A
PERCENTAGE OF HOUSEHOLD INCOME IN 2000

Monthly Gross rent as a Percentage of Household Income	OAKWOOD		HALL COUNTY		REGION	STATE
	SPECIFIED RENTER OCCUPIED UNITS	%	SPECIFIED RENTER OCCUPIED UNITS	%	%	%
Less than 30 % (not cost burdened)	424	56.2	7,911	58.7	56.4	56.0
30 to 49% (cost burdened)	193	25.6	2,410	17.9	31.5	35.4
50% or more (severely cost burdened)	120	15.9	2,004	14.9	13.6	16.5
Total Specified Renter Occupied Housing Units	754	100	13,478	100	100	100
Units Not Computed	17	---	1,153	---	4,182	83,149
Median Gross Rent as Percent of Household Income	25.2		24.0		---	24.9

Source: U.S. Bureau of Census, 2000.

A more detailed analysis of renter occupied households reveals that the majority (70.9%) of those that are cost burdened or severely cost burdened are living in multi-family units.

TABLE 3-23
UNITS IN STRUCTURE BY GROSS RENT
AS A PERCENTAGE OF HOUSEHOLD INCOME

Gross Rent as a Percentage of Household Income	SPECIFIED RENTER OCCUPIED HOUSING UNITS			
	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOME	TOTAL UNITS
30%-34%	31	68	0	99
35% or more	37	154	23	214
Total cost burdened or severely cost burdened	68	222	23	313

Source: U.S. Bureau of Census, 2000.

While the median value of a home in Oakwood has increased by 67% over the past decade and the median rent rose by 75% (Table 3-24), the increase in household and per capita income, 39% and 62% respectively, has been less. Also, the average weekly wage increased by 51% over the same time frame for Hall County.

These vast differences in income and costs leads to the conclusion that there is a housing affordability problem in Oakwood which is likely to grow worse as the population continues to ages and more people live on fixed incomes. These problems lend themselves for the need to address affordable housing opportunities, programs and incentives within Oakwood in the immediate and long-term future.

TABLE 3-24
PERCENTAGE COMPARISON OF INCOME
AND HOUSING COSTS FROM 1990 TO 2000
 (all are percentage increases)

	OAKWOOD	HALL COUNTY	GEORGIA
Median Home Value	67%	59	41
Median Rent	75	82	78
Weekly Wages	N/A	51	56
Household Income	39	51	27
Per Capital Income	62	56	62

Source: U.S. Bureau of the Census, 1990 – 2000.

PROJECTED HOUSING NEEDS

Table 3-25 identifies projected housing needs within the City of Oakwood. The total number of housing units in the city are projected to double by the year 2020 to 2,278 units. Because of available infrastructure capacity, it is expected that the trend of higher density housing development will continue (multi-family apartments, town houses, condominiums) and occupy about 75% of the new housing constructed in the future.

TABLE 3-25
PROJECTED HOUSING NEEDS, 2005-2025
(Total Number of Housing Units)

CITY/COUNTY	2005	2010	2015	2020	2025
Oakwood	1,252	1,512	1,853	2,278	2,681
Household Size	2.60	2.62	2.58	2.55	2.54

Source: Georgia Mountains Regional Development Center, 2003

SPECIAL HOUSING NEEDS AND COMMUNITY CHARACTERISTICS

There are segments of the community's population that are often overlooked when it comes to housing needs. There generally exist within the community people seeking some type of emergency or transitional shelter or housing. This type of housing may include homeless shelters, housing for runaway children, domestic violence victims or substance abuse victims. Other types of special needs housing include group quarters facilities or institutions for the elderly, mentally ill or those with physical disabilities.

An inventory of these type housing facilities and operation in Oakwood reveals that there is no officially designated shelter for victims of homelessness. Such facilities and operation do exist in the City of Gainesville, which shares boundaries with Oakwood. This is not to say that homelessness does not occur or has not occurred in Oakwood. In many cases, this type of transitional shelter has been accommodated and administered by the many churches in the area on as needs basis. Numbers of homeless persons in the area are so few and temporary that statistics are not recorded.

Homes, shelters, facilities and operations for victims of substance abuse and domestic violence are located in Gainesville and in Hall County. These facilities services are provided to all citizens of Hall County, including Oakwood.

ASSESSMENT OF HOUSING CHARACTERISTICS

The housing growth in the city mirrors the population growth in Oakwood in that it is occurring at a very high rate. However, the increase in the average size of households is reflected in these percentages in that the population growth rate is higher than the housing growth rate. One of the results from this is having too many persons living a housing unit. Oakwood has experienced an increase in the number of housing units that are considered to have over crowded conditions. Further support for this is that the vacancy rate for owner and renter occupied units in Oakwood is very low compared to the county, region and state. This basically means that the city needs more housing units constructed to meet housing needs of the city population.

Oakwood has a very high percentage of housing that are multi-family and renter occupied single family units. It is anticipated that this trend will continue in concert with the availability of infrastructural capacity. Also, the value of land is increasing to the point where it would be very expensive to construct any low density housing. Projected housing densities should be moderate to high to keep housing cost down and affordable.

Affordability of housing is not the driving force behind the housing growth in the city. The cost of housing, home values and rents, have increased dramatically when compared to the increase in household income and wages. More than likely, people are locating in Oakwood in order to be in close proximity to other activities such as work and school. Oakwood has a large amount of commercial and industrial development, and Gainesville College is located adjacent to the Oakwood City limits.

City of Oakwood
Housing Element - Goals, Policies and Objectives

Housing	Description
Goal	Encourage development and provision of a variety of safe and sanitary housing for persons with a variety of income levels and special needs.
Objective	Designate locations for variety of housing types in the future land use plan with emphasis on single family housing.
Policy	Promote safe and sanitary housing, as well as a pleasant living environment.
Policy	Provide utilities, sidewalks, street lighting and recreational areas in providing housing for low and moderate incomes.
Goal	Continue enforcement of the housing code to keep existing units in compliance with minimum occupancy standards.
Policy	Regulate mobile and manufactured homes to ensure the safety of occupants and to improve the visual impact where located.

CITY COUNCIL FOR THE CITY OF OAKWOOD

HALL COUNTY, GEORGIA

RESOLUTION NO.: 2013-09-02

A RESOLUTION OF THE MAYOR AND CITY COUNCIL FOR THE CITY OF OAKWOOD, GEORGIA TO ADOPT AN URBAN REDEVELOPMENT PLAN AND APPLY TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DCA) FOR DESIGNATION OF CERTAIN AREAS WITHIN THE CITY AS "OPPORTUNITY ZONES" PURSUANT TO THE STATE OF GEORGIA'S OPPORTUNITY ZONE TAX CREDIT PROGRAM AND O.C.G.A. SECTION 48-7-40.1.

WHEREAS, the Mayor and Council for the City of Oakwood, Georgia (the "City") is the duly elected governing authority for the City; and

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated provides for the creation of an Urban Development Plan for an Urban Redevelopment Project as those terms are defined in O.C.G.A. 36-61-2; and

WHEREAS, Section 1.03(b)(42) of the City Charter grants the Mayor and Council of the City, as the governing body of the City, the power to organize and operate an urban redevelopment program; and

WHEREAS, the Mayor and Council of the City have decided to designate themselves as the redevelopment agency for the City pursuant to O.C.G.A. 36-44-4 (a) to exercise the redevelopment powers provided by Chapter 44 of Title 36 of the Official Code of Georgia Annotated; and

WHEREAS, O.C.G.A. 48-7-40.1(c)(4) provides for the creation of Opportunity Zones to assist in the redevelopment of distressed areas where an Urban Development Plan is in place, so long as said Opportunity Zones have been approved by the Georgia Department of Community Affairs (DCA); and

WHEREAS, it has been determined by the Mayor and Council of the City that the City may apply to the Georgia DCA for the creation of Opportunity Zones pursuant to O.C.G.A. 48- 7-40.1(c)(4) to assist in the redevelopment of distressed areas; and

WHEREAS, it has been determined by the Mayor and Council of the City that within such distressed areas there exist certain "slum areas" within the City limits, as that term is defined in O.C.G.A. 36-61-2, in that there presently exist conditions such as: a predominance of buildings or improvements, both residential and nonresidential, which by reason of dilapidation, deterioration, age, vacancy or obsolescence are conducive to crime and are detrimental to the public health, safety, morals or welfare; the presence of a substantial number of vacant, deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness for present or future development; development impaired by transportation noise or by other environmental hazards; or a combination of such conditions that substantially impairs or arrests the sound growth of the City, retards the provisions of adequate housing accommodations, and constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use; and

WHEREAS, it has been determined by the Mayor and Council of the City that there is a need for the revitalization and redevelopment of areas of the City to develop and promote for the public good and general welfare housing, trade, commerce and employment opportunities within the City; and

WHEREAS, once designated by the DCA as an Opportunity Zone, businesses which locate to or expand from an Opportunity Zone and create at least two jobs therein may qualify for a \$3,500 state tax credit per eligible new job created, the use of the tax credit against 100% of Georgia income tax liability and payroll withholding and other benefits; and

WHEREAS, it has been determined by the Mayor and Council of the City that the rehabilitation, conservation or redevelopment or a combination thereof, of such areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, the Mayor and Council of the City have caused a public hearing to be held on the proposed application for the creation of Opportunity Zones within such redevelopment plan on September 9, 2013, pursuant to the provisions of O.C.G.A. 36-61-7;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Oakwood, Georgia hereby designate themselves as the redevelopment agency for the City pursuant to O.C.G.A. 36-44-4 (a) and to exercise the redevelopment powers set forth in Chapter 44 of Title 36 of the Official Code of Georgia Annotated and Section 1.03(b)(42) of the City Charter;

BE IT FURTHER RESOLVED that the Mayor and Council of the City find that there exist certain "slum areas," as that term is defined in O.C.G.A. 36-61-2, within the City

limits, as set forth above;

BE IT FURTHER RESOLVED that the Mayor and Council of the City of Oakwood, Georgia find that the rehabilitation, conservation or redevelopment or a combination thereof, of such "slum areas" is necessary in the interest of the public health, safety, morals or welfare of the residents of the City;

BE IT FURTHER RESOLVED by the Mayor and Council of the City of Oakwood that the Urban Redevelopment Plan of the City of Oakwood, a copy of which is attached hereto as Exhibit "A," is hereby approved and adopted;

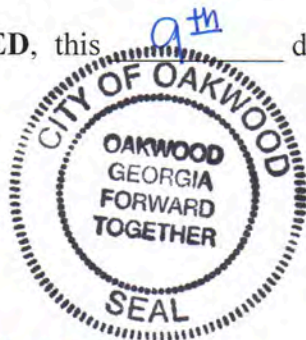
BE IT FURTHER RESOLVED that the Mayor and Council of the City of Oakwood hereby approve the submission of such Urban Redevelopment Plan to the Georgia Department of Community Affairs for the purpose of applying for Opportunity Zone designation for the area encompassed by said plan; and

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution are hereby repealed; and

BE IT FURTHER RESOLVED that this Resolution shall be effective immediately upon its adoption by the City Council.

RESOLVED, this 9th day of September, 2013.

ATTEST:



Tangee B. Luckett
City Clerk

CITY OF OAKWOOD, GEORGIA

Lamar Bragg
Mayor

Ron McFarland
Mayor Pro Tem

Not Present
Council Member

Montee R. Robinson
Council Member

Not Present
Council Member

Samuel B. Evans
Council Member

GEORGIA, HALL COUNTY

I, Tangee B. Puckett, Certified City Clerk of the City of Oakwood, Hall County, Georgia do hereby certify that the attached resolution which appears of record in the minutes proceedings of the City of Oakwood, Hall County, Georgia known as "Resolution No. 2013-09-02" entitled "City of Oakwood Opportunity Zone and Urban Redevelopment Plan" was duly passed on the 9th day of September 2013 and same is true and correct copy of said resolution.

WITNESS, my official signature and seal of the City of Oakwood, Hall County, Georgia on the 10th day of September 2013.

H. Lamar Scroggs
MAYOR

Ron McFarland

Montie Robinson, Sr.

Sam Evans

Martha Collins

Todd Wilson

Donald T. Hunt
CITY ATTORNEY

Stan Brown
CITY MANAGER

Tangee Puckett
CITY CLERK

Tangee B. Puckett
Tangee B. Puckett
Certified City Clerk
City of Oakwood, Georgia



Post Office Box 99
4035 Walnut Circle
Oakwood, GA 30566

770.534.2365
f: 770.297.3223
CityOfOakwood.net

CERTIFICATION

COMES NOW the undersigned, the duly appointed attorney for the City of Oakwood, Georgia, and certifies as follows:

1.

The resolution of the City Council for the City of Oakwood, Georgia designating an Urban Redevelopment Area, a true and correct copy of which is attached hereto, was adopted by a unanimous vote of the Oakwood City Council at its regular meeting of September 9, 2013.

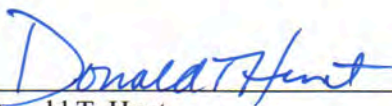
2.

Prior to adoption of said resolution, the City Council held a public hearing in accordance with the requirements of the Urban Redevelopment Law (O.C.G.A. Sections 36-61-1 through 36-61-19).

3.

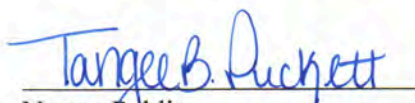
The resolution on adopting the Urban Redevelopment Plan was otherwise in all respects adopted in accordance with applicable law.

This 9th day of September, 2013.



Donald T. Hunt
City Attorney
City of Oakwood, Georgia
Georgia Bar No.: 378499

Sworn and subscribed before me
this 9th day of September, 2013.


Notary Public

IN THE SUPERIOR COURT
OF HALL COUNTY
STATE OF GEORGIA
In re: the name change
of:

TEVEN PAUL BURTZ
Civil Action File No:
013CV1822A
NOTICE OF PETITION TO
CHANGE NAME
STEVEN PAUL BURTZ,
filed a petition in the
Superior Court of Hall
County, Georgia on the
11th day of AUGUST,
2013, to change my
name from STEVEN
PAUL BURTZ to EMILY
KATHRYN BURTZ. Any
interested party has the
right to appear in this
case and file objections
within 30 days after the
Petition was filed.
Signed this 5th day of
AUGUST, 2013.
STEVEN PAUL BURTZ
PETITIONER
6908 8/8, 15, 22, 29

IN THE SUPERIOR COURT
OF HALL COUNTY
STATE OF GEORGIA
In re: JOSEPH SCOTT
WILLIAMS, JR.
Petitioner: CHASSITY A.
THOMPSON
Civil Action File No:
2013-CV-1916-J
**NOTICE OF PETITION
TO CHANGE NAME
(Minor)**
RULE NISI

A Petition for Name
Change having been
filed with this Court,
it is hereby ORDERED
that the Petitioner in
the above styled action
shall appear before
the Presiding Judge/
Presiding Magistrate
Judge by Designation
on the 11th day of
October, 2013 at 9:00am
in Courtroom 2 of the
Hall County Courthouse,
Gainesville, Georgia.
So Ordered this 14th day
of August, 2013.
Hon. Bonnie Chessher
Oliver, Judge
Superior Court,
Northeastern Judicial
Circuit

IN THE SUPERIOR COURT
OF HALL COUNTY
STATE OF GEORGIA
IN RE: Name Change of:
KAITLIN GRACE HEATON,
Petitioner
Civil Action File No:
2013CV1203A
**NOTICE OF
PUBLICATION**

By Order for service by
Publication dated the
14th day of May, 2013,
you are hereby notified
that on the 14th day of
May, 2013, Lindsay Lord
filed a Petition for Name
Change in the Superior
Court of Hall County.
KAITLIN GRACE HEATON
desires to change his/her
name to KAITLIN GRACE
LORD. Any interested or
affected party has the
right to appear and file
objections within thirty
(30) days of the date
the Petition for Name
Change was filed.
WITNESS, the Honorable
Fuller, Judge of this
Superior Court.
This the 14th day of May,
2013.
Charles Baker
Clerk of Superior Court,

September 26, 2013 at
6:00 p.m. The meetings
will take place at the Hall
County Government
Center, 2875 Browns
Bridge Road, Gainesville,
Hall County, Georgia
30504. The resolution is
for the following
purpose:
A RESOLUTION TO
AMEND CHAPTER
5.80 "CANVASSERS,
SOLICITORS AND
PEDDLERS" OF TITLE
5 THE OFFICIAL
CODE OF HALL
COUNTY, GEORGIA BY
DELETING PARAGRAPH
C OF SECTION
5.80.080 ENTITLED
"INVESTIGATION
AND BACKGROUND
CHECK IN ITS ENTIRETY
AND SUBSTITUTING
IN LIEU THEREOF A
NEW PARAGRAPH C
OF SECTION 5.80.080
FOR THE PURPOSE OF
COMPLYING WITH THE
FEDERAL AND STATE
PROVISIONS REGARDING
FINGERPRINTS FOR
INVESTIGATION
AND BACKGROUND
CHECKS PURSUANT
TO O.C.G.A. 35-3-35;
TO PROVIDE FOR AN
EFFECTIVE DATE FOR
SAID RESOLUTION; TO
REPEAL CONFLICTING
ORDINANCES AND
RESOLUTIONS, AND FOR
OTHER PURPOSES.

**HALL COUNTY BOARD
OF COMMISSIONERS**

William H. Blalock, Jr.
Attorney for Hall County
P.O. Box 3280
Gainesville, GA 30503
7413 8/29, 9/19

Public Notice

City of Oakwood
A public hearing has
been scheduled before
the Mayor and City
Council on the 9th day
of September at 7:00 p.m.,
at the Oakwood City
Hall, 4035 Walnut Circle,
Oakwood, Georgia for
the purpose of hearing
public comments
concerning the adoption
of the resolution
regarding the Urban
Redevelopment Plan for
the redevelopment area
including eligible parcels
with-in the City limits of
Oakwood. The general
scope of the Urban
Redevelopment project
under consideration
includes 1) identifying
the area meets the State
of Georgia's thresholds
for pervasive, poverty,
unemployment and
general distress and
2) establishing an
Opportunity Zone
to provide State
tax credits and
incentives to qualifying
businesses in the area
in order to encourage
business growth and
redevelopment of
A copy of the subject
Urban Redevelopment
Plan is available for
public inspection during
regular business hours
at the Oakwood City
Hall, 4035 Walnut Circle,
Oakwood, GA.
Tangee Puckett, City
Clerk, City of Oakwood,
Georgia
8056 8/29

on or before 10 AM,
September 10th, 2013.
All pleadings/objections
must be signed before a
notary public or before
a probate court clerk,
and filing fees must
be tendered with your
pleadings/objections,
unless you qualify
to file as an indigent
party. Contact probate
court personnel at the
following address/
telephone number 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.
Patty Walters Laine
Probate Judge
DAWN O. FAULKNER
Probate Clerk/Deputy
Clerk
225 Green St., Suite
1000, Gainesville, GA
30501
770-533-7828
7216 8/15, 22, 29, 9/5

IN THE PROBATE COURT
COUNTY OF HALL
STATE OF GEORGIA
IN RE: ESTATE OF
**BEVERLY JEAN
STEWART**
DECEASED
ESTATE NO. E-01-255
PETITION FOR LETTERS
OF ADMINISTRATION
NOTICE

TO: WHOM IT MAY
CONCERN:
THOMAS WILLIAM
HEWITT has petitioned
to be appointed
Administrator(s) of
the estate of BEVERLY
JEAN STEWART,
deceased, of said
County. (The petitioner
has also applied for
waiver of bond and/
or grant of certain
powers contained in
O.C.G.A. 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 10 AM,
September 4TH, 2013.
All pleadings/objections
must be signed before a
notary public or before
a probate court clerk,
and filing fees must
be tendered with your
pleadings/objections,
unless you qualify
to file as an indigent
party. Contact probate
court personnel at the
following address/
telephone number 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.
Patty Walters Laine
Probate Judge
DAWN O. FAULKNER
Probate Clerk/Deputy
Clerk
225 Green St., Suite
1000, Gainesville, GA
30501
770-533-7828
5891 8/8, 15, 22, 29

in writing, setting forth
the grounds of any such
objections, and must
be filed with the court
on or before 10 AM,
September 3rd, 2013.
All pleadings/objections
must be signed before a
notary public or before
a probate court clerk,
and filing fees must
be tendered with your
pleadings/objections,
unless you qualify
to file as an indigent
party. Contact probate
court personnel at the
following address/
telephone number 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.
Patty Walters Laine
Probate Judge
DAWN O. FAULKNER
Probate Clerk/Deputy
Clerk
225 Green St., Suite
1000, Gainesville, GA
30501
770-533-7828
6149 8/8, 15, 22, 29

IN THE PROBATE COURT
COUNTY OF HALL
STATE OF GEORGIA
IN RE: ESTATE OF
**JOSEPH WAYNE
LOCKERBIE**
DECEASED
ESTATE NO. E-13-313
PETITION FOR LETTERS
OF ADMINISTRATION
NOTICE

TO: WHOM IT MAY
CONCERN:
ELIZABETH KLEMIS
TAYLOR has petitioned
to be appointed
Administrator(s) of
the estate of JOSEPH
WAYNE LOCKERBIE,
deceased, of said
County. (The petitioner
has also applied for
waiver of bond and/
or grant of certain
powers contained in
O.C.G.A. 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 10 AM,
September 3rd, 2013.
All pleadings/objections
must be signed before a
notary public or before
a probate court clerk,
and filing fees must
be tendered with your
pleadings/objections,
unless you qualify
to file as an indigent
party. Contact probate
court personnel at the
following address/
telephone number 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.
Patty Walters Laine
Probate Judge
DAWN O. FAULKNER
Probate Clerk/Deputy
Clerk
225 Green St., Suite
1000, Gainesville, GA
30501

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 10 AM,
September 3rd, 2013.
All pleadings/objections
must be signed before a
notary public or before
a probate court clerk,
and filing fees must
be tendered with your
pleadings/objections,
unless you qualify
to file as an indigent
party. Contact probate
court personnel at the
following address/
telephone number 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.
Patty Walters Laine
Probate Judge
DAWN O. FAULKNER
Probate Clerk/Deputy
Clerk
225 Green St., Suite 1000,
Gainesville, GA 30501
770-533-7828
6165 8/8, 15, 22, 29

IN THE PROBATE COURT
COUNTY OF HALL
STATE OF GEORGIA
IN RE: ESTATE OF
**WILLIAM JERRY
MARTIN**
DECEASED
ESTATE NO. E-13-220
PETITION FOR LETTERS
OF ADMINISTRATION
NOTICE

TO: WHOM IT MAY
CONCERN:
VINA MARIE MARTIN
Has petitioned
to be appointed
Administrator(s) of
the estate of WILLIAM
JERRY MARTIN,
deceased, of said
County. (The petitioner
has also applied for
waiver of bond and/
or grant of certain
powers contained in
O.C.G.A. 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 10 AM,
September 3rd, 2013.
All pleadings/objections
must be signed before a
notary public or before
a probate court clerk,
and filing fees must
be tendered with your
pleadings/objections,
unless you qualify
to file as an indigent
party. Contact probate
court personnel at the
following address/
telephone number 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.
Patty Walters Laine
Probate Judge
DAWN O. FAULKNER
Probate Clerk/Deputy
Clerk
225 Green St., Suite
1000, Gainesville, GA
30501

must be signed before a
notary public or before
a probate court clerk,
and filing fees must be
tendered with your
pleadings / objections,
unless you qualify
to file as an indigent
party. Contact probate
court personnel at the
following address/
telephone number 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.
Patty Walters Laine
Probate Judge
By: DAWN FAULKNER
Probate Clerk / Deputy
Clerk
225 Green St., Suite 1000
Gainesville, GA 30501
770-533-7828
5857 8/8, 15, 22, 29

**NOTICE TO DEBTORS
AND CREDITORS**

State of Georgia
County of Hall
IN RE: Estate of: **GINGER
K. TANNER, DECEASED**
Estate No: E-13-283
All creditors of the estate
of GINGER K. TANNER,
deceased, late of Hall
County, are hereby
notified to render
their demands to the
undersigned according
to law, and all persons
indebted to said estate
are required to make
immediate payment to
me.
STEPHANIE L. TANNER
Administrator/Executor
of
GINGER K. TANNER
5236 RAINBOW TRAIL
OAKWOOD, GA 30566
6166 8/8, 15, 22, 29

**NOTICE TO DEBTORS
AND CREDITORS**

State of Georgia
County of Hall
IN RE: Estate of: **HUGH D
DUCKETT, DECEASED**
Estate No: E-13-277
All creditors of the estate
of HUGH D. DUCKETT,
deceased, late of Hall
County, are hereby
notified to render
their demands to the
undersigned according
to law, and all persons
indebted to said estate
are required to make
immediate payment to
me.
JOYCE ANN DUCKETT
Administrator/Executor
of
HUGH D. DUCKETT,
deceased
2990 Poplar Springs
Church Road
Gainesville, GA 30507
5898 8/8, 15, 22, 29

**NOTICE TO DEBTORS
AND CREDITORS**

State of Georgia
County of Hall
IN RE: Estate of:
**JAMES WHITMAN
BEAUBIEN, DECEASED**
Estate No: E-13-281
All creditors of the estate
of JAMES WHITMAN
BEAUBIEN, deceased,
late of Hall County,
are hereby notified to
render their demands
to the undersigned
according to law, and

DAVID L. NICHOLAS
FOR DISCHARGE AS
EXECUTOR OF THE
ESTATE OF HOMER B.
NICHOLAS, DECEASED.
TO: Thomas Smith,
Michael Smith, Chris
Smith, Jerry Smith,
Joey Smith, Vickie and
Sharon, Children of
Thomas W. Smith and
Lucile Brown
and to whom it may
concern:

This is to notify you to
file objection, if there
is any, to the above
referenced petition, in
this Court on or before
10:00 AM, September
5TH, 2013.

BE NOTIFIED FURTHER:
All objections to the
petition must be in
writing, setting forth
the grounds of any
such objections. All
pleadings / objections
must be signed before a
notary public or before
a probate court clerk,
and filing fees must
be tendered with your
pleadings / objections,
unless you qualify
to file as an indigent
party. Contact probate
court personnel at the
following address/
telephone number 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.
Patty Walters Laine
Probate Judge
By: DAWN FAULKNER
Probate Clerk / Deputy
Clerk
225 Green St., Suite 1000
Gainesville, GA 30501
770-533-7828
5889 8/8, 15, 22, 29

NOTICE

(For Discharge from
Office and all Liability)
Probate Court of Hall
County
RE: PETITION OF
RODNEY FORRESTER
FOR DISCHARGE AS
EXECUTOR OF THE
ESTATE OF **HENRY
SCOTT FORRESTER,**
DECEASED.

TO: whom it may
concern:
This is to notify you to
file objection, if there
is any, to the above
referenced petition, in
this Court on or before
10:00 AM, SEPTEMBER
3RD, 2013.

BE NOTIFIED FURTHER:
All objections to the
petition must be in
writing, setting forth
the grounds of any
such objections. All
pleadings / objections
must be signed before a
notary public or before
a probate court clerk,
and filing fees must
be tendered with your
pleadings / objections,
unless you qualify
to file as an indigent
party. Contact probate
court personnel at the
following address/
telephone number 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

taxes, and recoi

Sheriff
Hall Cou
6728 8/8

**HALL
DELI
PROPER**

virtue c
fa's issu
Commis
County
of the
and C
against
named,
propert
next to
name(s)
sold for
funds a
before
door
Hall C
between
hours o
Tuesda
2013,
Septem
and Wedne
4, 201
between
of sale
4:00 P
listed
proper
thereo
the st
tax e
respec
and
propel
descri
levied
of the
names
prece
descri
the r
of pr
in Hi
of Ge
for w
are i:
are
the n
in ei
defen
posse
has b
time
Purch
title,
all
cost
All b
with
close
will
Impc
due
subj
costs
the
payn
(770
MAP
0014
CUR
HOL
DEFI
SAM
AMK
TAX
DEE
LEG
ALL
LAN
COL
BEI
AS
OF
SUE
SHC
31,

Minutes

Council Present

Lamar Scroggs, Ron McFarland, Sam Evans and Montie Robinson

Council Absent

Martha Collins and Todd Wilson

Also Present

Stan Brown, Tangee Puckett, Randy Moon, Jason Spencer, Donnie Hunt, Jonathan Gelber (Bleakly Advisory Group), Jeff Butler, Tim Evans and Jeff Gill (The Times)

Ron McFarland led everyone in the Pledge of Allegiance.

Montie Robinson gave the invocation.

Mayor Scroggs called the meeting to order at 7:04 p.m.

Approval of Minutes

Mayor Scroggs asked if there were any additions or corrections to the minutes of the following meetings:

- August 12, 2013 Regular Meeting
- August 12, 2013 Executive Session
- August 22, 2013 Regular Meeting
- August 22, 2013 Executive Session

As there were none, the minutes were approved.

Recognitions, Appointments and Special Items

Mayor and Council Items

None

Citizen Input

None

Consent Agenda

Ron McFarland moved to approve the consent agenda as presented to include:

- August 2013 Financial Summaries

- City Council Per Diem for August 2013

Sam Evans seconded the motion. The vote was unanimous.

Public Hearing

Mayor Scroggs called the public hearing to order at 7:06 p.m. and asked Donnie Hunt to conduct the hearing for the following items:

City of Oakwood Opportunity Zone and Urban Redevelopment Plan

Jonathan Gelber with Bleakly gave a powerpoint presentation on the Opportunity Zone and Urban Redevelopment Plan. Some of the key points discussed were:

- Companies that create new jobs (relocate or expand) in OZ area receive \$3500 tax credit per new job.
- Part of the Georgia Job Tax Credit Program
- All businesses are eligible
- Business must create 2+ net new jobs (full-time)
- Average Wage must be above lowest avg. county wage in GA (currently \$435 week per week or \$22,620 per year)
- OZ lasts 10 years, job credits good for 5 years per job
- Retroactive to January 1 of calendar year of approval
- There are currently over 100 Opportunity Zones in Georgia

Mr. Gelber also discussed what the URP enables:

- Gives City powers to redevelop blighted or threatened areas
- Allows City to buy and assemble property revitalization and resale.
- Encourages involvement of private enterprise & public private partnerships.
- Permits use of tax exempts bonds, loans and grants tax credits.
- Guides City investments in infrastructure to support redevelopment.
- Allows the City to negotiate variances and waive some requirements of existing zoning and development code.
- Can be implemented either by Downtown Development Authority (DDA) or Redevelopment Authority appointed by the city.

Mayor Scroggs asked if there was any public comment in favor of these request.

Tim Evans, Greater Hall Chamber of Commerce – Encouraged the Mayor and Council to support the OZ and URP and noted it would be great for the community.

Mayor Scroggs asked if there was any public comment in opposition to these request. There was none.

As there were no comments, Mayor Scroggs closed the public hearing at 7:18 p.m.

Planning Commission Recommendations

None

Old Business

None

New Business

Resolution No. 2013-09-01 – Intergovernmental Agreement with Hall County for E-911 Services

Stan Brown explained the Cities and the Counties would operate under the same 911 service and the only change was the agreement is a three year instead of one year agreement. No fees were changed.

Tangee Puckett read the caption of Resolution No. 2013-09-01 entitled Intergovernmental Agreement with Hall County for E-911 Services. Ron McFarland moved to approve Resolution No. 2013-09-01. Montie Robinson seconded the motion. The vote was unanimous.

Resolution No. 2013-09-02 – City of Oakwood Opportunity Zone and Urban Redevelopment Plan

Stan Brown recommended the Council to adopt the Opportunity Zone and the Urban Redevelopment Plan as presented.

Tangee Puckett read the caption of Resolution No. 2013-09-02 entitled City of Oakwood Opportunity Zone and Urban Redevelopment Plan. Ron McFarland moved to approve Resolution No. 2013-09-02. Sam Evans seconded the motion. The vote was unanimous.

Supplemental Agenda

None

Citizen Input

None

City Manager's Report

City Manager Stan Brown gave updates on the project status and the 2013-2014 work programs, taxes collected and the upcoming events. (See attachments)

City Attorney's Report

None

Mayor & Council Report

Montie Robinson requested a bush be cut back on Flat Creek Road at Covey Trail.

Executive Session

Sam Evans moved to go into executive session at 7:34 pm for the purpose of real estate. Montie Robinson seconded the motion. The vote was unanimous.

(Returned to Regular Session at 8:02 P.M.)

Adjournment

As there was no further business, Ron McFarland moved to adjourn at 8:03 p.m. Sam Evans seconded the motion. The vote was unanimous.

Respectfully submitted,

Tangee B. Puckett
Certified City Clerk

H. Lamar Scroggs - Mayor