



# Southwest Washington Urban Redevelopment Plan

*City of Washington, Georgia*

**Prepared by:**  
The CSRA Regional Development Center

***October, 2007***



## RESOLUTION

### Resolution of Necessity for the City of Washington, Georgia, to Exercise Urban Redevelopment Powers

\*\*\*\*\*

**WHEREAS**, the Mayor and Council of the City of Washington, Georgia, find that within the area roughly bounded by Lexington Avenue and Liberty Street to the north, 42nd and Spring Street to the east, and the southern and western municipal limits as provided in "Exhibit A" there exist one or more areas containing a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; or the existence of conditions which endanger life or property by fire and other causes; are detrimental to the public health, safety, morals, or welfare; and,

**WHEREAS**, the Mayor and Council of the City of Washington, Georgia, find that within that portion of the City there are areas in which there is the presence of a predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; deterioration of site or other improvements; and, a sustained concentration of activities detrimental to both person and property; and,

**WHEREAS**, the Mayor and Council of the City of Washington, Georgia, find that the combination of such factors substantially impairs or arrests the sound growth of the municipality, retards the provisions of 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;

**NOW THEREFORE**, the Mayor and Council of the City of Washington, Georgia find that one or more areas of slum and blight exist within the City, and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Washington; and furthermore,

**WHEREAS**, the Mayor and Council of the City of Washington, Georgia, find it necessary to exercise powers of urban redevelopment pursuant to the provisions of the Official Code of Georgia, Title 36, Chapter 61;

**NOW THEREFORE**, the Mayor and City Council of the City of Washington cause to be prepared an urban redevelopment plan for the physical development of those portions of the City of Washington described herein.

This Resolution shall become effective on the 8 day of October, 2007.

ADOPTED AND APPROVED this 8 day of October, 2007.

CITY OF WASHINGTON, GEORGIA

W E Burns  
W E. Burns, Mayor

ATTEST:

Debbie Danner  
Debbie Danner, City Clerk

**RESOLUTION**

Resolution to Adopt an Urban Redevelopment Plan and designate the City of Washington, Georgia, as an Urban Redevelopment Agency

\*\*\*\*\*

**WHEREAS**, the Mayor and Council of the City of Washington, Georgia, find that within the area roughly bounded by Lexington Avenue and Liberty Street to the north, 42nd and Spring Street to the east, and the southern and western municipal limits as provided in Exhibit "A", attached hereto, there are areas where exist a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; or the existence of conditions which endanger life or property by fire and other causes; are detrimental to the public health, safety, morals, or welfare; and,

**WHEREAS**, the Mayor and Council of the City of Washington, Georgia, find that within that portion of the City there are areas in which there is the presence of a predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; deterioration of site or other improvements; and, a sustained concentration of activities detrimental to both person and property; and,

**WHEREAS**, the Mayor and Council of the City of Washington, Georgia, find that the combination of such factors substantially impairs or arrests the sound growth of the municipality, retards the provisions of 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;

**NOW THEREFORE**, the Mayor and Council of the City of Washington, Georgia find that one or more areas of slum and blight exist within the City, and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Washington; and furthermore,

**WHEREAS**, pursuant to the provisions of the Official Code of Georgia Section 36-61-7, the City has held a hearing on an Urban Redevelopment Plan for the area described above;

**NOW THEREFORE**, the Mayor and Council of the City of Washington, Georgia find that:

- 1. A feasible method exists for the relocation of families who will be displaced from the urban redevelopment area in decent, safe, and

sanitary dwelling accommodations within their means and without undue hardship to such families; and,

2. The Urban Redevelopment Plan conforms to the general plan of the municipality or county as a whole; and,
3. The Urban Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of City, for the rehabilitation or redevelopment of the urban redevelopment area by private enterprise;

**NOW THEREFORE**, the Mayor and Council of the City of Washington, Georgia adopt said plan as the Southwest Washington Urban Redevelopment Plan for the City of Washington; and furthermore,

**WHEREAS**, the Mayor and Council of the City of Washington, Georgia believe that the City of Washington is the entity best suited to implement the provisions of the Southwest Washington Urban Redevelopment Plan;

**NOW THEREFORE**, the Mayor and Council of the City of Washington, Georgia, pursuant to the provisions of the Official Code of Georgia Section 36-61-17, designate the City of Washington as the "Urban Redevelopment Agency" and vest in said City all of the "urban redevelopment project powers" as defined therein.

This Resolution shall become effective on the 8 day of October, 2007.

**ADOPTED AND APPROVED** this 8<sup>th</sup> day of October, 2007.

CITY OF WASHINGTON, GEORGIA

*W E Burns*

Willie E. Burns, Mayor

ATTEST:

*Debbie Danner*

Debbie Danner, City Clerk

**SW WASHINGTON URBAN REDEVELOPMENT PLAN**

**Note:** *Cover illustration prepared by and provided courtesy of the University of Georgia, Center for Community Design Planning and Preservation.*



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**SW Washington Urban Redevelopment Plan**



**CHAPTER 1:**  
***BACKGROUND***



### 1-A. Introduction.

The Mayor and Council of the City of Washington, Georgia, have utilized the services of the Central Savannah River Area Regional Development Center (CSRA RDC) to conduct a redevelopment study of the southwestern portion of the city. The resulting *Southwest Washington Urban Redevelopment Plan* has been drafted in accordance with the state of Georgia's *Urban Redevelopment Act* (O.C.G.A. 36-61-1 et. sequ.)

The principal objectives of the redevelopment plan are to promote housing development and reinvestment while addressing associated public infrastructure deficiencies and, unsightly and hazardous private property conditions. Through the planning process, strategies have also been developed to promote business growth within the study area.

The *Southwest Washington Urban Redevelopment Plan* reflects the efforts of the city's redevelopment plan advisory committee. The advisory committee was organized by the City of Washington and the CSRA RDC with the endorsement of City Council. Members of the committee included representatives from the City of Washington, non-profit organizations, business interests and private citizens within the redevelopment study area. A full list of committee members can be found in **Appendix A**.

### 1-B. Redevelopment Plan Study Area.

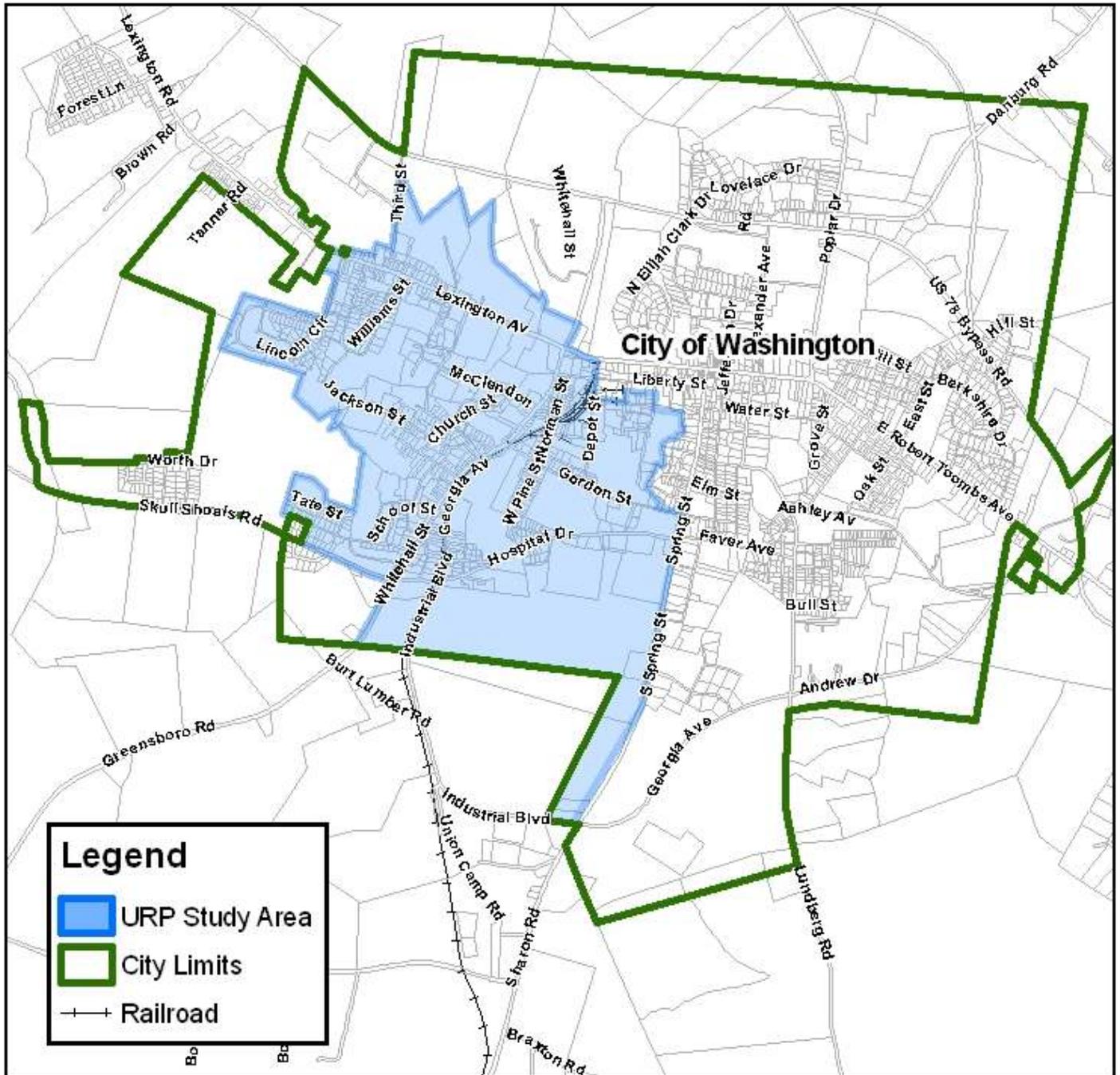
The *Southwest Washington Urban Redevelopment Plan* study area includes most of southwestern Washington – generally west of Spring Street and south of Robert Toombs/Lexington Avenue (**See Map 1**). An exception to these boundaries are portions of the central business district which are served by the Washington Downtown Development Authority, and the residential areas between Gordon Street and Allison Drive accessed from the west side of Spring Street. Following the completion of a “findings of necessity” report (**Chapter 2**) much of the study area was later determined by City Council to demonstrate characteristics of blight and to contain concentrated slum areas. Smaller target areas were also identified within the overall study area where a majority of the resulting *Plan* strategies are focused. A more detailed description of all redevelopment and target areas - and associated maps - can be found in **Chapter 2**.

### 1-C. Consistency with City Plans.

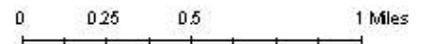
A review of the *City of Washington Comprehensive Plan* and *Short-Term Work Program Update: 2002-2006* indicates that the *Southwest Washington Urban Redevelopment Plan* (hereafter referred to as the *URP*) is consistent with the goals and objectives of both documents. In particular, the *URP* contains strategies that may expedite some of the objectives identified in the economic development, housing and land use sections of prior plans. The *URP* has also been prepared in close conjunction with the City of Washington's recently completed *2006 Housing Action Plan*. As the official plan preparer for the ongoing update of the *Wilkes County Joint Comprehensive Plan*, the CSRA RDC and Washington city officials will ensure continued *URP* consistency with city planning documents.

# Map 1: URP Study Area Boundaries

## Southwest Washington Urban Redevelopment Plan



Central Savannah River Area  
 Regional Development Center  
 GIS Department  
 3023 Riverwatch Parkway, Suite A  
 Augusta, GA 30907-2016  
[www.csrardc.org](http://www.csrardc.org)  
 July 2007



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## CHAPTER 1: BACKGROUND

The *URP* is also consistent with the powers granted to the Mayor and City Council under Section 46 of the Washington City Charter (Urban Redevelopment Law).

### 1-D. Components of the *URP*.

The *URP* is divided into six chapters. Following this brief introduction, **Chapter 2** summarizes the CSRA RDC's review of study area data (the "findings of necessity" report). The "findings of necessity" report is the basis for City Council's declaration of blight within the redevelopment study area and the need of a comprehensive redevelopment strategy. **Chapter 3** of the *URP* is an overview of current land use conditions and intended land use objectives for the redevelopment study area. Public input procedures utilized throughout the *URP* planning process are summarized in **Chapter 4**, while **Chapter 5** formalizes overall *URP* goals, objectives and strategies. Finally, **Chapter 6** establishes the schedule and procedures necessary to successfully implement the plan consistent with the Georgia *Urban Redevelopment Act*.

**SW Washington Urban Redevelopment Plan**



**CHAPTER 2:**  
***FINDINGS OF NECESSITY***



### 2-A. Initiation of the Planning Process.

The City of Washington approached the CSRA Regional Development Center (CSRA RDC) in the summer of 2005 to assist in the preparation of the *Southwest Washington Urban Redevelopment Plan (URP)*. The City's principal topics of interest were as follows:

- **Housing development and redevelopment.** Determine areas where mixed-income housing can be developed while addressing lot arrangements, streets, utilities, density options, housing design and affordable unit quotas.
- **Nuisance properties.** Identify strategies that will encourage and/or require that property owners abate conditions that result in deteriorated homes/properties.
- **Gateways.** Provide aesthetic enhancements to arterial streets entering the city from the south and west such as Whitehall Street and Lexington Avenue.
- **Economic development/job creation.** Explore tax abatement and tax credit programs that could be utilized throughout the study area to encourage new retail and/or industrial growth.

Even before the redevelopment planning process began, visual surveys of the city by CSRA RDC staff confirmed that portions of the potential study area would require numerous coordinated actions to ensure the successful implementation of any redevelopment effort. The resulting inventory of study area conditions contained within this chapter of the *URP* – combined with the results of the *2006 Housing Action Plan* - also confirmed these findings. As a result, this chapter of the *URP* contains some data sets that are compiled specifically for a potential target area in the vicinity of Rusher Street. The completed *URP* may also identify other targeted revitalization areas which are dependant on the implementation of multiple measures in order to promote mixed-income housing redevelopment. The remainder of the *URP* study area can be enhanced by broader policy and/or code revisions and the utilization of existing grant and loan programs in order to address particular conditions throughout the study area.

### 2-B. Inventory of Existing Study Area Conditions.

#### 2-B.1. Establishment of Boundaries.

The boundaries of the *URP* study area are found in **Map 1**. Much of the study area is within the city's block groups which are identified by the 2000 United States Census as having an overall poverty rate of 20 percent or more. **Figure 2.3** illustrates which census block groups served as the basis for the study area boundary. Drawing study area boundaries based largely on census block groups with high poverty rates benefits the city of Washington as follows:

- Selected boundaries illustrate that the study area is targeted to a population with the greatest need.
- There are a greater number of federal and state grant, loan and tax credit programs available for impoverished geographic areas.
- A higher percentage of the population is eligible to benefit from activities that will result from *URP* implementation.

## CHAPTER 2: FINDINGS OF NECESSITY

It is important to note: **Not all properties in the study area exhibit blighted or slum conditions.** There are some properties within the study area that are productive and in good condition. Such properties will likely be unaffected by the implementation of strategies contained within the *URP*. If anything, these properties may be enhanced by the improvement of adjacent parcels, homes and businesses through the city's use of programs designed to improve infrastructure, abate deteriorated buildings and promote job creation.

The *URP* study area is roughly 1,188 acres in size comprising one quarter of the total land area of the city. **Figure 2.1** provides a

<b>Figure 2.1: URP Study Area &amp; Balance of City: General Demographics (2006)</b>		
	<b>URP Study Area</b>	<b>Washington (excluding Study Area)</b>
<b>Land Area (Acres)</b>	1,183	3,542
<b>Percent (%) of City Land Area</b>	25.1%	74.9%
<b>Total Population (2006)</b>	1,808	2,459
<b>Percent (%) of Total Population (2006)</b>	42.4%	57.6%
<b>Total Housing Units (2006)</b>	754	1,213
<b>Percent (%) of Total Housing Units (2006)</b>	38.3%	61.7%
<i>Source: U.S. Census Bureau; ESRI Business Analyst Online, Market Profile; CSRA RDC</i>		

<b>Figure 2.2: Washington, Georgia URP: Indicators of Blighted Condition</b>		
<b>Household Characteristics.</b>		
Topic	Source(s)	Notes
<b>Poverty Level</b>	U.S. Census Bureau, ESRI Business Analyst Online	None
<b>Household Income</b>	ESRI Business Analyst Online	None
<b>Transportation</b>	ESRI Business Analyst Online	Availability of motor vehicles; means of transportation to work.
<b>Property Characteristics.</b>		
Topic	Source(s)	Notes
<b>Housing Condition</b>	City of Washington, CSRA Regional Development Center	Majority of information derived from survey reports compiled as part of the <i>City of Washington Housing Needs Assessment</i> funded by the Georgia Department of Community Affairs.
<b>Vacancy</b>	City of Washington, CSRA Regional Development Center	Majority of information derived from survey reports compiled as part of the <i>City of Washington Housing Needs Assessment</i> funded by the Georgia Department of Community Affairs.
<b>Property Value</b>	Wilkes County Tax Assessor's Office	Land to building value for the Rusher Street area only.
<b>Business Characteristics.</b>		
<b>Private Development/Investment</b>	City of Washington	Building permits and business licenses.
<b>Retail Market Profile</b>	ESRI Business Analyst Online	Consumer demand for services relative to supply.
<b>Brownfields</b>	City of Washington	None
<b>Study Area Characteristics.</b>		
Topic	Source(s)	Notes
<b>Crime</b>	City of Washington Police Department	City data includes trends in calls for service over a five (5) year period.
<b>Infrastructure</b>	City of Washington, CSRA Regional Development Center	Streets/storm water, underground utilities.
<b>Visual Blight</b>	CSRA Regional Development Center.	Driving/walking photo-documentation.
<b>Parcel/Street Arrangements</b>	City of Washington, CSRA Regional Development Center	Viability of street and parcel layout.



brief demographic description of the study area and compares it to the remaining portions of the city.

Throughout this chapter, the *URP* study area is often compared with the remaining portions of the city. The comparison is not a suggestion that the remaining portions of the city are without infrastructure improvement or other development needs. The comparison is merely used to emphasize the critical degree of assistance that is required to help revitalize the study area in particular.

**2-B.2. Indicators of Blighted Condition.**

To establish findings that the majority of properties within the *URP* study area exhibit blighted and underdeveloped conditions, CSRA RDC staff compiled data on a variety of topics. **Figure 2.2** is a comprehensive list of the indicators that the CSRA RDC studied, general background and notes on the sources of information.

The topics presented in **Figure 2.2** are discussed in greater detail throughout the remainder of this chapter. Some of the “indicators of blighted condition” throughout the remaining sections of this chapter focus specifically on the Rusher Street vicinity due to excessive conditions of blight that have been revealed through data collection efforts.

**2-B.3. Poverty Level.**

The initial *URP* study area boundaries have been created by identifying areas of the city with a poverty level of 20 percent or more. This measure was used because the 20 percent poverty threshold is a requirement for areas that may be considered for the creation of a Georgia Opportunity Zone and/or a Neighborhood Revitalization Strategy area – potential *URP* recommendations.

The City of Washington is located within U.S. Census tract 9803. Census tract 9803 contains seven block groups, all of which are partially located within the municipal limits of Washington (**Map 2**). Of these seven block groups, three exceed a poverty rate of 20 percent or more. As previously stated, the *URP* study area is located largely within the boundaries of the three block groups with poverty levels exceeding the 20 percent threshold – with a small portion outside of these block groups to the north of Lexington Avenue. **Figure 2.3** illustrates the varying poverty levels of Census block groups which are partially located in the city of Washington.

**Figure 2.3: Poverty Rate of Washington-Wilkes Census Block Groups (1999)\***

Block Group (Census Tract 9803)	Total Population	Number (#) of Individuals Below Poverty Level	Percent (%) of Individuals Below Poverty Level	Portion of Block Group Within the <i>URP</i> Study Area?
1	931	55	5.9%	Yes
2	1,733	534	30.8%	Yes
3	575	134	23.3%	Yes
4	640	183	28.6%	Yes
5	470	59	12.6%	No
6	1,333	244	18.3%	No
7	1,259	23	1.8%	No

*Source: U.S. Census Bureau, SF 3, Table P89 (2000)*  
*\* Note: Census Tract 9803 Only.*



**Figure 2.4: URP Study Area & Balance of City: Households Below the Poverty Level (2000)**

Households	URP Study Area	Washington (Excluding Study Area)
Total Number (#)	679	1,083
Number (#) Below Poverty Level	224	184
Percent (%) Below Poverty Level	<b>33.0%</b>	<b>17.0%</b>

Source: ESRI Business Analyst Online, 1990-2000 Comparison Profile

In addition to the U.S. Census' poverty information, **Figure 2.4** also confirms that the selected *URP* study area contains a high percentage of families living in poverty. The table shows that the *URP* study area's poverty rate is more than double the poverty rate of the remaining portion of the city.

**2-B.4. Household Income.**

Median household income within the city of Washington is \$25,667. **Figure 2.5** illustrates that median household income within the *URP* study area lags behind the city as a whole. Almost 60 percent of all households within the *URP* study area earn less than city-wide median income levels.

**Figure 2.5: City of Washington & URP Study Area: Median Household Income (2000)**

Household Income	City of Washington		URP Study Area	
	Number (#) of Households	Percent (%) of Housing Units	Number (#) of Households	Percent (%) of Housing Units
<b>Above or Equal to City-Wide Median Household Income*</b>				
\$150,000+	11	<b>0.6%</b>	0	<b>0.0%</b>
\$100,000 - \$149,999	40	<b>2.2%</b>	6	<b>0.8%</b>
\$75,000 - \$99,999	97	<b>5.4%</b>	65	<b>8.9%</b>
\$50,000 - \$74,999	218	<b>12.1%</b>	42	<b>5.7%</b>
\$35,000 - \$49,999	286	<b>15.8%</b>	112	<b>15.3%</b>
\$25,667 - \$34,999**	253	<b>14.0%</b>	82	<b>11.2%</b>
<b>Below City-Wide Median Household Income*</b>				
\$15,000 - \$25,666**	286	<b>15.8%</b>	131	<b>17.9%</b>
<\$15,000	618	<b>34.2%</b>	294	<b>40.2%</b>

Source: U.S. Census Bureau, SF3; ESRI Business Analyst Online, 1990-2000 Comparison Profile (Some Calculations by CSRA RDC)  
 \*City-Wide Median Household Income: \$25,667  
 \*\*Estimate

The median household income for households within the *URP* study area in 2000 was \$21,833. By contrast, at \$30,174 median income for households in the remainder of the city was over 27 percent higher than study area households in the year 2000.

**2-B.5. Transportation.**

Many people living within the study area do not have access to a personal motor vehicle. The rate of households within the study area without direct access to a personal motor vehicle was almost 29 percent in 2000, as opposed to 13 percent of the population in the remaining portions of the city. Households with limited mobility must rely on other transportation options ranging from carpooling to walking and bicycling. With almost a third of households in the study area lacking a personal motor vehicle, access to jobs and services may be difficult for a significant percentage of the study area population.

**Figure 2.6** illustrates the range of transportation options utilized by residents within the study area and the remaining portions of the City in order to commute to work on a daily basis. The Figure does not include public transportation as an option because the Wilkes County Rural Public Transit service is limited to seniors and does not run daily scheduled routes.

<b>Figure 2.6: URP Study Area &amp; Balance of City: Labor Force, Means of Transportation to Work (2000)</b>				
<b>Means of Transportation</b>	<b>URP Study Area</b>		<b>Washington (Excluding Study Area)</b>	
	<b>Number (#) of Workers</b>	<b>Percent (%) of Workers</b>	<b>Number (#) of Workers</b>	<b>Percent (%) of Workers</b>
<b>Drove Alone – Car, Truck or Van</b>	494	<b>66.7%</b>	792	<b>80.6%</b>
<b>Carpooled – Car, Truck or Van</b>	153	<b>20.6%</b>	138	<b>14.0%</b>
<b>Public Transportation</b>	0	<b>0.0%</b>	0	<b>0.0%</b>
<b>Walked</b>	42	<b>5.7%</b>	9	<b>0.9%</b>
<b>Other Means</b>	30	<b>4.0%</b>	7	<b>0.7%</b>
<b>Worked at Home</b>	22	<b>3.0%</b>	37	<b>3.8%</b>

*Source: ESRI Business Analyst Online, Market Profile*

**2-B.6. Housing Conditions.**

The City of Washington and the CSRA Regional Development Center recently completed the *2006 Housing Action Plan* – part of a greater city effort to address current and future housing needs within Washington. As part of the effort, a windshield survey was conducted evaluating the condition of all residential property in the city. Surveyed properties were divided into four classifications of condition: standard, deteriorated minor, deteriorated major and dilapidated.



A high percentage of Washington’s deteriorated housing units can be found in the southwest portion of the city.

Of the four survey classifications, properties listed as “deteriorated major” and “dilapidated” pose the greatest challenge for the community. “Deteriorated major” housing units include structural defects that are significant enough to warrant immediate repair or risk the home becoming uninhabitable in the near term. “Dilapidated” housing units include those that do not currently provide safe and adequate shelter and require immediate comprehensive rehabilitation or demolition.

Some of the results of the windshield survey can be found in **Figure 2.7**. It is important to note that during the survey, multi-family housing units were counted as one structure. Mobile homes were not rated for condition - although visual surveys find that their state of deterioration typically mirrors the surrounding conventionally constructed housing units.

**Figure 2.7: City of Washington: Assessment of Housing Condition (2006)**

Residential Property Type		Total Number (#) of Units/Parcels	Percent (%) of Residential Property	Percent (%) Occupied
Standard “Stick-Built” Construction	Classification			
	Standard	1,180	61.3%	98.1%
	Deteriorated Minor	236	12.3%	95.8%
	Deteriorated Major	46	2.4%	82.6%
	Dilapidated	60	3.1%	38.3%
Total Standard Construction		1,522	79.1%	94.9%
Manufactured/Mobile Home		126	6.5%	93.7%
Vacant Parcel		278	14.4%	N/A

*Source: City of Washington & CSRA Regional Development Center: 2006 Housing Action Plan*

City-wide results reveal a small overall percentage of “deteriorated major” or “dilapidated” units in the city of Washington – accounting for less than seven percent of the total. While overall numbers are small, over a third of the units currently categorized as “dilapidated” (unsafe for habitation) are occupied. Additionally, the Figure illustrates a significant number of vacant parcels of which at least a portion may be suitable for development.

**Figure 2.8** compares the city-wide data derived from the *2006 Housing Action Plan* with housing conditions in the study area. A potential target area has also been identified in the vicinity of Rusher, Washington and Center Streets largely through the recommendations contained in the *2006 Housing Action Plan*. The proposed “target area” (**Map 3**) includes two of the top five streets in the city that were identified as containing housing in the most extreme state of disrepair. Due to these conditions, the potential “Rusher Street” target area is also compared to the city-wide and study area data contained in **Figure 2.8**.

**Figure 2.8** identifies a concentration of major deteriorated residential parcels throughout the *URP* study area. While

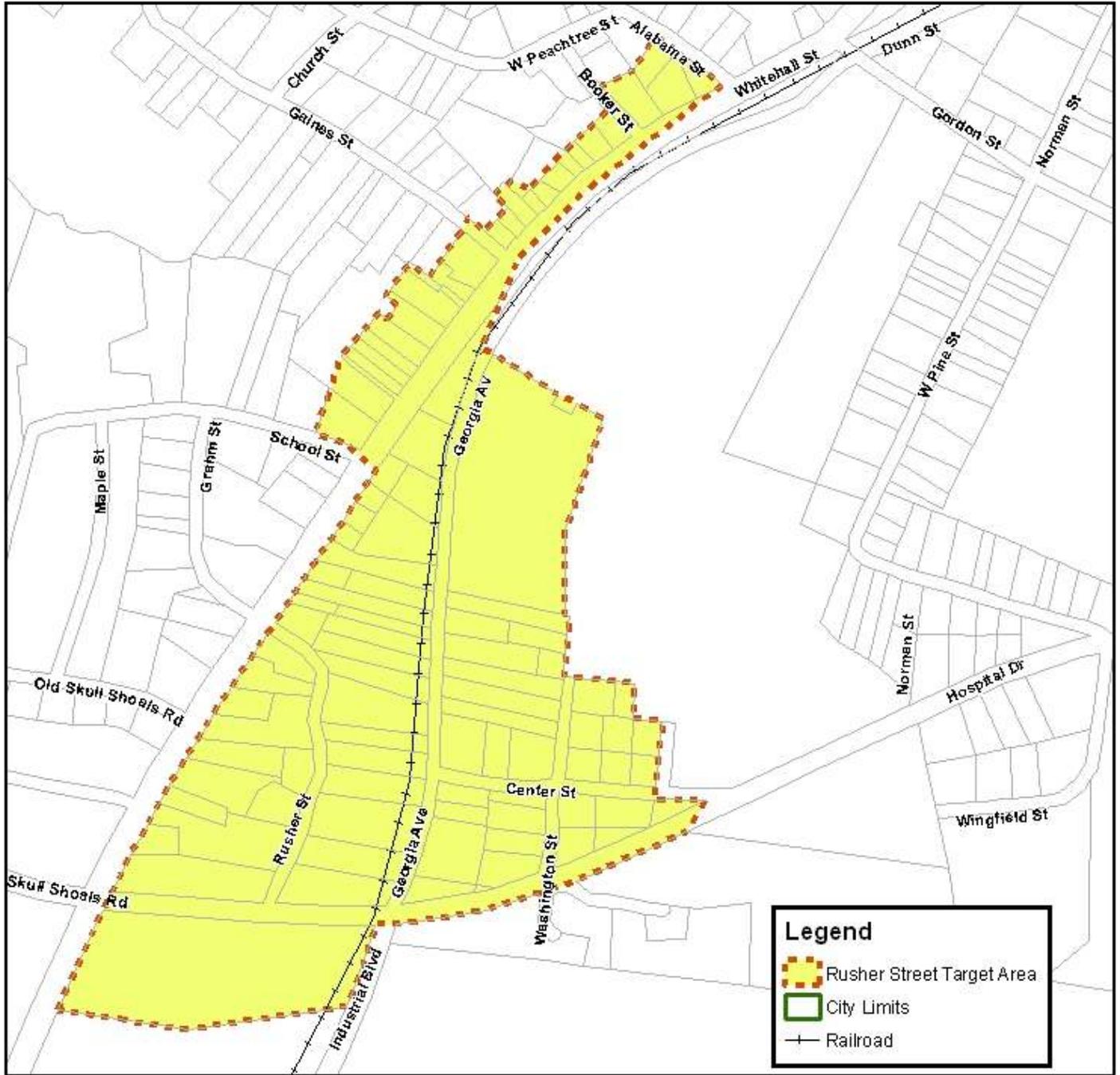
**Figure 2.8: City of Washington, URP Study Area and Rusher Street Target Area: Assessment of Deteriorated/Dilapidated Housing Condition (2006)**

City of Washington				
Residential Property Type		Total Number (#) of Units/Parcels	Percent (%) of Residential Property	Percent (%) Occupied
Standard “Stick-Built” Construction	Deteriorated Major	46	2.4%	82.6%
	Dilapidated	60	3.1%	38.3%
Manufactured/Mobile Home		126	6.5%	93.7%
Vacant Parcel		278	14.4%	N/A
URP Study Area				
Residential Property Type		Total Number (#) of Units/Parcels	Percent (%) of Residential Property	Percent (%) Occupied
Standard “Stick-Built” Construction	Deteriorated Major	26	3.9%	80.8%
	Dilapidated	53	7.9%	32.1%
Manufactured/Mobile Home		74	17.6%	94.6%
Vacant Parcel		118	11.0%	N/A
Rusher Street Target Area				
Residential Property Type		Total Number (#) of Units/Parcels	Percent (%) of Residential Property	Percent (%) Occupied
Standard “Stick-Built” Construction	Deteriorated Major	5	11.9%	80%
	Dilapidated	17	40.5%	11.8%
Manufactured/Mobile Home		9	21.4%	77.8%
Vacant Parcel		2	4.8%	N/A

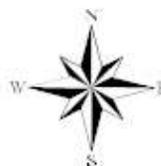
*Source: City of Washington & CSRA Regional Development Center: 2006 Housing Action Plan*

# Map 3: Rusher Street Target Area

## Southwest Washington Urban Redevelopment Plan



Central Savannah River Area  
 Regional Development Center  
 GIS Department  
 3023 Riverwatch Parkway, Suite A  
 Augusta, GA 30907-2016  
[www.csrardc.org](http://www.csrardc.org)  
 July 2007



0 245 490 980 Feet

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Rusher Street contains the greatest concentration of dilapidated housing units and vacant residential parcels in Washington.

city-wide and study area residential occupancy levels are fairly consistent, roughly 75 percent of the city-wide housing units listed as either major deteriorated or dilapidated are located within the study area. Of the 60 dilapidated housing units in Washington, 88 percent are located within the study area. The study area even exhibits a high concentration of the city's manufactured or mobile homes – with almost double the rate of manufactured/mobile homes as a total of the area's housing units than found city-wide.

Within the potential Rusher Street target area, dilapidated housing units make up over 40 percent of residential properties. Vacant housing units and parcels represent 45 percent of all residential properties. Low owner occupancy rates of target area housing units and parcels - particularly on Rusher Street, do little to suggest that existing property conditions will be improved in the near future without a community generated effort.

### ***2-B.7. Vacancy Rates.***

As referenced in the *2006 Housing Action Plan*, a healthy housing market typically exhibits a vacancy rate of three percent for housing intended for owner-occupancy, and five percent for rental units. Healthy overall vacancy rates are around seven to eight percent.

U.S. Census Bureau and local windshield survey data suggests an overall vacancy rate for the city of Washington – ranging between 5.2 and 6.4 percent. The low city-wide vacancy rate suggests a lack of city-wide housing options. In contrast, the overall vacancy rate of the *URP* study area is 9.6 percent – even though there is a greater percentage of rental housing within the area. Overall vacancy in the potential Rusher Street target area exceeds 50 percent. The contrast between low city-wide vacancy rates and higher vacancy rates in the study area corresponds with similar disparities in housing condition – suggesting a lack of “quality” habitable housing units in the study area.

### ***2-B.8. Property Value.***

As previously indicated within this Chapter, not all properties within the *URP* study area exhibit conditions of blight. Regardless, data provided herein illustrates that a high percentage of properties in the study area do indeed exhibit blighted conditions and are likely undervalued as a result. Using records provided by the Wilkes County Tax Assessor's Office, land and improvement values for the potential Rusher Street target area illustrate the degree to which much of the property in the study area is devalued.

Using the “allocation method” or “land ratio method,” the market value of a piece of land is compared to the market value of the improvements which are located on the land (buildings and other structures). According to most sources, when the land value is equal to or greater

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than the value of improvements on the land, redevelopment potential for a property or area begins to look feasible. Under such a scenario, a high land to improvement ratio (at least 1.0:1.0) assumes that the property is located in a “high-demand” area but contains deteriorated buildings and/or structures.

When applying the allocation method to properties in the Rusher Street vicinity that contain structures, the land to improvement ratio is 1.0:8.8. In addition, only 20 percent of Rusher Street target area properties are owned by individuals or organizations that are not located

<b>Figure 2.9: Rusher Street and Poplar Street: Land to Improvement Value (2006)</b>		
	<b>Rusher Street</b>	<b>Poplar Street</b>
<b>Average Land Value (\$)</b>	\$3,145.00	\$9,883.13
<b>Average Improvement Value (\$)</b>	\$27,816.00	\$69,813.88
<b>Land to Improvement Ratio</b>	1.0:8.8	1.0:7.1
<i>Source: Wilkes County Tax Assessor's Office (Calculations by: CSRA RDC)</i>		

within Washington. These facts illustrate that there is little private incentive to invest in the Rusher Street area – and other portions of the greater study area – likely resulting in continued disinvestment in the *URP* study area without community-initiated action.

In spite of the low land to improvement ratio, a comparison of Rusher Street data to data from a higher-income Washington neighborhood containing housing units of similar size shows

that publicly initiated redevelopment activity may be feasible (and is necessary) in the study area. Properties on a section of Washington’s Poplar Street neighborhood exhibit a similar land to improvement ratio (**Figure 2.9**) - indicating that Rusher Street’s ratio is characteristic of the area – regardless of income. In contrast, land value and improvement value for properties on Poplar Street are over three and 2.5 times greater, respectively than Rusher Street. In spite of the *URP* study area’s low property values exhibited by Rusher Street data, little private development activity has occurred in recent years.

### **2-B.9. Private Development/Investment.**

A review of building permit and business license data provided by the City of Washington helps to determine whether private investment in properties within the study area is keeping pace with the balance of the city. Data provided by the City extends between the years 2000 and 2005. Information on demolitions was not included in this section because only one wrecking permit was on record for the five year time frame which was the subject of this trend analysis. The total value of building activity was also not included in this report because the building permit information did not clarify the type of activity for which the permit was requested (i.e. new construction, addition, renovation, accessory structure, etc.)

**(a.) Building Permits.** **Figure 2.10** illustrates the total number of commercial and residential building permits issued by the City of Washington between 2000 and 2005 for the study area and the balance of the city. During the five year period, less than 20 percent of all building permits

were issued for activities in the study area. While the percentage of residential building permits issued in the study area is roughly consistent with the area’s land coverage

<b>Figure 2.10: URP Study Area &amp; Balance of City: Cumulative Building Permits (2000 – 2005)</b>				
<b>Building Permits</b>	<b>URP Study Area</b>		<b>Washington (Excluding Study Area)</b>	
	<b>Number (#) of Permits</b>	<b>Percent (%) of Permits</b>	<b>Number (#) of Permits</b>	<b>Percent (%) of Permits</b>
<b>Commercial</b>	13	<b>8.0%</b>	149	<b>92.0%</b>
<b>Residential</b>	62	<b>26.2%</b>	175	<b>73.8%</b>
<b>Total</b>	75	<b>18.8%</b>	324	<b>81.2%</b>
<i>Source: City of Washington, GA</i>				

(roughly ¼ of the total), the *2006 Housing Needs Assessment* shows that there is greater residential development potential. The *Assessment* revealed that the study area contains over 42 percent of the vacant residential lots within the city.

**Figure 2.11: URP Study Area: Building Permits by Year (2000-2005)**

Building Permits	Year					
	2000	2001	2002	2003	2004	2005
Commercial	1	5	3	2	2	0
Residential	12	12	7	12	9	10
<b>Total</b>	13	17	10	14	11	10

*Source: City of Washington, GA*

More significantly, **Figure 2.10** reveals that only eight percent of commercial building permits were for projects within the study area boundaries – even though the study area contains over 42 percent of the city’s population.

**Figure 2.11** further shows that between 2000 and 2005, building permits issued for the study area have remained anemic – particularly permits for commercial activity.

**(b.) Business Licenses.** City of Washington business license records for the years 2005 and 2006 show limited activity within the *URP* study area. In 2005, only 16 percent of all city business licenses were for commercial or industrial activities with mailing addresses located in the study area.

Of the businesses with study area addresses, a closer look at the data reveals that commercial activity in southwest Washington is more limited than indicated by the raw numbers. Many of the businesses in the study area are directly related to industrial uses and services that employ people from throughout the region and serve a market much larger than the city itself. These businesses are located on the geographic fringes of the study area. Most businesses located along Gordon Street and Hospital Drive are likewise located at the fringes of the study area and are tied directly to the activities at the hospital. Also, a number of the licensed study area businesses are located at residential addresses and likely represent activities that are actually conducted off-site. Professionals such as contractors, plumbers, electricians, cleaners, etc. often obtain “mail-only” business licenses that allow them to receive business-related mail at their home addresses. Commercial activity directly related to the local population is limited when these factors are considered.



Commercial property – historic and non-historic – is underutilized throughout the redevelopment area.

Focusing solely on retail and service related businesses, business license data suggests roughly 41 active businesses that are located in the study area and provide services directly to study area residents – a number that is very similar to data generated by the ESRI Business Analyst Online program. These numbers are also largely substantiated by visual surveys of the main commercial thoroughfares located in the study area (Lexington Avenue and Whitehall Street). Observation of these areas confines most high-volume commercial activity

to corner convenience and package stores. Multiple commercial structures, or varying age and states of obsolescence illustrate depressed commercial prospects in the study area.

**2-B.10. Retail Profile.**

**(a.) Household Expenditures.** Financial assets and liabilities for households within Washington are significantly lower than the national average. As illustrated in **Figure 2.12** however, some financial assets within the study area, such as checking and savings accounts, average less than 75 percent of the value of similar accounts in the city as a whole. While the value of selected liabilities such as home mortgage and vehicle loan amounts are also lower within the study area than city-wide, study area liabilities average roughly 80 percent of the value of those for the city as a whole - suggesting a slightly higher financial burden for households in the study area.

**Figure 2.12: City of Washington & URP Study Area: Household Expenditures (2006)**

Household Expenditures		URP Study Area		Washington	
		Spending Potential Index*	Average (\$)	Spending Potential Index*	Average (\$)
Assets (Market Value)	Checking Accounts	43	\$2,177.15	60	\$2,921.06
	Savings Accounts	46	\$4,467.25	63	\$5,969.38
Selected Liabilities	Original Mortgage Amount	33	\$7,120.01	47	\$9,649.99
	Vehicle Loan Amount	62	\$2,192.34	73	\$2,506.99
	Maintenance/Remodeling Services (Owned Dwelling)	42	\$749.99	59	\$1,011.87
	Maintenance/Remodeling Materials (Owned Dwelling)	55	\$200.36	70	\$244.86
	Household Operations	46	\$641.78	61	\$819.06
	Utilities, Fuels, Public Services	56	\$2,368.94	70	\$2,877.27
	Housekeeping Supplies	54	\$408.01	69	\$502.88
	Household Textiles	43	\$56.85	58	\$74.72
	Furniture	44	\$271.27	58	\$347.90
Major Appliances	53	\$150.42	67	\$184.11	

*Source: ESRI Business Analyst Online, Financial Expenditures and, House and Home Expenditures*  
 \* "Spending Potential Index" figure is a household figure generated by ESRI representing the asset value or amount spent for a product or service relative to a national average of 100.

While expenditures on a variety of household goods and services in both geographic areas is significantly less than the national average, such differences consistently represent a lower average cost of living.

**(b.) Retail Marketplace Profile.** In spite of asset data in **Figure 2.12** that illustrates household expenditures within the study area are lower than in other parts of the city, **Figure 2.13** shows a high amount of retail leakage from the study area. Within the Figure, estimated retail sales (supply) of study area businesses to study area residents is compared to expected retail potential (demand). Where demand is higher than supply, unmet retail potential is being lost (leakage). Leakage is represented in **Figure 2.13** as a positive number – excess supply is represented by a negative number.

Within the study area, most consumer retail activity is not being met by existing businesses. Only in a few categories are consumer needs in the study area met by businesses located in the same geographic area. Most significantly, additional data reveals high retail sales of



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“beer, wine and liquor.” With a surplus of -77, “beer, wine and liquor” sales within the study area is more than eight times the estimated demand for the area.

**Figure 2.13: City of Washington & URP Study Area: Retail Market Place Profile**

Industry*	URP Study Area			Washington		
	Supply (Retail Sales)	Demand (Retail Potential)	Leakage/ Surplus**	Supply (Retail Sales)	Demand (Retail Potential)	Leakage/ Surplus**
<b>Motor Vehicle and Parts Dealers (NAICS 441)</b>	\$32,435	\$2,737,745	97.7	\$6,257,640	\$8,742,254	16.6
<b>Furniture and Home Furnishings Stores (NAICS 442)</b>	\$146,421	\$326,220	38.0	\$807,064	\$1,137,966	17.0
<b>Electronics and Appliance Stores (NAICS 443/4431)</b>	\$0	\$83,651	100.0	\$197,728	\$289,382	18.8
<b>Building Materials, Garden Equipment and Supply Stores (NAICS 444)</b>	\$162,267	\$476,155	49.2	\$796,987	\$1,574,617	32.8
<b>Food and Beverage Services (NAICS 445)</b>	\$1,182,954	\$1,827,351	21.4	\$15,059,321	\$6,018,290	-42.9
<b>Health and Personal Care Stores (NAICS 446, 4461)</b>	\$178,413	\$539,535	50.3	\$6,991,488	\$1,779,476	-59.4
<b>Gasoline Stations (NAICS 447, 4471)</b>	\$1,323,704	\$1,260,450	-2.4	\$10,204,244	\$4,063,308	-43.0
<b>Clothing and Clothing Accessory Stores (NAICS 448)</b>	\$394,614	\$227,876	-26.8	\$1,331,071	\$791,318	-25.4
<b>Sporting Goods, Hobby, Book and Music Stores (NAICS 451)</b>	\$0	\$36,433	100.0	\$48,624	\$122,715	43.2
<b>General Merchandise Stores (NAICS 452)</b>	\$0	\$767,507	100.0	\$338,249	\$2,582,497	76.8
<b>Miscellaneous Store Retailers (NAICS 453)</b>	\$375,362	\$388,297	1.7	\$1,738,129	\$1,308,981	-14.1
<b>Non-store Retailers (NAICS 454)</b>	\$470,231	\$302,037	-21.8	\$1,738,388	\$1,005,539	-26.7
<b>Food Services and Drinking Places (NAICS 722)</b>	\$51,488	\$1,305,391	92.4	\$5,009,618	\$4,486,190	-5.5
<b>Total Retail Trade &amp; Food and Drink (NAICS 44-45, 722)</b>	\$4,317,889	\$10,278,648	40.8	\$50,518,551	\$33,902,533	-19.7

Source: ESRI Business Analyst Online, Retail Market Place Profile  
 \*North American Industry Classification System (NAICS)  
 \*\*Leakage represented by a positive number. Surplus represented by a negative number.

While **Figure 2.13** illustrates retail leakage outside of the study area, it also illustrates that much of this potential is being met within the municipal limits. Regardless, city-wide figures also illustrate retail leakage in some categories. It is possible to attract some of these retail services to the study area with the proper mix of financial incentives. Targeting retail establishments to areas located close to center city, but within the study area, can help meet unmet city-wide needs while promoting greater direct accessibility of these services to the study area.

### **2-B.11. Brownfields.**

An additional factor inhibiting the redevelopment potential of the URP study area is the location of the majority of Washington’s suspected brownfield sites. Of the 10 suspected community-wide hazardous and petroleum contaminant brownfield sites, 40 percent are located within the study area. The location of these brownfields throughout the study area



decreases residents' health and decreases the investment potential due to potential clean-up costs that would be required in order to utilize the site.

**2-B.12. Crime.**

As part of the *URP* study, the City of Washington Police Department provided police report data for the study area ranging from 2001 through 2005. The information was compiled by street address and divided into four groups: burglary, family violence, incident and miscellaneous. The type of police reports filed for “burglary” and “family violence” incidents are fairly apparent. “Incident” police reports refer to activities that could be classified as either crimes against people, or against property – ranging from assault and battery, to theft or larceny. City of Washington “incident” reports generally refer to activities that required the Police Department to generate a warrant or initiate an investigation. In contrast, “miscellaneous” reports are typically minor in nature and do not require further police action. “Miscellaneous” reports range from noise complaints, to verbal harassment, to alarms. Miscellaneous reports were not included for further study in the *URP*.

**Figure 2.14: City of Washington & URP Study Area: Burglaries (2001-2003)**

	City of Washington	URP Study Area	Percent of Burglaries within Study Area
<b>2001</b>	39	28	<b>71.8%</b>
<b>2002</b>	34	28	<b>82.0%</b>
<b>2003</b>	35	27	<b>77.0%</b>

*Source: City of Washington; FBI Uniform Crime Statistics Reports*

Police report data provided for the years of 2004 and 2005 was incomplete. As a result, the *URP* focuses solely on crime statistics for the years 2001, 2002 and 2003. In addition, due to a low overall number of violent crimes throughout Washington between 2001 and 2003, the study focuses on reports of property crime. As mentioned in the previous section, there is very little retail activity within the study area. As a result, city-wide reports of theft in the study area are relatively low – and may be skewed to commercial locations in other portions of the city. In contrast, by comparing city-wide FBI Uniform Crime Statistics reports with data provided by the City, **Figure 2.14** illustrates a high percentage of the city’s burglaries are committed in the study area.

Within the study area, police department statistics also show that a particularly high percentage of criminal activity occurred solely on two streets: Lincoln Circle and Meredith Circle. Between 2001 and 2003 these streets, which include only 46 total housing units, accounted for approximately 21.5 percent of all the family violence, burglary and incident reports in the study area. Lounges and liquor stores in the study area are also frequent sources of police department “incident” reports.



Data indicates that sales of beer, wine and liquor is the most profitable enterprise in southwest Washington and also the source of many police calls for service.

### **2-B.13. Infrastructure.**

The City of Washington has methodically worked to improve the condition of public infrastructure throughout the study area and the city as a whole. Some street segments within the study area have been resurfaced in the recent past. These streets also include new curb and gutter and underground storm drainage. With limited resources; however, improved streets are the exception in the *URP* study area.

Most streets within southwest Washington are narrow and utilize open ditches for drainage. Cracked and broken pavement can be found throughout the study area – particularly along the edges of streets that lack curbing. Much of the street edge cracking can be attributed to open ditches that have filled with silt to the point where they are almost imperceptible. Filled ditches created street-side ponding that deteriorates the street surface. Even on some curbed and guttered sections of street, evidence of erosion and ponding mars the street surface. Often times, the erosion originates from driveway approaches within the public right-of-way that have not been paved as part of the street improvement project.



Broken pavement at street edges would only be a minor nuisance if not for a lack of storm water drainage facilities along many of Washington's paved and unpaved streets.

Many study area streets are also excessively narrow - and often can not be widened due to the close proximity of adjacent homes. Without improvements, extending these streets into undeveloped parcels is not advisable due to their inadequacy in being able to handle additional vehicle traffic. Pedestrian accessibility throughout the study area is also inhibited. The majority of study area street segments lack public sidewalks. Street segments within the *URP* study area – improved and unimproved - lack aesthetic enhancements that may promote a greater degree of community pride – with exposed utility lines towering over the public right-of-way rather than street trees. With limited funds to improve long segments of streets and storm water drainage systems, many segments of water and sewer line are also subject to deferred maintenance. Finally, the street system can also be rather confusing due to missing street signage or inconsistent placement of signs.

### **2-B.14. General Property Condition/Visual Blight.**

While visual surveys of the study area confirm that some properties are maintained in good condition, the majority of study area properties reveal conditions that indicate a lack of upkeep and investment. Visual blight is evidenced throughout the study area in the form of weeds, garbage, inoperable vehicles, front yard parking, vacant and unsecured buildings (commercial and residential), graffiti, vagrancy, etc.

Unkempt yards are prevalent in many portions of the study area – whether through the presence of tall grass and weeds, or parking of operable and inoperable vehicles on the property. Vegetative growth is so prevalent in some areas that structures only a few feet from the public street are sometimes hard to detect. Weeds and debris on private property attracts and provides a haven for rodents and pests. In contrast, wear and tear on some properties caused by operating motor vehicles results in erosion - quickly filling storm drainage systems with silt.



Unkempt and abandoned property can be found throughout southwest Washington.

There are also instances where multiple homes or trailers are located on a single piece of property. Whether occupied or not, direct access to these structures is often inhibited due to a lack of paved streets or driveways. These situations may suggest unclear or contested property title – serving as a disincentive for anyone to invest in redevelopment.

Many vacant study area buildings are also unsecured. These structures serve as a refuge for vagrants and illegal activities. The graffiti found on many of these vacant and open buildings suggests

that negative elements are continually attracted to the accessible and concealed spaces that are provided.

Visual surveys also support police data showing that establishments selling liquor may be a source for much of the criminal activity that occurs in the study area. Even in multiple visits to Washington early in the day, many people gather at convenience stores and lounges that provide alcohol. Constant loitering by individuals at these locations does little to increase the prospects for privately initiated reinvestment in adjacent properties.

### ***2-B.15. Parcel/Street Arrangements.***

Visual surveys of the study area, combined with a review of applicable maps, reveal parcel and street arrangements that are highly inefficient. Current street and parcel arrangements detract from southwest Washington's development potential by limiting the number of buildings with direct access to public streets and other supporting infrastructure. In many instances, property is subdivided within the study area so that further development will require costly street and utility extensions that negate profit potential for a builder – suppressing redevelopment potential.

***(a.) Street Arrangement.*** Steep topography within portions of the study area presents a challenge for attracting new residential development to the city. Streets within the study area meander up, down and around deep gullies. Providing other utilities along streets with steep grades can greatly increase infrastructure costs. These streets also detract from the study area by providing vehicular access to undeveloped and heavily wooded areas that provide cover for undesirable activities.



Street stubs in southwest Washington are often the source for undesirable habitat and conditions.

In contrast, the study area also contains multiple dead-end street stubs that limit the continuity of the street system. Many public streets also change names or directions at intersections. Even in a small city like Washington, such inconsistencies in the street network can easily result in confusion for a commuter. The street system layout may even cause local emergency service providers familiar with the city to inadvertently make a wrong turn during an emergency response – particularly at night or in poor weather conditions.

**(b.) Parcel Arrangement.** Current parcel/lot arrangement in much of the study area also serves to depress development potential. As shown on **Map 4**, previous unregulated subdivision activity in portions of the study area such as Rusher Street has resulted in the creation of multiple unusable lots lacking street frontage. **Map 4** also illustrates that lots with street frontage have been created with multiple depths. Inconsistent lot depths can promote the placement of new buildings at varying distances from the street. The resulting irregularities in building disposition can damage streetscape aesthetics and decrease privacy for adjacent property owners.



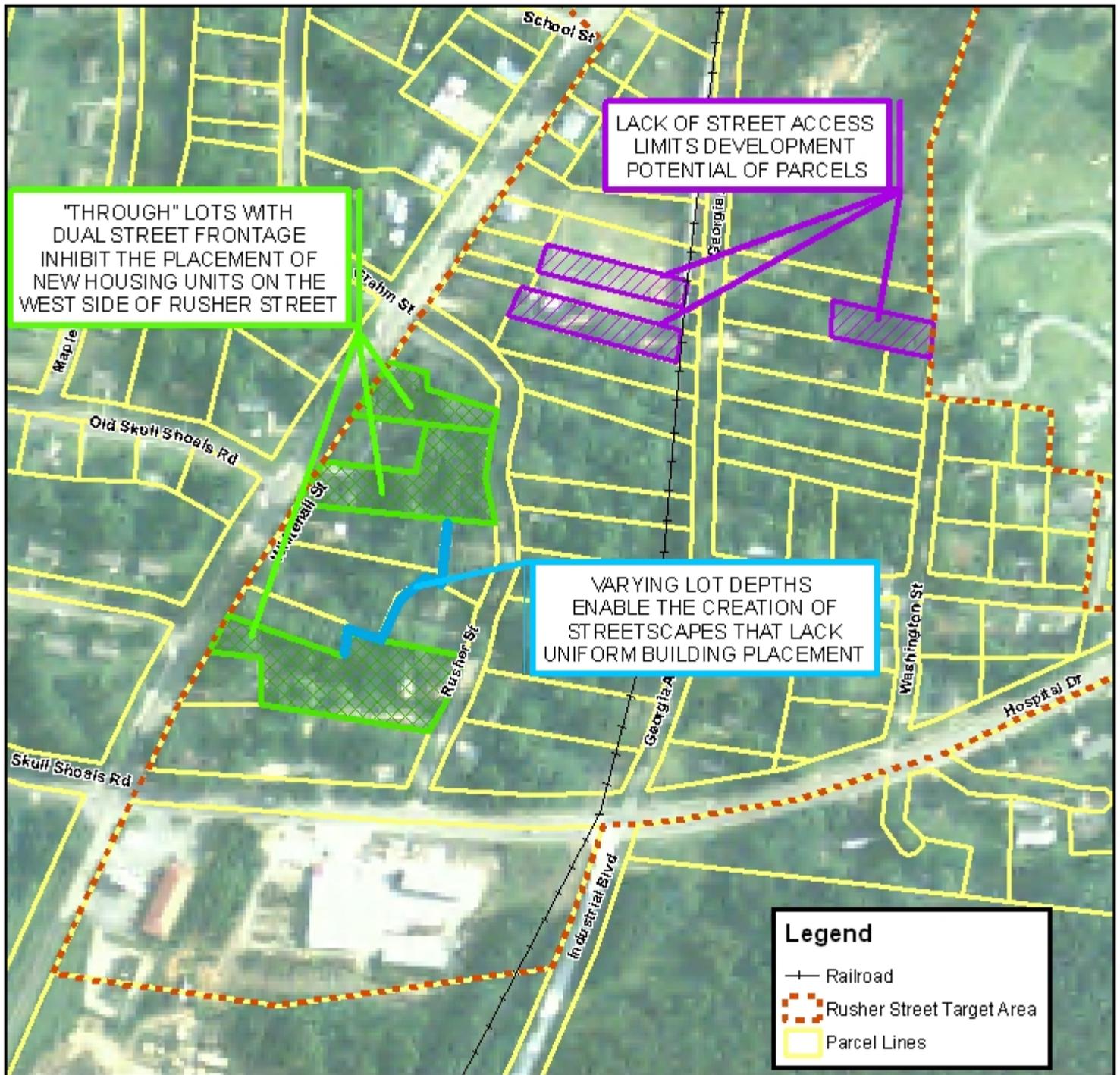
Parcel arrangements in the vicinity of Rusher Street are particularly unorganized including lots without street access or parcels with multiple principal structures.

Visual survey of the study area also reveals how contemporary zoning requirements regarding minimum lot width and size can reduce development potential. Throughout the study area, city zoning regulations help to promote large yards and great distances between homes. These regulations result in a reduction of the total number of building lots that may otherwise be subdivided along streets. While such lots provide space that many homeowners find desirable, streets fronted by wide residential building lots translate into streets where infrastructure such as water and sewer is not utilized to its maximum potential. Fewer lots with street frontage directly result in fewer potential structures and a smaller tax base.

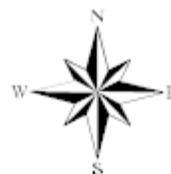
In many communities, stereotypes associating small and narrow lots with overcrowding and neighborhood deterioration are giving way to new urbanist ideas that recognize the benefits

# Map 4: Rusher Street Parcel Arrangement

## Southwest Washington Urban Redevelopment Plan



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July 2007



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of traditional building patterns. The conceptual plan found on **Map 5**<sup>1</sup> illustrates how traditional site design can increase the efficiency of street and parcel arrangements – and maximize the use of public infrastructure. The conceptual site plan includes a traditional street grid that extends from pre-existing and adjacent streets – increasing interconnectivity and traffic dispersal. Long narrow lots (as small as 7500 s.f.), with widths of 50 - 60 feet and depths of 150 - 200 feet, increase the total number of residential structures with street frontage. Alleys may provide a secondary access option. When compared to the 33 underlying lots that exist in this area of Rusher and Whitehall Streets today, the conceptual site plan increases the total number of residential building lots to 44 (a 33 percent increase) – while retaining open space and reserving neighborhood-serving commercial property at the intersection of Whitehall Street and Hospital Drive.

## **2-C. Findings of Necessity Report.**

Portions of the city of Washington exhibit negative conditions that warrant the creation of a redevelopment plan area. The analysis contained in this Section summarizes the negative conditions found in the *URP* study area and identifies the geographic areas that should be subject to a redevelopment plan. The recommendations provided in this Section serve as the basis for the preparation of the city of Washington’s “findings of necessity” resolution as required by the Georgia *Urban Redevelopment Act* (O.C.G.A. 36-61-1 et. sequ.).

### **2-C.1. Negative Conditions.**

Conditions exist throughout the southwest portion of Washington, Georgia that adhere to the definition of slum and blight in accordance with the Georgia *Urban Redevelopment Act*. The applicable conditions derived from **Section 2-B** of this report is summarized as follows:

**(a.) High Poverty and Low Income.** Data confirms that the poverty rate in southwest Washington is high. Consequently, average income levels for residents of the area are significantly lower than most areas of Washington and Wilkes County, and many areas throughout the region. In addition to high poverty and low income rates, southwest Washington residents are – relative to income levels - subject to a higher cost burden for housing and basic services than neighboring areas of the city. The ability to ease such financial burdens is complicated by limited transportation options for the population and the need for additional job training programs.

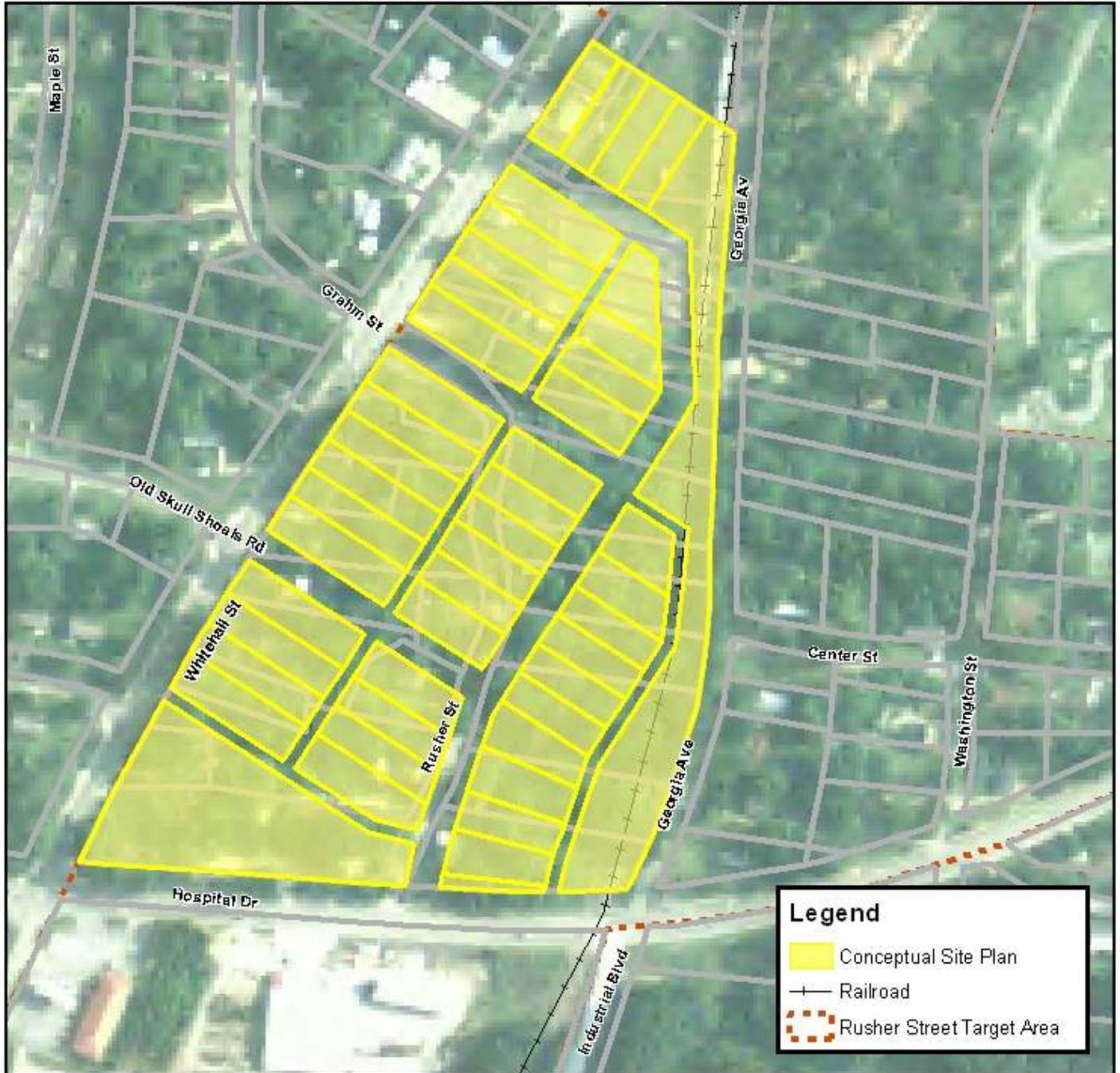
**(b.) Dilapidated and/or Deteriorated Housing Stock.** A high percentage of the housing in southwest Washington is in a major deteriorated or dilapidated condition. Many of these structures are not safe for human habitation; yet, a number are occupied. The area contains a higher proportion of mobile homes compared to the rest of the city, and many of these units illustrate evidence of advanced deterioration as well. In spite of data that suggests that the greater Wilkes County area contains an adequate level of housing stock, rental vacancy rates in southwest Washington are higher than average due to the lack of affordable housing units that are safe for habitation. Visual surveys also confirm that quality housing options are limited in the *URP* study area.

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<sup>1</sup> Note: Map 5 illustrates a site design concept and is not infer any intent on behalf of the City of Washington to acquire, purchase or otherwise redevelop any particular lot, parcel or tract.

# Map 5: Rusher Street Conceptual Site Plan

## Southwest Washington Urban Redevelopment Plan



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**(c.) Derelict Property.** Many properties in southwest Washington - vacant and occupied - exhibit a condition of deferred maintenance. Some parcels are overgrown by vegetation – often to a degree where buildings are difficult to discern from the public street. Inoperable vehicles and trash is present on many properties and exterior portions of buildings such as porches and carports. Many properties that are not overgrown are actually in poor condition due to excessive erosion. Multiple vacant structures within the study area are open to the elements and accessible to vagrants. Current parcel arrangements – particularly the presence of parcels without direct street access – limit privately initiated development potential.

**(d.) Depressed Land and Building Values.** The value of land – and buildings and structures located on the land – in the southwest portion of Washington is extremely low due to the conditions previously listed. Low land to building value throughout the area does little to attract privately initiated reinvestment in the southwest portion of the city. Consistent with overall low fair market value for properties in southwest Washington, ownership records suggests that many properties are being acquired through inheritance rather than by outside investors.

**(e.) Lack of Private Investment.** Commercial and residential building activity is limited in the *URP* study area. Few retail businesses provide basic services to residents within the study area. A number of commercial and industrial structures remain vacant – many of which are likely contaminated. There are few incentives available for new commercial activity in the study area in part due to the limited purchasing power of the resident population as compared to residents in other portions of the city.

**(f.) High Crime.** The *URP* study area continues to produce a high percentage of the city of Washington’s total calls for police service. Much of the police activity in the area is directed to calls originating from the city’s public housing complexes and lounges/liquor stores that are located on major thoroughfares and key intersections.

**(g.) Substandard Infrastructure.** The majority of streets in the study area lack sufficient pavement depth and width, and effective storm water drainage systems. The sidewalk system is fragmented in the study area. Underground water and sewer lines are in need of replacement in many areas of the study area – as confirmed by the city’s steady requests for funding to improve infrastructure.

**2-C.2. Preliminary Recommendations.**

The *URP* study area lies exclusively within the boundaries of the city of Washington and is made up predominantly of residential property. Although there is some older industrial property within the study area boundary, the majority of Washington’s and Wilkes County’s basic industry sectors are located at facilities outside of the city limits. While the original objectives of drafting the plan include housing redevelopment and job creation, large-scale industry recruitment efforts for the area will be better addressed through a separate public/private planning effort. The overall focus of Washington’s redevelopment plan must be on strategies that will directly and measurably impact properties and residents within the study area. In consideration of the inventory of study area conditions, the geographic boundary and land use composition of the study area, negative conditions and stakeholder interviews, the *URP* should focus on the following goals:

**(a.) Promote Concentrated Mixed-Income Housing Redevelopment.** Many residents within the study area rent or own homes that are dilapidated. While the construction of public rental housing has provided for immediate housing needs for many Washington residents, it has done little to generate further private investment. Due to income constraints and a small residential real estate market within the city, many renters have few alternative options. In contrast, there are a number of professionals such as teachers, nurses, doctors, etc. from outside of Wilkes County who work at the institutions located within the city. Housing development efforts in southwest Washington should seek to attract both disparate groups.

Even if single affordable housing units were constructed on scattered sites throughout the study area, they do not change the overall investment picture for the study area. Publicly-initiated housing redevelopment in the study area should focus on a specific and concentrated geographic area, and on homeownership opportunities. Such a scenario is necessary in order to generate the critical mass of properties to not only provide affordable housing options to people currently living in the study area; but, to also provide an incentive for exported labor to consider Washington as a place to live. Providing housing for a mix of income levels may have a long-term effect on commercial investment in the study area.

**(b.) Improve Street Utilities.** The cost of providing public utilities such as streets, storm drainage, water and sewer can make new development cost prohibitive. Costs associated with the improvement of existing utilities can likewise inhibit privately-initiated development activity. Potential expenditures on public infrastructure are particularly unattractive when combined with low property values in areas such as the *URP* study area. While Washington continues to gradually address infrastructure deficiencies in the *URP* study area, near-term efforts should be directly linked to any publicly-initiated housing redevelopment activity in order to attract private investment.

**(c.) Nuisance Property Abatement.** The *URP* study area contains a large number of dilapidated properties – vacant and occupied. The number of such properties in the study area must be reduced to make reinvestment in neighboring properties worthwhile. The abatement of nuisance properties will require improved and stringent ordinances. The city must be willing to enact strict enforcement measures – including the potential demolition of structures and acquisition of properties in some instances.

**(d.) Neighborhood Commercial Development.** The abatement of nuisance properties may encourage existing business owners to continue investing in their properties. Additional measures will be necessary, however, to promote the type of investment in existing and new businesses that will offer a substantive number of new employment opportunities. The prospects for new retail development that serves *URP* study area residents will be greatly increased by creating tax and code incentives that channel business to the area.

**(e.) Resident Education.** New housing and job creation opportunities must be supplemented with adult education opportunities emphasizing personal finances and job training skills. Evidence of such efforts will enhance the community's ability to recruit new basic industries to the area to improve the employment base of the city and Wilkes County.

**(Note:** The *URP* recommendations listed in this section are preliminary and subject to revision through advisory committee input and public participation. The remaining Chapters of the *URP* address all of the remaining required components of the *Georgia Urban Redevelopment Act*. Final *URP* goals can be found in **Chapter 5**.)

**2-C.3. Geographic Areas.**

Many of the policies, codes and programs created as a result of the redevelopment planning process may be applied throughout the *URP* study area to benefit the entire study area population. In recognition of the limited financial and personnel resources of the city of Washington, some goals – such as promoting concentrated housing redevelopment – must be focused on a specific target area. As a result, this findings of necessity report recommends the following:

**(a.) Southwest Washington Urban Redevelopment Plan Area.** Properties throughout the *URP* study area exhibit the conditions of blight and neglect that warrant the preparation of an urban redevelopment plan. As a result, Redevelopment Plan Area boundaries are identical to the original *URP* study area. The following goals should be targeted in the Redevelopment Plan Area:

- *Nuisance Property Abatement.*
- *Neighborhood Commercial Development.*
- *Resident Education.*

**(b.) Rusher Street Target Area.** Within the Redevelopment Planning Area, the Rusher Street Target Area should be the initial focus of the following goals:

- *Concentrated Housing Redevelopment.*
- *Improve Street Utilities.*

**2-C.4. Redevelopment Plan Area Boundaries.**

**(a.) Southwest Washington Redevelopment Area.** The Redevelopment Plan Area consists of the following boundaries as illustrated by **Map 6**:

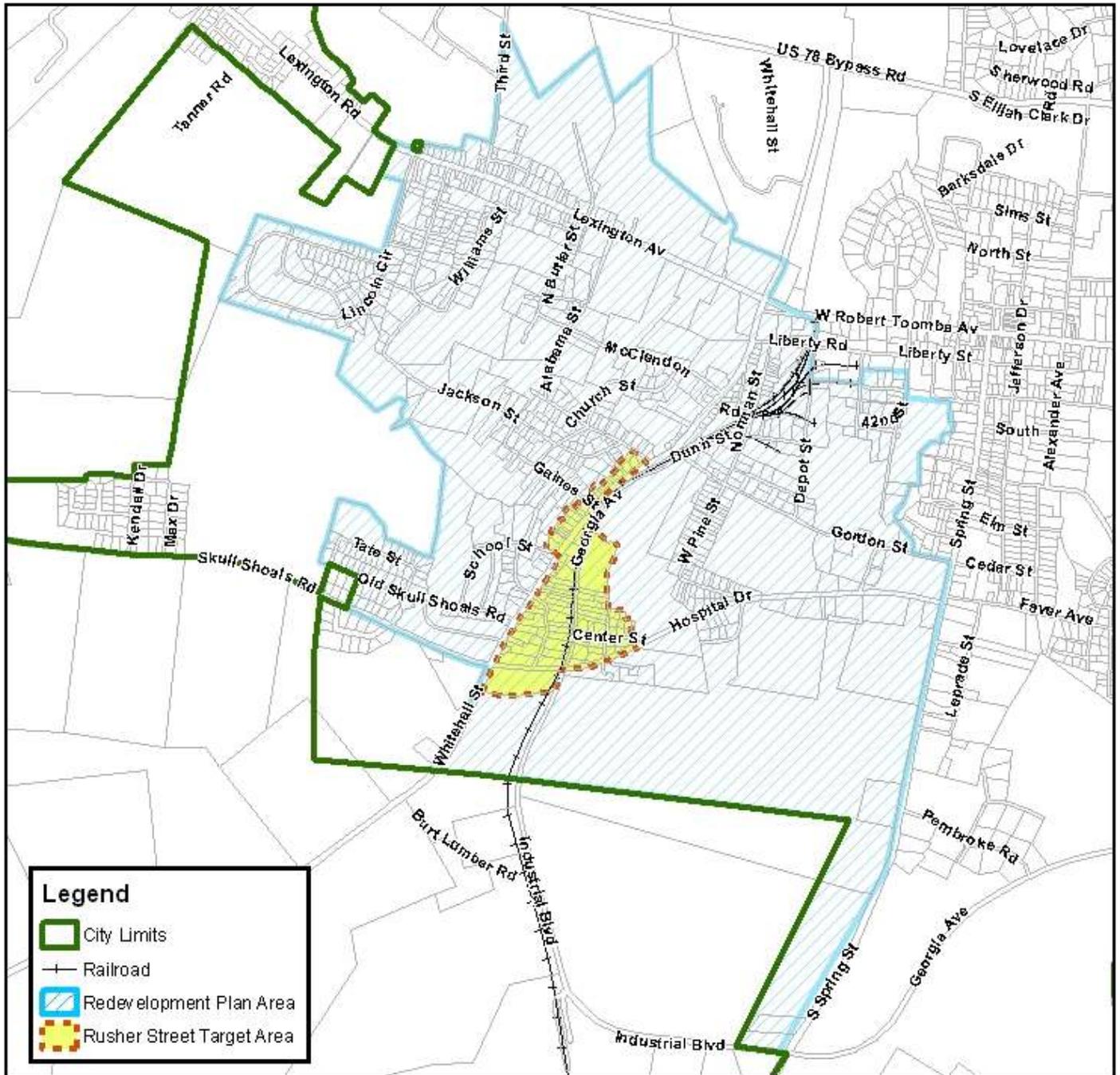
*From a point beginning at the intersection of Gordon Street and S. Spring Street; then, proceeding south along S. Spring Street to the intersection with Industrial Boulevard; then in a north westerly direction along the municipal limits to the intersection of Greensboro Road/Whitehall Street; then, north along Greensboro Road/Whitehall Street to the intersection of Skull Shoals Road/Hospital Drive; then west along Skull Shoals Road to the municipal limits; then, proceeding north along the municipal limits to the intersection of Old Skull Shoals Road and Meriweather Drive; then, proceeding north to Lexington Avenue in a line generally along the rear of those parcels having frontage on Meriweather Drive, Tate Street, School Street, Peachtree Street, and Lincoln Circle; then, proceeding east along Lexington Avenue to the intersection of Whitehall Street in a line generally encompassing and including those parcels, or portions of parcels on the north side of Lexington Avenue and located between the intersections of Lincoln Circle and Whitehall Street with said street; then, proceeding east along W. Robert Toombs Avenue; then turning south along Depot Street to a point south of Liberty Street; then, meandering in an easterly direction to a point along Simpson Street; then, proceeding in a southerly direction in a line generally approximating a city of Washington sanitary sewer line to Gordon Street; then, proceeding east to the point of beginning.*

**(b.) Rusher Street Target Area.** The Rusher Street Target Area consists of the following general boundaries as illustrated by **Map 6**:

*From a point beginning at the intersection of Hospital Drive and Center Street; then, proceeding southwest to the intersection of Industrial Boulevard; then, following Industrial Boulevard south to the rear property line of the first parcel to the west of said street; then proceeding west along the rear property line of said parcel to Greensboro Road/Whitehall Street; then, proceeding north along Whitehall Street to the intersection of School Street; then, proceeding north generally encompassing those parcels, or portions of parcels on the west side of Whitehall Street and located between School Street and Alabama Street; then, turning south along Whitehall Street to a point forming the southwest intersection of Georgia Avenue and the Washington municipal cemetery; then, proceeding in a southerly direction along the western border of the Washington municipal cemetery to the point of beginning.*

# Map 6: Redevelopment Plan Area & Rusher Street Target Area Boundaries

## Southwest Washington Urban Redevelopment Plan

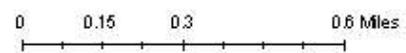


**Legend**

- City Limits
- Railroad
- Redevelopment Plan Area
- Rusher Street Target Area



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**SW Washington Urban Redevelopment Plan**



**CHAPTER 3:**  
***PUBLIC INPUT PROCESS***



### 3-A. Public Input Methods.

Public input and participation is an essential component of any community planning effort. Without public outreach, there is no way to determine whether a local government's planning efforts are addressing the concerns of the citizenry and/or will enjoy widespread support. The City of Washington worked with CSRA RDC staff to ensure that sufficient public outreach methods were incorporated into the *Southwest Washington Urban Redevelopment Plan URP* planning process. At the same time, it was important to incorporate methods into the planning process where local leaders and decision-makers could provide focus for the preparation of plan recommendations and strategies that could truly address community need.

This Chapter outlines the methods that were utilized to solicit community input in the *URP* planning process. As a supplement to this Chapter, **Appendix B** contains a timeline that shows how the various public outreach methods overlapped. Newspaper articles published in the (Wilkes County) *News-Reporter* covering the redevelopment planning process can also be found in **Appendix C**.

### 3-B. City Council.

As the *URP* project client, Washington City Council was provided with direct input opportunities and numerous updates before and during the planning process. CSRA RDC staff addressed City Council as a group on the following occasions:

- **March 17, 2006** (*City Council Workshop*)
- **January 29, 2007** (*City Council Meeting*)
- **May 9, 2007** (*City Council Workshop*)
- **September 12, 2007** (*City Council Workshop*)
- **October 8, 2007** (*City Council Meeting/Public Hearing*)

On March 17, 2006 CSRA RDC staff provided City Council with an overview of the redevelopment planning process, the Georgia *Urban Redevelopment Act*, redevelopment planning benefits and the estimated project timeline. At the CSRA RDC's second presentation to City Council, members were provided with an overview of the "findings of necessity" report (**Chapter 2**) and preliminary plan recommendations. The third presentation was an overview of the ongoing public input process, development of plan objectives and strategies, and preliminary funding and implementation schedule recommendations. All presentations took place at City Council events held in accordance with Georgia open meetings laws.

Following completion of a draft URP document, RDC staff met with City Council on September 12, 2007. During the subsequent workshop, staff provided City council with an extensive overview of the draft URP. The overview included a line-by-line explanation and discussion about the recommended plan goals, strategies and implementation parameters/schedule. Revisions were made to the draft document as a result of the workshop.

**Appendix B** shows the time frame in which all City Council presentations took place – in relation to the other public outreach efforts employed during the redevelopment planning process.

City Council was also kept informed throughout the planning process via the representation of two Council members on the planning advisory committee and by communication with the City Administrator. City Council members also had the opportunity to attend other publicly advertised meetings and events.

### 3-C. Advisory Committee.

The *URP* was prepared with input from a public/private advisory committee of over 20 members. The advisory committee was formed by CSRA RDC staff upon the recommendations of city officials. Consistent with the *Georgia Urban Redevelopment Act*, the advisory committee represented a broad cross-section of interests groups including residents, business owners, lending institutions, real estate, community service and community development organizations, housing officials, etc. Community and business leaders residing or owning property in the Redevelopment Plan Area and Rusher Street Target Area were among those recruited to serve on the advisory committee. It is important to note that there were other members of the community who were invited to participate in the planning process as members of the advisory committee, but failed to respond to repeated attempts to contact them. Regardless, the advisory committee membership list can be found in **Appendix A**. In recruiting members for the advisory committee, RDC staff conducted many one-on-one interviews between December, 2006 and February, 2007 to encourage participation.

The advisory committee met as a group on the following dates:

- **February 6, 2007**
- **March 1, 2007**
- **May 3, 2007**
- **August 30, 2007**

The initial advisory committee meeting focused on a review of the redevelopment planning process and the “findings of necessity” report. The second meeting addressed the overall land use objectives of the *URP*, preliminary strategies and the review of funding sources. The focus of the third advisory committee meeting was to review public input, final strategies and the proposed implementation schedule. The final advisory committee meeting consisted of a review of the entire draft *URP* document. While not all members could attend every meeting, all advisory committee members listed in **Appendix A** received mailings that announced upcoming meeting and event dates, and included draft versions of *URP* components.

In addition to attending meetings, all advisory committee members were encouraged to promote public awareness of the ongoing planning process. Advisory committee members with property interests in the Redevelopment Plan Area were particularly helpful in providing background information to the general public, encouraging participation in the process and correcting misinterpretations of the intended outcomes of the redevelopment plan. Some advisory committee members have also been helpful by providing CSRA RDC staff with contact information for potential plan implementation partners.

Continued advisory committee leadership in the redevelopment planning process has ensured that the final *URP* adopted by City Council is a reflection of the community's preferred method for revitalizing the southwest portion of Washington.

### **3-D. General Public.**

Property owners and residents of southwest Washington will be directly affected by the City's implementation of the *URP*. The City of Washington worked to promote public awareness of, in participation in, the *URP* planning process. The four principal public outreach methods employed by the City of Washington are listed within this Section.

#### **3-D.1. Open Houses.**

Two open houses were held during the redevelopment planning process for the general public. The first public open house was held on Thursday, March 15, 2007. The second public open house was held on September 18, 2007. Both open houses were advertised via public hearing notices posted in the (Wilkes County) *News-Reporter* (**Appendix C**). In addition, a mayoral invitation was sent to over 180 households/property owners announcing the first open house (**Appendix D**).

At the March 15<sup>th</sup> open house, CSRA RDC planners and city officials met one-on-one with attendees to provide an overview of the redevelopment planning process and preliminary plan objectives. Up to 100 individuals attended the open house with roughly half signing in. Attendees were provided with a two page survey in which to record their perceptions of the neighborhood and issues that the city should try to address. CSRA RDC staff was available to respond to any questions that members of the public had about the plan or survey. **Appendix E** includes a copy of the survey with results, and a fact sheet that was distributed at the event. Survey results were consistent with the redevelopment plan goals endorsed by the advisory committee, and were utilized in preparing *URP* strategies.

At the September 18<sup>th</sup> open house, CSRA RDC staff provided a brief presentation about recommended plan strategies and the *URP* implementation timeline. The audience was given the opportunity to pose questions and RDC staff gauged the level of attendees' interests in participating in any programs that may be created as a result of plan implementation.

#### **3-D.2. Design Charrette.**

As part of the redevelopment planning process, the University of Georgia's Center for Community Design (CCD) was contracted to prepare design guidelines for the rehabilitation of existing structures and new construction within the Redevelopment Planning Area. The CCD was specifically charged with utilizing the Rusher Street Target Area as the pilot study area on which the design guidelines would be based.

The CCD administered design charrette was conducted on Friday, March 23<sup>rd</sup> and Saturday, March 24<sup>th</sup>. The event was advertised through an article in the (Wilkes County) *News-Reporter* (**Appendix C**) and via fact sheets that were provided to the general public at the prior open house. Advisory committee and City Council members were informed of the design charrette during meetings with both groups and subsequent mailings.

Throughout the two day design charrette, CCD staff – with student assistance – solicited public input on design preferences, visited the Rusher Street Target Area and prepared multiple building and site design concepts. Activities began early on the morning of March 23<sup>rd</sup> and lasted into the afternoon of the 24<sup>th</sup>. Members of the public were encouraged to attend at any time to review the CCD's work and provide comment.

The CCD's final design recommendations can be found in **Appendix F**. During *URP* implementation, the City of Washington may use parts of the conceptual design guidelines to create development standards for the Rusher Street Target Area and other portions of the Redevelopment Plan Area.

### ***3-D.3. Posting of Documents.***

Throughout the redevelopment planning period, documents associated with the *URP* were posted on-line for public access at the CSRA Regional Development Center's website. The posting of these documents was referenced in mailings, hand-outs and public presentations.

### ***3-D.4. Public Hearings and Review.***

Final *URP* adoption requires that Washington City Council hold two public hearings in conjunction with establishment and adoption of the *URP*. In accordance with the Georgia *Urban Redevelopment Act* (O.C.G.A. 36-61-1 et. sequ.), the general public must be invited to attend a public hearing prior to City Council's adoption of a "findings of necessity" resolution. A second public hearing must be held prior to City Council's adoption of the final *URP* document.

Both public hearings will be advertised in accordance with Georgia open meetings law with announcements in the (Wilkes County) *News-Reporter* and at city hall. In addition, Washington will conduct a mass mailing to property owners and residents of southwest Washington, and to attendees of prior open houses. **All public announcements and official signed resolutions related to the *URP* will be included in the Appendix and referenced in the Table of Contents of the final *URP* document that is made available for distribution.**

**SW Washington Urban Redevelopment Plan**



**CHAPTER 4:**  
***LAND USE***



**4-A. General Description of Current Land Use and Zoning.**

The Georgia *Urban Redevelopment Act* (O.C.G.A. 36-61-1 et. sequ.) requires that urban redevelopment plans describe the land use objectives for subject areas. Consistent with the recommendations in **Chapter 2, Section C.3**, the vast majority of the original *Southwest Washington Urban Redevelopment Plan (URP)* study area encompasses the final Redevelopment Plan Area. The Rusher Street Target Area comprises a much smaller portion of the Redevelopment Plan Area and is located in the vicinity of Whitehall Street and Hospital Drive. The boundaries of both areas are described in **Chapter 2, Section C.4** of the *URP* and are illustrated on **Map 3**.

This chapter of the *URP* is an overview of current land use and zoning conditions in The Redevelopment Plan Area – and a narrative on existing codes related to public streets, buildings and property maintenance. Unless otherwise stated, the information in each section of **Chapter 4** applies to the overall Redevelopment Plan Area – including the Rusher Street Target Area. In addition, this chapter clarifies the land use objectives of the plan including: type of uses, building requirements, land development regulation, design, density, etc. As with the recommendations contained in **Chapter 2**, implementation strategies in later chapters of the *URP* are tailored to meet the land use objectives established herein.

**4-A.1. Current Land Use.**

The Redevelopment Plan Area (including the Rusher Street Target Area) is principally characterized by low-density residential development – predominantly single-family housing. Public housing in the redevelopment area is predominantly in the form of single-family attached and duplex housing. Retail uses are limited in the Redevelopment Plan Area with neighborhood commercial services located on individual parcels, or small clusters of parcels, along portions of Lexington Avenue and Whitehall Street. Office uses catering primarily to health and social services are located principally in the eastern portion of the area around Washington-Wilkes Memorial Hospital. Industrial uses are located on land south of the Whitehall Street/Hospital Drive intersection while other former industrial land adjacent to downtown is now used for wholesale distribution or warehousing purposes. **Figure 4.1** provides an overview of current land use in the Redevelopment Plan Area.

**Figure 4.1: Redevelopment Plan Area: Current Land Use**

Land Use	Acres	
	Redevelopment Plan Area	Rusher Street Target Area
<b>Commercial</b>	57.8	2.4
<b>Historic</b>	1.2	0.0
<b>Industrial</b>	129.2	6.3
<b>Professional</b>	85.1	0.0
<b>Residential</b>	909.3	45.6
<b>Total</b>	<b>1182.7</b>	<b>54.3</b>

*Source: CSRA RDC*

**Figure 4.1** shows that large portions of the Redevelopment Plan Area remain undeveloped. These areas are characterized primarily by steep ravines and/or low lying land, and are often saturated during periods of heavy rain. Institutional uses consist of schools, recreational property and a public cemetery of 33.9 acres located in the center of the area.

Within the Rusher Street Target Area, the vast majority of properties are utilized for single-family residential use. The area is also interspersed with vacant lots and a scattering of commercial parcels located on Whitehall Street.

**4-A.2. Zoning.**

The City of Washington’s zoning standards are found in Chapter 90 of City Code. The majority of the Redevelopment Plan Area is zoned for residential uses – largely consistent with the existing land use pattern. A breakdown of zoning districts by acreage is illustrated in **Figure 4.2**. **Map 7** shows the location of the various zoning districts in the area.

Much of the developed residential portions of the Redevelopment Plan Area are zoned R-3A (Redevelopment

Residential). The R-3A district is intended to, “...encourage the rehabilitation or redevelopment of existing substandard residential areas of the city.” To accomplish this goal, various housing types are permitted ranging from single-family dwellings and manufactured housing to multi-family structures. In addition, existing lots as small as 3,000 square feet may be redeveloped for single-family residential use. New parcels ranging from 7,500 to 15,000 square feet may be developed for housing depending on the type of unit intended. Dimensional requirements for lots also vary by the type of street that the property fronts.

The C-4 (Heavy Commercial) district is the largest commercial district in the URA, encompassing 43.4 acres. This district is located between Whitehall Street and the downtown area at the terminus of the spur railroad line. The majority of commercial uses operated in this district are consistent with the intent of the district – allowing for wholesale distribution and warehousing uses that require significant land area for indoor and outside storage.

Although more selectively distributed throughout the Redevelopment Plan Area, the C-1 (Neighborhood Commercial) district has a more direct and daily impact on residents that live within the area. Businesses located on C-1 parcels along Whitehall Street provide some of the personal services and goods that residents require on an everyday basis. Other similar convenience businesses can be found on parcels zoned C-2 (Highway Commercial) and M-2 (General Industrial). The P-1 (Professional and Civic) district is applied to city recreational property, the Washington-Wilkes Regional Hospital and surrounding health and social service related offices.

The R-3A (Redevelopment Residential) district is the principal zoning district within the Rusher Street Target Area – encompassing 83.9 percent of the land area. A few commercial

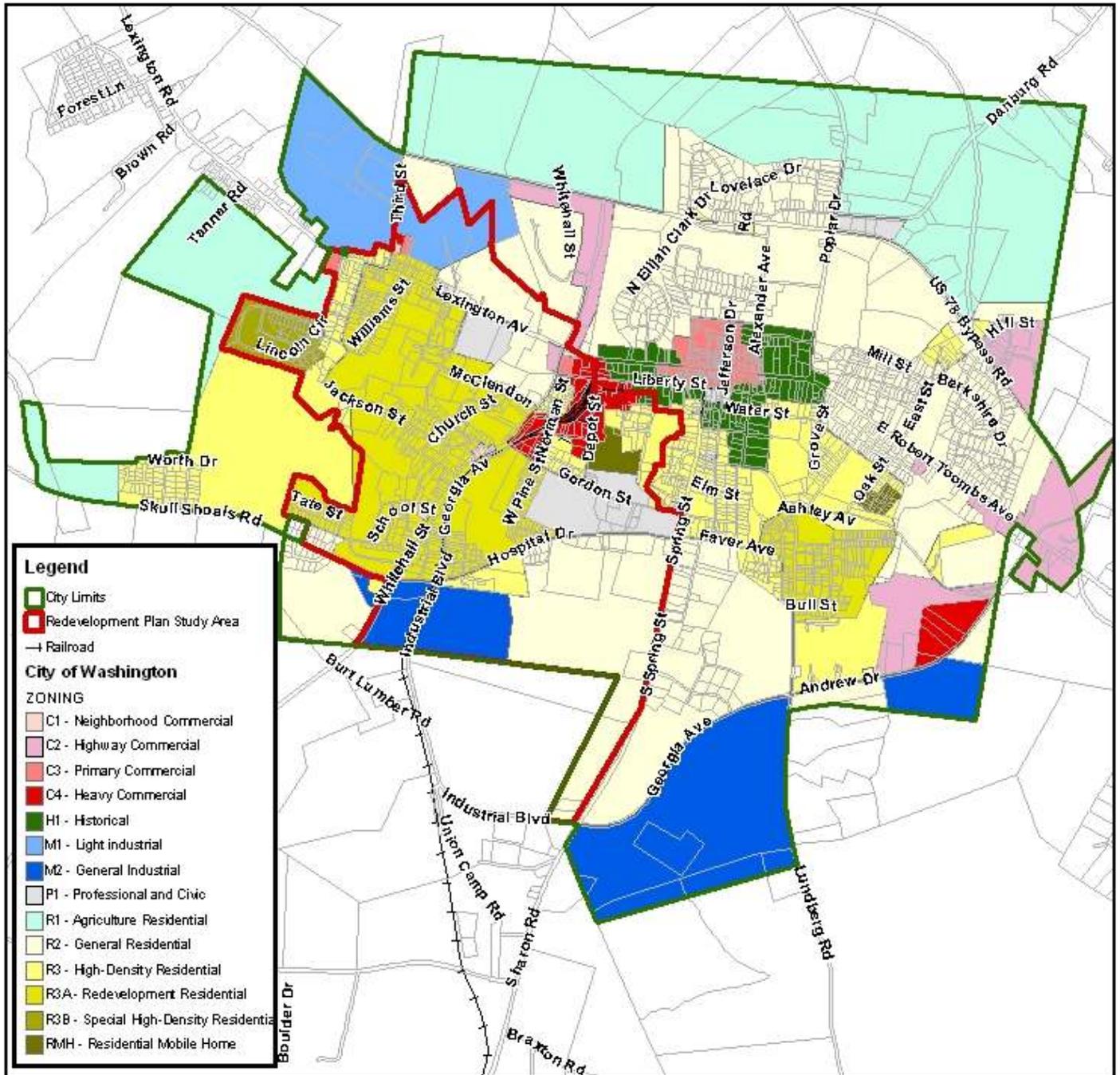
**Figure 4.2: Redevelopment Plan Area: Current Zoning**

Zoning District		Acres	
		Redevelopment Plan Area	Rusher Street Target Area
<b>C1</b>	<b>Neighborhood Commercial</b>	4.9	2.4
<b>C2</b>	<b>Highway Commercial</b>	3.1	0.0
<b>C3</b>	<b>Primary Commercial</b>	6.5	0.0
<b>C4</b>	<b>Heavy Commercial</b>	43.4	0.0
<b>H1</b>	<b>Historic District</b>	1.2	0.0
<b>M1</b>	<b>Light Industrial</b>	44.1	0.0
<b>M2</b>	<b>General Industrial</b>	85.2	6.3
<b>P1</b>	<b>Professional and Civic</b>	85.1	0.0
<b>R2</b>	<b>General Residential</b>	302.7	0.0
<b>R3</b>	<b>High-Density Residential</b>	113.0	0.0
<b>R3A</b>	<b>Redevelopment Residential</b>	433.0	45.6
<b>R3B</b>	<b>Special High-Density Residential</b>	46.7	0.0
<b>RMH</b>	<b>Residential Mobile Home</b>	13.9	0.0
<b>Total</b>		<b>1182.7</b>	<b>54.3</b>

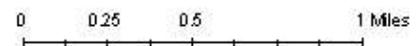
*Source: City of Washington*

# Map 7: Washington Area Zoning Districts

## Southwest Washington Redevelopment Plan



Central Savannah River Area  
Regional Development Center  
GIS Department  
3023 Riverwatch Parkway, Suite A  
Augusta, GA 30907-2016  
www.csrardc.org  
July 2007



Disclaimer of Warranties: The Central Savannah River Area Regional Development Center makes no warranty, representation, or guarantee of any kind regarding either any map, or other information provided herein or the status of such maps or other information. The user expressly acknowledges that the user is relying on the information, advice, or service. The CSRA RDC is not liable in any way for any loss or damage, including any loss or damage to any data or information, caused by the use of the map, or other information, or any other information. The map is provided as a general representation of actual ground features, and is not intended to be used as a highly accurate survey-grade mapping product.

properties along Whitehall Street are zoned C-1 (Neighborhood Commercial) district. Commercial uses south of Hospital Drive are zoned M-2 (General Industrial) district.

### **4-A.3. Public Streets/Facilities.**

Development standards for streets and other public facilities are addressed in Chapter 70 (Subdivisions) of Washington City Code. Chapter 70 only provides standards for public streets. Parallel standards are established for “major streets” and “minor streets” – including rights-of-way, pavement widths, gradients, curves, etc. Curb and gutter is only required on new minor streets. There are no sidewalk requirements in Chapter 70; but, sidewalks may be required at the discretion of the Mayor and City Council.

Washington’s subdivision regulations also address lot and block dimensions for new developments. Other utilities are required to be designed in accordance with the standards established by the applicable responsible agencies. There is no requirement for all utilities – including electric, phone, cable, etc. – to be buried.

### **4-A.4. Building/Property Maintenance/Nuisance Codes.**

Building and construction standards are addressed in Chapter 14 (Buildings and Building Regulation) of Washington City Code. Chapter 14 is brief - referencing enforcement of the most recent versions of the various technical codes published by the Southern Building Code Congress International (now the International Code Congress). Although not expressly listed within Chapter 14 of the City Code, Washington currently enforces the International Property Maintenance Code.

Property nuisances such as weeds, abandoned vehicles, etc., are addressed in Chapter 38 (Health and Sanitation) of City Code. Other public nuisances such as public indecency, disorderly conduct, lewdness, loitering, etc. are addressed in Chapter 46 (Offenses and Miscellaneous Provisions) of City Code.

City Code allows the City of Washington to abate public and property nuisances, and place liens on property when necessary. Furthermore, Section 1-8 of City Code allows for unabated and repeated nuisances that are generated at particular properties to be declared “public nuisances.” While Section 1-8 apparently ties repetitious nuisances to a property - rather than a person - there is no specific language holding the property owner accountable for actions repeatedly caused by other individuals on their property.

## **4-B. Land Use Objectives.**

### **4-B.1. In General.**

Via the public processes outlined in **Chapter 3**, six land use objectives have been established for the entire Redevelopment Plan Area. This Section provides a general overview of the *URP*’s six recommended land use objectives. Further information related to their application is distributed throughout **Chapters 5** and **6** of the *URP*.

**(a.) Land Use Pattern.** The overall land use pattern in the Redevelopment Plan Area and Rusher Street Target Area will not change significantly as a result of plan implementation. There is an adequate mix of residential and non-residential land uses to accommodate the

overall goals of the *URP*. Other than increasing the overall inventory of housing stock in standard condition, significant changes in the *type* of residential and non-residential structures in the area is not necessary.

**(b.) Land Development Ordinances.** Major revisions to the Washington zoning map and zoning text are not necessary to accommodate the goals of the *URP*. While some targeted rezoning of parcels may be necessary over time, the zoning districts that are currently applied throughout the majority of the Redevelopment Plan Area allow for a wide variety of potential residential building types and commercial development. Subdivision and other land development regulations also do not serve as significant barriers to the redevelopment pattern proposed in the *URP*.

Land development regulation amendments will be limited to those dimensional standards (private property and public rights-of-way) that are necessary to apply the city's preferred design pattern as indicated in **Subsection 3-B.1(c), Appendix F** and **Chapter 6**. These revisions will be accommodated via a package of ordinance text amendments and/or the development of overlay, planned development or traditional neighborhood zoning districts.

**(c.) Design Guidelines.** While the replacement or rehabilitation of dilapidated and deteriorated structures within the Redevelopment Plan Area may provide for a marked improvement to current conditions, haphazard design of new buildings may limit the area's full development potential. Without design guidelines, replacement buildings may be designed and located on a site in a manner that is not aesthetically pleasing and fails to attract additional quality private investment. Conversely, the establishment of stringent design guidelines in an area that has exhibited little past development potential may further suppress interest by the private sector.

New development in the Redevelopment Plan Area will be subject to a variety of basic design guidelines based on the ideas generated in **Appendix F** as a result of the design charrette conducted on March 23<sup>rd</sup> and 24<sup>th</sup>, 2007 by the University of Georgia's Center for Community Design. The guidelines have been drafted in recognition of the need to balance uniform design standards with affordability. The City of Washington may choose to apply some – or all – of the design ideas (or similar versions) via zoning overlay districts, restrictive covenants or a series of code amendments. Washington should initially limit the application of prescriptive design standards to the Rusher Street Target Area and individual parcels throughout other portions of the Redevelopment Plan Area that it may acquire as a result of *URP* implementation. Future application of design standards to other areas within or outside of the Redevelopment Plan Area should be considered by Washington on a case-by-case basis only after the community can become familiar with the resulting style of development.



Design guidelines can balance the need for redevelopment that is sensitive to historic housing patterns, yet conducive to modern materials that are affordable and energy efficient. (Image Courtesy of the University of Georgia, Center for Community Design)

**(d.) Low-to-Moderate Density Development.** Consistent with existing residential patterns, housing development in the Redevelopment Plan Area directly associated with the implementation of the *URP* will remain fairly low in density. Lot sizes for single-family development will vary between existing minimums permitted in the R-3A zoning district and one quarter of an acre. Single-family development will be the principal housing type promoted throughout the area although a mixture of some attached duplex or townhouse development may be permitted as well – particularly on sites consistent with the conceptual site plans found in **Appendix F**.

**(e.) Reduce Dilapidated or Abandoned Structures.** Redevelopment potential is currently inhibited within the Redevelopment Plan Area due to the wide distribution of dilapidated and major deteriorated structures, and vacant/abandoned structures. There is little incentive for a property owner of a standard or minor deteriorated structure to make a significant investment in the property when appraised values will remain suppressed due to the close proximity of dilapidated and/or abandoned structures and property. *URP* implementation measures will include steps for the reduction of dilapidated, major deteriorated and/or abandoned building inventory. Elimination of this blighting factor may encourage privately-initiated reinvestment in surrounding property.

**(f.) Abate Non-Conforming Uses.** A handful of commercial properties in the study area attract a large number of the community's police call for services. A review of current city zoning regulations indicates that minor adjustments to the city's non-conforming use standards may enable Washington to more pro-actively abate non-conforming uses that are the sources for repetitive city code violations.

### **4-B.2. Integration of Land Use Objectives.**

The land use objectives identified in this Chapter will be applied in a manner that supports the overall *URP* goals. While the six land use objectives may not be directly referenced in the remaining chapters of the *URP*, implementation of Plan strategies will be consistent with them.



# **CHAPTER 5:**

## ***PLAN GOALS AND STRATEGIES***

**5-A. In General.**

Previous Chapters of the *Southwest Washington Urban Redevelopment Plan (URP)* address project background, indicators of blighted condition and methods for soliciting public input during the planning process. As with the generalized land use objectives outlined in **Chapter 4**, this chapter of the *URP* confirms intended plan outcomes.

Within **Chapter 5**, major topics and issues related to each of the five *URP* goals are analyzed. Recommendations on how to address the topics and issues presented within each goal are also provided. Finally, potential partners are identified to assist the City of Washington in implementing *URP* recommendations. **Chapter 5** and **Chapter 6** (Plan Implementation) must be used in conjunction to fully understand the intended outcomes of the *URP*.

**5-B. Confirmation of Goals.**

**Chapter 2** of the *URP*, and a subsequent resolution adopted by Washington City Council establish the boundaries for the Redevelopment Plan Area. Within the Redevelopment Plan Area (and the smaller Rusher Street Target Area), **Chapter 2** also listed five preliminary plan recommendations. Following extensive public input, the preliminary plan recommendations have been confirmed as the official goals of the *URP*.

The five goals of the Southwest Washington Redevelopment Plan are:

- A. Promote Mixed-Income Housing Redevelopment.**
- B. Improve Street Utilities.**
- C. Abate Nuisance Properties.**
- D. Promote Neighborhood Commercial Development.**
- E. Provide Resident Education Opportunities Linked to other Plan Goals.**

A brief overview of all five goals is located in the “findings of necessity” report located in **Chapter 2, Section C.2**).

**5-C. Issues and Recommendations by Goal.**

Throughout the data collection and public input process, numerous issues were raised by the general public and the advisory committee related to implementation of the five *URP* goals. **Section 5-C** addresses key issues related to each of the five goals which must be addressed to facilitate successful plan implementation. The section also provides an overview of many of the key recommendations that form the basis of the implementation program found in **Chapter 6**. Together, the issues and recommendations addressed in this section, and the implementation parameters contained in **Chapter 6, Section B** form the final “*Southwest Washington Urban Redevelopment Plan - Work Program/Implementation Schedule*.”

**Goal #1: Promote Mixed-Income Housing Redevelopment.**

**Topic A: Creation of a Housing Market**

**Issue:** Existing conditions in the Redevelopment Plan Area do little to attract housing investment – either through rehabilitation or new construction.

**Findings:**

- The *2006 Housing Needs Assessment* identifies a large concentration of major deteriorated and dilapidated housing throughout the Redevelopment Plan Area.
- The *2006 Housing Needs Assessment* shows pockets where major deteriorated and dilapidated housing stock make up a large proportion of housing in confined areas.
- The findings in Chapter 2 of the *URP* illustrate excessively low building and land values in the Rusher Street Target Area which exhibits some of the City’s worst housing conditions.
- Few residential building permits for new housing starts have been obtained within the municipal limits within the last six years.
- Some of Washington’s worst nuisance properties are located at major intersections and along gateways to the city.
- Housing redevelopment efforts focused on scattered sites can take a significant amount of time to gain traction and provide an incentive for private investment, but will not quickly address Washington’s desire to reestablish its gateways.
- The City of Washington would like to concentrate housing redevelopment efforts on some of its worst sites with the lowest potential for privately initiated reinvestment.
- Private reinvestment in areas such as Rusher Street will take encouragement from the public sector in the form of site clearance and infrastructure improvements.

**Recommendations:**

- Focus intensive redevelopment efforts in the Rusher Street Target Area to include the acquisition and clearance of property, and the consolidation of parcels.
- In advance of potential Community Development Block Grant (CDBG) funding for redevelopment activities in the Rusher Street Area, budget a small amount of city funds to begin city activity.
- Secure waiver of fee agreements from operators of solid waste handling facilities for the affordable disposal of demolished dilapidated structures and initiate acquisition and clearance activities.
- Adopt a development moratorium in the Rusher Street Target Area (See Chapter 6).
- Prepare design standards for the Rusher Street Target Area (See Chapter 6).
- Prepare a conceptual site plan for portions of the target area that includes an estimate on the cost of infrastructure relocation, improvement and construction. Engage property owners and residents during preparation of the concept plan.
- Engage Rusher Street Target Area property owners – particularly those who own standard and minor deteriorated property to solicit their participation in the conceptual development plan by voluntarily agreeing to sell portions of property that will ensure a consistent final lot layout.
- Prepare application for CDBG funding of acquisition, clearance and infrastructure improvement activities in the Rusher Street Target Area.
- Submit a Neighborhood Revitalization Strategy to Georgia DCA concurrently with the City’s first-year Community HOME Investment Program (CHIP) and CDBG submittals.
- Apply for additional CDBG funds in future funding cycles.

**Partnerships:**

- **City of Washington:** The redevelopment plan manager and building official will oversee property acquisition and clearance activities, and work with an engineer to prepare a site plan consistent with desired design standards. The redevelopment plan manager will also work with property owners to encourage participation in the city’s redevelopment efforts.
- **CSRA Regional Development Center:** The CSRA Regional Development Center can prepare CDBG grant and Neighborhood Revitalization Strategy applications. Staff can also prepare zoning ordinance and subdivision regulation amendments to incorporate formal design standards.
- **Washington-Wilkes Housing Authority, W.T. Lamb Inc.:** May provide for resident relocation assistance if necessary.
- **Wilkes County:** Can void tipping fees for demolitions related to city redevelopment activities.

**Issue:** Washington should partner with a private home builder for the construction of new affordable housing units on city-acquired property.

**Findings:**

- Discussions with the IMPACT Group (a Georgia DCA recognized home buyer education agency) indicate that



**Goal #1: Promote Mixed-Income Housing Redevelopment.**

there are pre-approved income-eligible families that can not find decent affordable housing units within the city of Washington to purchase.

- City activities should focus on creating an affordable housing market on properties that it acquires.
- City consolidation of properties in a small geographic area such as the Rusher Street Target Area will help entice prospective private home builders by creating a “critical mass” of potential building parcels.
- The Georgia *Urban Redevelopment Act* (Sec. 36-61-10) allows local governments to work directly with a private developer for residential (and other) uses rather than requiring that such transfer occur through a development authority.
- City-initiated acquisition of property in accordance with the Georgia *Urban Redevelopment Act* is more feasible than private acquisition due to cloudy title, property contamination and liability issues associated with acquisition and demolition activities.
- Sale of city-acquired properties to a private developer will release the city from the possibility of having to assume the role of landlord and places the property back on the tax rolls.

**Recommendations:**

- Consolidate acquired properties in the redevelopment plan area and prepare an RFP for home builders to bid on development rights in the Rusher Street Target Area.
- Accept bids for city-acquired properties outside of the Rusher Street Target Area for the construction of new housing units (affordable or market rate depending on funding source for city acquisition and clearance activities) as soon as feasible. Sale will be subject to restrictive covenants requiring consistency with design standards.
- Rezone property to a planned development district, traditional neighborhood development district or design overlay in the Rusher Street Target Area or apply restrictive covenants prior to sale to private development interests in order to guarantee preferred development design (See Chapter 6).
- Conduct a pre-bid conference with participation by the Georgia Department of Community Affairs to include an overview of the Single Family Development program in order to increase bidder interest.
- Apply additional safeguards during property transfer to ensure that a minimum number and percentage of units are made available for participants in the city’s affordable housing programs.
- Determine whether to bid all or only a portion of the redevelopment area at a specific time to gauge the performance of the initial home builder.

**Partnerships:**

- **City of Washington:** The redevelopment plan manager will coordinate the RFP process. The City attorney will prepare restrictive covenants consistent with design standards if the city opts to not rezone the property in advance.
- **CSRA Regional Development Center:** |CSRA Regional Development Center staff can assist in the RFP process and in the preparation of restrictive covenants for the property. Staff can also prepare zoning ordinance and subdivision regulation amendments to incorporate formal design standards.
- **Georgia Department of Community Affairs (DCA):** May provide input on the RFP process to ensure that submitted proposals are consistent with development parameters tied to DCA administered programs, and can assist in generating bid interest by marketing the Single-Family Development program.

**Topic B: Housing Rehabilitation**

**Issue:** There are many homes throughout the redevelopment area that are in standard or minor deteriorated condition and can be repaired or rehabilitated rather than demolished.

**Findings:**

- The majority of housing redevelopment activities proposed in the *URP* are concentrated in the Rusher Street Target Area.
- There are many low-income homeowners throughout the entire Redevelopment Plan Area that reside in housing that requires only minor repairs to meet building code standards for health and safety.
- Deferred maintenance on existing minor deteriorated homes often occurs due to a lack of resources or knowledge about the home equity lending process.
- Continued deferred maintenance on minor deteriorated homes may result in major deterioration of the structure if left unaddressed – increasing Washington’s inventory of nuisance properties.
- The Georgia Department of Community Affairs administers CHIP funds which may be used by a local government to create a housing rehabilitation loan program. Such funds must be used in conjunction with repairs that are necessary to meet minimum building codes.
- U.S.D.A. Rural Services administers loans that may be used by income-eligible homeowners to finance the all or a portion of the cost of housing rehabilitation.

**Goal #1: Promote Mixed-Income Housing Redevelopment.**

**Recommendations:**

- Recruit owner-occupants of minor deteriorated homes to participate in a city-initiated low-interest housing rehabilitation loan program. Conduct program education and recruitment at a cyclical city housing expo/workshop (See Goal 5 recommendations).
- Pre-approve income-eligible program participants via their participation in a credit-counseling workshop and preliminary credit report.
- Conduct a handful of inspections of income-eligible householder’s residences to gauge the average cost of rehabilitations. The estimated average cost can serve as a benchmark during CHIP application for funding to create the loan program.
- Identify owner-occupied units that may only need minor repairs and can be addressed through loans from the U.S.D.A. Rural Service’s Section 504 loan program.
- Recruit local lending institutions to assist in home equity lending paperwork that is generated as part of rehabilitation loan program implementation. Secure commitments for publicly supported or traditional gap financing for participants whose overall rehabilitation costs may exceed the estimated cost of repairs.
- Apply for CHIP funds (administered by the Georgia Department of Community Affairs) to create a city-administered low-interest housing rehabilitation loan program.
- Submit a Neighborhood Revitalization Strategy to Georgia DCA concurrently with the City’s first-year CHIP and CDBG submittals.
- Apply for additional CHIP funding in future application cycles and apply for US HUD’s Rural Housing and Economic Development program funding. If possible, the low-interest rehabilitation loan program should be structured as a revolving loan program.

**Partnerships:**

- **City of Washington:** The redevelopment plan manager will coordinate a housing expo/workshop and administer a low-interest housing rehabilitation loan program. The city building official can conduct all necessary inspections related to such a program.
- **CSRA Regional Development Center:** The CSRA Regional Development Center can prepare CHIP grant and Neighborhood Revitalization Strategy applications.
- **Local Lending Institutions:** Can guarantee the completion of affordable housing rehabilitation by making available a line of credit for low-interest home equity loans to provide gap financing for repairs that exceed the costs allocated by a CHIP-funded rehabilitation program. Can also offer in-kind services to process mortgage lending paperwork for participants in any established city affordable housing purchase or rehabilitation program.
- **U.S.D.A. Rural Services:** Can partner with the City of Washington and local lending institutions by providing access to Section 504 loans that may be coupled with the City’s planned loan interest rehabilitation loan program.

**Topic C: Prospective Homeowners**

**Issue:** A pool of eligible homeowners must be generated to participate in pending affordable housing construction and rehabilitation programs.

**Findings:**

- Public funds to be used by the City of Washington are intended for nuisance abatement, property acquisition and consolidation, site clearance and infrastructure improvements.
- The City of Washington will also work with the Georgia Department of Community Affairs to assist a prospective homebuilder with financing to make new housing units affordable to low-to-moderate income households.
- The IMPACT Group (a Georgia DCA recognized home buyer education agency) has already identified a pool of credit-worthy householders who may potentially purchase affordable housing units constructed via a city/developer agreement; but, such families will also need public financing assistance.
- Federal and state funds secured by the city for housing redevelopment efforts can be used more efficiently if program participants have been identified prior to program implementation.
- The Georgia Department of Community Affairs’ Georgia Dream Homeownership program provides first mortgage loan financing to income eligible first-time home buyers.
- The Georgia Dream Homeownership program provides a second mortgage loan financing package to income eligible first time home buyers that covers down-payment and closing costs related to the purchase of a home. Maximum loan amounts vary depending on occupation (ex. additional incentives to individuals who work in health care, education, public protection, etc.)
- The Georgia Department of Community Affairs’ Single-Family Development program provides deferred payment loans of up to \$20,000 for income eligible first time homebuyers to put toward the purchase of a



**Goal #1: Promote Mixed-Income Housing Redevelopment.**

home. Single-Family Development program loans may be coupled with traditional mortgage loans or other subsidized lending programs.

- The U.S.D.A. Rural Services office provides Section 502 guaranteed and direct loans that can be used by all income eligible homebuyers for the purchase of a single-family home.

**Recommendations:**

- Coordinate Georgia Department of Community Affairs and U.S.D.A. participation in cyclical housing expo/workshops to enroll potential program participants into the City's affordable housing programs.
- Work with local lending institutions to access lines of credit for gap financing, and to enroll them as participating lenders for the Georgia Department of Community Affairs' Georgia Dream Homeownership program.
- Solicit the commitment of large local employers to establish down-payment assistance programs that can meet at least the most basic down payment and closing cost requirements that an individual would have to meet in order to participate in Georgia Department of Community Affairs' lending programs.

**Partnerships:**

- **City of Washington:** The redevelopment plan manager will coordinate placement of program applicants into new or rehabilitated affordable housing units, and oversee participant's long-term adherence to their mortgage obligations.
- **Georgia Department of Community Affairs:** Can participate in housing expo/workshops and assist in enrolling prospective home buyers in applicable loan programs administered by the Department.
- **Home Buyer Education Agency (Recognized by Georgia DCA):** Can conduct home buying education courses, credit counseling and assist in pre-approving program participants for mortgage loans.
- **Local Lending Institutions:** Can guarantee the purchase of an affordable housing unit by a first-time homebuyer by guaranteeing a line of credit for second mortgages that can provide gap financing for down payments and closing costs. Can also offer in-kind services to process mortgage lending paperwork for participants in any established city affordable housing purchase or rehabilitation program.
- **Major Community Employers:** Can provide down payment assistance stipends to employees attempting to purchase an affordable housing unit.
- **U.S.D.A. Rural Services:** Can partner with the City of Washington and local lending institutions by providing access to Section 504 loans that may be coupled with the City's planned loan interest rehabilitation loan program.

**Goal #2: Improve Street Utilities.**

**Topic A: Rusher Street Target Area**

**Issue:** Mixed-income housing redevelopment in the Rusher Street Target Area must include infrastructure improvements that entice private housing investment.

**Findings:**

- Most streets within the Rusher Street Target Area are narrow and lack adequate storm drainage.
- Other above ground utilities such as overhead power lines are unsightly.
- The combined functional and aesthetic deficiencies of Rusher Street Target Area utilities do not encourage private reinvestment in the area.
- Chapter 70 of Washington City Code (Subdivisions) establishes municipal street design and construction standards.
- A Rusher Street Target Area redevelopment as envisioned throughout the *URP* may require the relocation and realignment of portions of the street – thereby requiring adjustments to underground utilities as well.
- Costs associated with new or improved infrastructure can significantly increase overall development costs and reduce profit margin. In an area such as Rusher Street – where property value is already low – private financing of new infrastructure is not feasible.

**Recommendations:**

- Property acquisition efforts in the Rusher Street Target Area must at least include land to be designated as new street right-of-way for a realigned and/or widened Rusher Street. Similar activities should be considered for Washington Street, Georgia Avenue and Center Street as well.
- Apply for CDBG funds to finance right-of-way acquisition and infrastructure improvements.
- Adopt design standards and revisions to city subdivision regulations that allow for neighborhood-friendly street design with narrow travel lanes, on-street parking, planting strips, curb extensions and wide sidewalks.
- Reconstruct Rusher Street Target Area streets according to neighborhood-friendly street design standards with CDBG funds and local match.
- Incorporate landscaping and pedestrian features into Rusher Street Target Area streets using Traffic Enhancement funds administered by the Georgia Department of Transportation.
- Require home builders to meet preferred street access and spacing standards when constructing housing units in the Rusher Street Target Area (See Goal 1, Topic A).

**Partnerships:**

- **CSRA Regional Development Center:** The CSRA Regional Development Center can revise subdivision regulations to include neighborhood-friendly street design standards.

**Topic B: Redevelopment Plan Area**

**Issue:** Many street segments throughout the Redevelopment Plan Area lack adequate storm drainage, pedestrian facilities or pavement widths.

**Findings:**

- Many streets throughout the Redevelopment Plan Area exhibit the same conditions described on Rusher Street Target Area streets (Goal 2, Topic A).
- Revisions to Chapter 70 of Washington City Code (Subdivisions) creating neighborhood-friendly street standards can be applied city-wide or be allowed on a case-by-case basis.

**Recommendations:**

- Revised street standards for local residential streets and collector streets should be applicable city-wide.

**Partnerships:**

- **CSRA Regional Development Center:** The CSRA Regional Development Center can revise subdivision regulations to include neighborhood-friendly street design standards.

**Goal #3: Abate Nuisance Properties.**

**Topic A: Property Maintenance**

**Issue:** Abate vacant, dilapidated and unsafe structures through city action that may include measures to secure or demolish the structure.

**Findings:**

- Open and dilapidated, and/or structurally unsafe structures are hazards for residents of southwest Washington.
- Chapter 14 of Washington City Code (Buildings and Building Regulation) defines the conditions that constitute an unsafe structure. Within Chapter 14, deference is made to the International Property Maintenance Code for rules, conditions and abatement procedures related to unsafe buildings.
- The International Property Maintenance Code is often ambiguous when referring to enforcement procedures for the abatement/demolition of unsafe structures.
- Current city policy on the abatement of dilapidated and unsafe structures is primarily per-complaint.
- The International Property Maintenance Code also provides the City of Washington with the minimum maintenance standards pertaining to all structures.

**Recommendations:**

- Revise Chapter 14 of Washington City code to provide clear procedural requirements for the enforcement of building maintenance codes related to vacant unsafe and/or dilapidated structures and subsequent enforcement procedures.
- Review the minimum buildings standards within the International Property Maintenance Code and incorporate more detailed standards within Chapter 14 of Washington City Code as necessary.
- Adopt a policy of pro-active code enforcement for properties within and in the vicinity of the Rusher Street Target Area and any other targeted areas.
- During and after adoption of updated codes and policies related to dilapidated and unsafe structures, property owners must be provided an “amnesty” period in which they have the opportunity to meet new code requirements prior to pro-active enforcement by the City.

**Partnerships:**

- **CSRA RDC:** The CSRA RDC has the resources to draft and amend city ordinances.

**Issue:** Provide home owners of residences in need of minor renovations with access to public funding for repairs.

**Findings:**

- The majority of redevelopment plan activities are initially focused on the Rusher Street Target Area. There should be financial support to homeowners in other portions of the Redevelopment Area.
- There are many owner-occupied housing units throughout the Redevelopment Area that need only minor repairs to meet minimum building code requirements and improve residents’ quality of life.
- Lacking assistance for minor repairs, many householders may not be able to avoid continued deterioration of their properties – creating more structural property nuisances.

**Recommendations:**

- Create a low-interest housing rehabilitation loan program for the Redevelopment Area utilizing CHIP funds.
- Target the rehabilitation loan program to owner-occupied residential property to ensure that the program reaches households with a vested interest in the neighborhood rather than investors who have let their property deteriorate.
- To extend the use of potential CHIP funds, focus the rehabilitation program on structures that are in need of minor repairs.
- Consistent with federal and state funding sources, eligible applicants must meet income and credit-worthiness guidelines.
- Provide program eligibility preference to householders that have been pre-qualified through homebuyer and financial fitness workshops (See Goal #5).
- Consistent with federal and state funding sources, eligible repairs are limited to those items necessary to bring the home into compliance with local building codes.
- Link the rehabilitation loan program to gap financing options discussed in Goal #1.

**Partnerships:**

- **CSRA RDC:** See Goal 1, Topic B
- **Private Lending Institutions:** See Goal 1, Topic B
- **USDA Rural Services:** See Goal 1, Topic B

**Issue:** Reduce property (non-structural) nuisances within the Redevelopment Area such as weeds, trash, abandoned vehicles, etc.



**Goal #3: Abate Nuisance Properties.**

**Findings:**

- Repetitive property nuisances concentrated within a neighborhood create an atmosphere that discourages investment and depresses property values.
- Chapter 38 of Washington City Code (Health and Sanitation) defines the actions that constitute a property nuisance. Within Chapter 38, deference is made to the International Property Maintenance Code when defining property conditions that constitute a nuisance.
- Section 1-8 of Washington City Code allows the City of Washington to abate repeated nuisances that are generated at a particular property.
- Current city policy on nuisance abatement is primarily per-complaint.
- Much of Chapter 38 of Washington City Code is difficult to enforce because property nuisance standards within the International Property Maintenance Code are often ambiguous and left to the local community to determine. In some instances, Chapter 38 does not adequately define the measure for what constitutes a property nuisance (ex. weed height, rodent harborage, etc.)
- While the City has intermittently attempted to enforce some property maintenance violations, no action has been forwarded to circuit court.

**Recommendations:**

- Revise Chapter 38 of Washington City Code to more clearly define various property nuisances and subsequent city enforcement procedures.
- Adopt a policy of pro-active code enforcement for properties within and in the vicinity of the Rusher Street Target Area and any other targeted areas.
- During and after adoption of updated codes and policies related to non-structural property nuisances, property owners must be provided an “amnesty” period in which they have the opportunity to meet new code requirements prior to pro-active enforcement by the City.

**Partnerships:**

- **CSRA RDC:** The CSRA RDC has the resources to draft and amend city ordinances.

**Topic B: Public Nuisances**

**Issue:** Reduce public nuisances within the Redevelopment Area such as public indecency, disorderly conduct, lewdness, loitering, etc.

**Findings:**

- Repetitive public nuisances concentrated within a neighborhood create an atmosphere that discourages investment and depresses property values.
- Chapter 46 of Washington City Code (Offenses and Miscellaneous Provisions) defines the actions that constitute a public nuisance.
- Section 1-8 of Washington City Code allows the City of Washington to abate repeated public nuisances that are generated at a particular property.
- Section 1-8 does not contain language holding the property owner accountable if repeated public nuisances are being generated from their property.
- Current city policy on nuisance abatement is primarily per-complaint.
- Although Section 1-8 allows the city to place a lien on properties declared “public nuisances,” such an action does not often abate illegal behaviors and activities that are being generated at the property.
- An increasing number of communities have adopted public nuisance ordinances that hold a property owner responsible for the repetitious negative behavior of individuals at their property. Such ordinances may include provisions that revoke a building’s certificate of occupancy for a property owner’s failure to address illegal behavior at their property.

**Recommendations:**

- Revise Chapter 46 of Washington City Code through the adoption of a “public nuisance ordinance.”
- The public nuisance ordinance will focus on the illegal behavior and activity that occurs at a property – rather than physical property maintenance issues.
- Incorporate the revocation of a certificate of occupancy as a potential penalty within the public nuisance ordinance.

**Partnerships:**

- **CSRA RDC:** The CSRA RDC has the resources to draft city ordinances and amendments to existing ordinance provisions.
- **City of Washington:** Coordination between the Washington Police Department and Building Inspector is necessary to document repeated City Code violations occurring at particular properties.

**Issue:** Reduce the number of non-conforming land uses in the Redevelopment Area.



**Goal #3: Abate Nuisance Properties.**

**Findings:**

- Some commercial properties in the study area serve as principal sources of police calls for service.
- Some commercial properties are also principal sources of loitering, public drunkenness, peace disturbances, etc.
- A few of the commercial properties generating police calls for service may be considered non-conforming uses per Chapter 90 (Art. VI, Div. 2) of Washington City Code (Zoning).
- Chapter 46 of Washington City Code (Offenses and Miscellaneous Provisions) prohibits nuisance behaviors.
- Section 90-678 of Washington City Code (Zoning) allows for the discontinuation of non-conforming uses only if such use has not been operated on the property in question for a period of 12 months.
- Many communities link the right to operate a non-conforming use with compliance to all city codes and ordinances.

**Recommendations:**

- Amend Section 90-678 of Washington City Code (Zoning) to allow for the discontinuation of non-conforming uses upon violation of any city ordinance.
- Enforcement of an amended Section 90-678 can be linked to the enforcement of an amended Chapter 46 (relating to public nuisances).

**Partnerships:**

- **CSRA RDC:** The CSRA RDC has the resources to draft city ordinances and amendments to existing ordinance provisions.
- **City of Washington:** Coordination between the Washington Police Department and Building Inspector is necessary to document repeated City code violations occurring at sites of non-conforming uses.

**Goal #4: Promote Neighborhood Commercial Development.**

**Topic A: Contaminated Property**

**Issue:** Mitigate environmental hazards on properties throughout the southwestern portion of Washington in order to increase nonresidential investment potential.

**Findings:**

- The City of Washington applied for two community-wide EPA Brownfield Assessment Grants in December, 2006.
- The City of Washington was awarded a \$200,000 community-wide Petroleum Brownfield Assessment Grant by the US Environmental Protection Agency. A community-wide Hazardous Brownfields Assessment Grant was not awarded.
- The city’s federally funded brownfield assessment project extends until September 30, 2010, and includes four properties - some of which are located in the Redevelopment Plan Area (Including the Whitehall Service Station – identified in the grant application as the highest priority.)
- Washington’s brownfield assessment process will begin in October, 2007. Phase 1 assessments (review of records) will be conducted on multiple properties. Phase 2 assessments (soil sampling) will be conducted on all properties documented as potentially hazardous (depending on remaining funding).
- Washington will reapply for a community-wide Hazardous Brownfield Assessment Grant during the next available funding cycle.
- Washington is beginning public outreach efforts to encourage property owner participation in the city’s efforts to assess properties determined to contain hazardous substances.

**Recommendations:**

- While the City’s brownfield assessment and clean-up effort is city-wide, prioritize Phase 2 assessments on qualifying property within the boundaries of the Redevelopment Plan Area.
- Reapply for the Hazardous Brownfield Assessment Grant.
- Acquire property confirmed as contaminated by Phase 2 assessment report and prepare a corrective action plan for the property consistent with the Georgia Hazardous Site Reuse and Redevelopment Act.
- Apply for Brownfield Clean-Up grant funds based on the identified need or hazardous substance abatement on properties within the Redevelopment Plan Area.
- Clean-up documented brownfield property in the Redevelopment Plan Area focusing initially on property with title issues or delinquent taxes.

**Partnerships:**

- **Washington-Wilkes Chamber of Commerce:** The Washington-Wilkes Chamber of Commerce has the resources to pro-actively market the city’s business retainment and recruitment efforts (including brownfield abatement) to a state-wide audience to increase interest in commercial/industrial investment in the Redevelopment Plan Area.
- **Washington-Wilkes Payroll Development Authority:** The Washington-Wilkes Payroll Development Authority should continue to lead the city’s economic development activities including brownfield assessment and clean-up efforts. The development authority should also assume the role of working with property owners to acquire brownfield property and sell the property following hazardous material abatement.

**Topic B: Underutilized Commercial Property.**

**Issue:** Increase incentives for investment in existing non-residential properties located within southwest Washington.

**Findings:**

- Data compiled in Chapter 2 of the *URP* suggests that southwest Washington residents do not purchase most commodities within the Redevelopment Plan Area.
- Southwest Washington residents have access to a wide variety of retail services within the municipal limits , or in close proximity.
- While the Redevelopment Plan Area comprises roughly 25 percent of the city’s entire land area – including two major gateway corridors (Lexington Avenue, Whitehall Street) – very few commercial building permits are issued for the area.
- There is a significant amount of existing commercial and industrial property in the Redevelopment Plan Area that is not being utilized. Additional conversion of residentially zoned property to non-residential zoning should only occur selectively.
- Recent business license records indicate few commercial service businesses in the area. Many of the licensed businesses in the study area are for home-occupations in which services are actually performed off-site.



**Goal #4: Promote Neighborhood Commercial Development.**

- Most of the Redevelopment Plan Area is comprised of census blocks containing a poverty rate of 20 percent or more. With adoption of the redevelopment plan, most of the Redevelopment Plan Area is suitable for the creation of districts offering tax incentives for job creation.

**Recommendations:**

- Create the conditions for the expansion of existing businesses within the Redevelopment Plan Area. Recruitment efforts for new businesses in southwest Washington should be focused on properties bordering the central business district to bolster downtown while providing more services in closer proximity to southwest Washington residents.
- Establish an enterprise zone for portions of the Redevelopment Plan Area in order to allow for businesses to take advantage of property tax abatement (including municipal and school district) and to determine the boundaries of where the City will apply business license and building permit fee waivers.
- Following enterprise zone establishment, establish a Georgia Opportunity Zone for a smaller area in order to maximize the accessibility to job tax credits for a wider variety of business enterprises.
- Waive building permit and inspection fees in the Redevelopment Plan Area for commercial building expansions of existing businesses or for the creation of new businesses that will generate at least five new jobs.
- Waive annual business license fees for existing or new businesses with the boundaries of the opportunity zone.
- Coordinate with the Washington-Wilkes Chamber of Commerce to market the tax, and permit fee incentives for business creation in the applicable portions of the Redevelopment Plan Area.
- Evaluate the effectiveness and continued need for municipal permit waivers for businesses in the Redevelopment Plan Area at the completion of the initial five-year *URP* implementation period.

**Partnerships:**

- **City of Washington:** The redevelopment plan manager and building official should coordinate with the Washington-Wilkes Payroll Development Authority to determine the scale and applicability of business license and commercial building permit fee waivers.
- **Washington-Wilkes Chamber of Commerce:** The Washington-Wilkes Chamber of Commerce has the resources to pro-actively market the city's business retainment and recruitment efforts (including tax incentives and city fee waivers) to a state-wide audience to increase interest in commercial/industrial investment in the Redevelopment Plan Area.
- **Washington-Wilkes Payroll Development Authority:** The Washington-Wilkes Payroll Development Authority should continue to lead the city's economic development activities including preparation of documentation for the creation of enterprise and opportunity zones. The development authority should also assume the role of assisting businesses with paperwork related to tax incentives.

**Goal #5: Provide Resident Education Opportunities Linked to Other Plan Goals.**

**Topic A: Homebuyer Education and Credit Counseling**

**Issue:** Eliminate the educational and fiscal barriers that inhibit the ability of Washington residents to participate in homeownership activities.

**Findings:**

- The regional office of the IMPACT Group, a non-profit agency, has been conducting homebuyer education and credit counseling courses in Wilkes County for over the past year.
- The IMPACT Group indicates that they maintain a list of credit-worthy low-income residents from Wilkes County that have completed their courses but are unable to find a suitable housing unit for purchase.
- Redevelopment plan survey results reveal that there are still many residents in southwest Washington that don't understand the home buying process or do not believe that they can qualify for a mortgage loan.

**Recommendations:**

- Organize a cyclical homebuyer's workshop and expo that emphasizes enrollment in the IMPACT Group's (or other Georgia DCA recognized homebuyer education agency) homebuyer education and credit counseling courses, and provides background on the type of housing programs that the city is developing.
- Recruit local lending institutions to provide mortgage and credit counseling education to low-to-moderate households.
- Coordinate with the IMPACT Group (or other Georgia DCA recognized homebuyer education agency) and local lenders to ensure that all aspects of homebuyer education and credit counseling are addressed in order to build a qualified client base for pending city homeownership and rehabilitation programs.
- Repeat the homebuyer workshop and expo throughout the calendar year to increase the number of qualified householders who may participate in homeownership and rehabilitation programs.
- Apply for US HUD Rural Housing and Economic Development Program funds to be used to help sustain local homeownership counseling efforts

**Partnerships:**

- **City of Washington:** The redevelopment plan manager should coordinate efforts to provide access to homebuyer education, credit counseling and local mortgage lending – either through local service providers and lending institutions or regional non-profit organizations.
- **IMPACT Group (or other Georgia DCA recognized homebuyer education agency):** Conducts homebuyer/homeowner education classes and assists in home purchasing and mortgage counseling. The redevelopment plan manager may coordinate with the regional representative of the selected homebuyer education agency to determine which specific services it may offer Wilkes County residents.
- **Local Lending Institutions:** May work with the redevelopment plan manager to establish locally-based mortgage and credit counseling.

**Issue:** Assist qualified southwest Washington residents as they actively participate in home buying and/or housing rehabilitation loan programs.

**Findings:**

- Qualified householders wishing to access housing rehabilitation loan programs, or purchase new/rehabilitated affordable housing units have limited knowledge of confusing application processes.
- Householders selected for affordable housing program participation often need sustained assistance to ensure that they meet their long-term financial obligations under the applicable programs.
- There are a variety of federal and state financial assistance programs for low-to-moderate individuals seeking to purchase an affordable housing unit or rehabilitate a home.

**Recommendations:**

- Provide education/access to state federal programs at future workshops as new units become available/rehabilitation program comes on-line.
- Establish a process for the redevelopment plan manager to assist individual low-to-moderate applicants with paperwork related to home purchasing and/or rehabilitation programs established by the City via CDBG and/or CHIP funds.
- Recruit local lenders to make lines of credit available for gap financing to low-to-moderate income home purchasers that are participating in City programs but require a small amount of traditional funding to make the project feasible.
- Recruit representatives of local lending institutions to assist in processing applicants' mortgage lending paperwork in accordance with the applicable federal and/or state funded home buying or rehabilitation programs established by the city.

**Goal #5: Provide Resident Education Opportunities Linked to Other Plan Goals.**

**Partnerships:**

- **City of Washington:** Must manage individual applications for participation in publicly-funded affordable housing programs throughout the redevelopment area.
- **Georgia Department of Community Affairs:** Representatives of the Georgia Department of Community Affairs (DCA) may assist the City of Washington by educating the public on state homebuyer's assistance programs such as the Single-Family Development Program and Georgia Dream Homeownership Program. The redevelopment plan manager may also coordinate directly with DCA staff when assisting potential applicants in completing paperwork for participation in these DCA gap financing, low interest loan and down-payment assistance programs.
- **Local Lending Institutions:** Can participate in the City's affordable housing efforts by working with Georgia DCA to become a local lender for the Georgia Dream Homeownership program. Can also help guarantee the completion of affordable housing rehabilitation by guaranteeing a line of credit for low-interest home equity loans that can provide gap financing for repairs that exceed the costs allocated by a CHIP-funded rehabilitation program. Can also offer in-kind services to process mortgage lending paperwork for participants in any established city affordable housing purchase or rehabilitation program.
- **U.S.D.A. Rural Services:** Can partner with the City of Washington and local lending institutions by providing access to Section 502 loans for the purchase of a home by qualified homebuyers; or, Section 504 loans that may be coupled with the City's planned loan interest rehabilitation loan program.

**SW Washington Urban Redevelopment Plan**



**CHAPTER 6:**  
***PLAN IMPLEMENTATION***



### 6-A. Plan Implementation Overview.

The Georgia *Urban Redevelopment Act* requires that an urban redevelopment plan include a workable strategy for implementation. The strategy outlined in **Chapter 6** includes a five year implementation schedule. Within the schedule, implementation steps are linked to: **A)** The plan goals established in preceding chapters; **B)** Funding sources; and, **C)** Geographic areas. The implementation schedule lists most tasks chronologically (with the exception of ongoing activities) - assuming the successful completion of each consecutive task.

The *Southwest Washington Urban Redevelopment Plan (URP)* implementation schedule is subject to the parameters identified within this chapter. Most of the implementation parameters address required components referenced in the Georgia *Urban Redevelopment Act* such as: designation of an implementing agency, parcels subject to public acquisition, structures subject to demolition or rehabilitation, potential resident relocation, private partnerships and financing, infrastructure and property restrictions, etc. The implementation parameters also address other issues unique to the conditions in Washington.

While some of the necessary *URP* implementation steps will vary over time due to changing conditions, Washington should make every effort to adhere to the parameters and schedule outlined within this chapter.

### 6-B. Implementation Parameters.

#### 6-B.1. Designation of Implementing Agency.

The City of Washington is designated as the implementing agency of the *URP* - including the entire Redevelopment Plan Area and the Rusher Street Target Area. Designation of the City of Washington as the *URP* implementing agency provides the community with consistent administrative support for ongoing plan activities.

#### 6-B.2. Redevelopment Plan Manager/Staffing.

The significant number of programs and projects associated with *URP* implementation necessitates that the City of Washington establishes a redevelopment plan manager position. **Creation of the redevelopment plan manager position is the single most critical task that Washington must undertake in order to facilitate successful plan implementation.** There is currently nobody on city staff with the necessary expertise to implement the many housing-related projects that are proposed within the *URP*. While the implementation schedule contained in Chapter 6 allows for the city to hire part-time help in Year 1, it is likely that such a position would have to be full-time in the future in order to dedicate the necessary amount of time and focus needed to implement Washington's anticipated redevelopment programs and projects. A redevelopment plan manager will be responsible for grant writing and administration, public outreach, program oversight, property acquisition and site clearance activities, requests for proposals, coordination with partnering agencies, plan amendments, etc.

## CHAPTER 6: PLAN IMPLEMENTATION

The majority of the activities referenced within the *URP* for which a redevelopment plan manager would be responsible are associated with infrastructure and housing. While the preferred candidate for the position would have some knowledge of building and land use regulations, it is even more important for the candidate to be familiar with housing programs and grant administration – and can rely on the support of the building official for code issues. The City of Washington may be able to select the qualified candidate for the position from within the community. Washington should also consider circulating a broader job announcement in order to locate a professional that has related prior experience. With limited resources, Washington may also consider working with a public or private consulting agency to hire an employee under contract for a specified period of time. A redevelopment plan manager must not have a financial interest in any development activities that occur as a result of *URP* implementation.

*URP* implementation – as structured within this document – will place greater demands on the city’s building official. Even with a full-time redevelopment plan manager, constant coordination with the building official will be necessary – particularly where code enforcement, property acquisition and rehabilitation/demolition activities are involved. To assist the building official in balancing these added responsibilities with their current workload, additional assistance will be necessary in order to process the paperwork that will be generated by the city’s activities. Although full-time assistance is preferred, part-time help may be adequate to assist with the administrative activities related to *URP* implementation. Such an individual may be found internally by reassigning an existing city employee in order to assist the redevelopment plan manager and building official. The cost of staffing and other capacity building activities may be offset by Washington through the use of the U.S. Department of Housing and Urban Development’s Rural Housing and Economic Development Program.

### **6-B.3. Partnering Agencies.**

Major community endeavors such as *URP* creation and implementation can only be successful with the assistance of multiple partners. During the creation of this plan, the City of Washington invited a number of potential partnering agencies to participate in plan preparation. A list of the types of organizations that were solicited can be found in **Figure 6.1**. In addition, letters of support from some of the organizations can be found in **Appendix G**.

**Figure 6.1: *URP* Partnering Agencies (Listed Alphabetically)\***

Organization	Type of Commitment
<b>CSRA Regional Development Center</b>	Contract for Neighborhood Revitalization Strategy, CDBG, CHIP, HUD, etc. grant writing services. Contract for ordinance writing services.
<b>? Home Buyer Education Org. ?</b>	Offer homebuyer education, credit counseling and other financial counseling services in order to pre-qualify potential home owners for housing units resulting from <i>URP</i> implementation.
<b>Local Banks</b>	Availability of line of credit for homebuyers completing required homebuyer education and credit counseling courses, and participating in DCA, USDA and/or HUD sponsored housing programs.
<b>Public Housing Property Management Companies</b>	Assistance in locating housing for relocated residents.
<b>Washington-Wilkes Housing Authority</b>	Assistance in locating housing for relocated residents.
<b>Wash.-Wilkes Payroll Development Auth.</b>	Preparation of application for Enterprise Zone designation and brownfield grants.
<b>Wilkes County</b>	General assistance pending future request by the City of Washington .

*\* Note: Letters of commitment from some listed agencies contained in Appendix G.*



Even while focusing on *URP* implementation tasks that may not directly involve a partnering agency, the City of Washington must continually recruit and update all (potential) partnering agencies of *URP* implementation status so that they can anticipate when their assistance may be requested.

### **6-B.4. Neighborhood Revitalization Strategy.**

To maximize potential access to the Community Development Block Grant (CDBG) and the Community Housing Improvement Program (CHIP) funds that will be essential to *URP* implementation, the City of Washington should prepare and submit a Neighborhood Revitalization Strategy to the Georgia Department of Community Affairs (DCA). Approval of a Neighborhood Revitalization Strategy by DCA increases the odds that CDBG and CHIP requests will be funded, and allows the City of Washington to apply for funds for three consecutive years – regardless of whether funding was received in each prior year.

Washington should prepare its Neighborhood Revitalization Strategy in the second year of its *URP* implementation program. The City should also be prepared to amend the Neighborhood Revitalization Strategy three years after preparation and approval of the initial submittal.

### **6-B.5. Properties Subject to City Action.**

The City of Washington does not prefer to acquire a large number of properties for the purposes of *URP* implementation. Regardless, with a sizeable inventory of vacant, dilapidated or major deteriorated properties, some property acquisition will be necessary if Washington hopes to generate investment activity. The *URP* implementation schedule builds in the opportunity – via an amnesty period and public notification - for property owners of targeted properties to take measures to abate their nuisance properties consistent with city code.

At the completion of the amnesty period identified in the implementation schedule, properties that meet the descriptions contained in this subsection may be declared nuisances and be subject to acquisition and/or demolition by the City of Washington. Should this occur, it is unrealistic to expect the city to be able to take action on all nuisance properties in a short time frame. By default, the amnesty period for many affected property owners will likely be extended for varying periods – allowing for code compliance over time.

**(a.) Description and Prioritization of Properties to be Acquired/Demolished.** Throughout the Redevelopment Plan Area, city action may take the form of property demolition, clearance and/or acquisition. City action will be focused on vacant and unkempt properties, properties containing stick-built single-family housing units identified in the *2006 Housing Action Plan* as “dilapidated” or “major deteriorated,” and properties containing mobile and manufactured homes in similar condition. Acquisition and/or demolition of structures will be limited to unoccupied units.

Within the Rusher Street Target Area, city action will take the form of property demolition, clearance and acquisition. City action will be focused on vacant and unkempt properties, properties containing single-family stick-built housing units identified in the *2006 Housing Action Plan* as “dilapidated” or “major deteriorated,” and properties containing mobile and manufactured homes in similar condition. Acquisition and demolition of structures will include both occupied and unoccupied units. Owners of housing units within the Rusher

Street Target Area that has been classified as “minor deteriorated” or “standard” may also be asked to participate in the city’s land acquisition activities.

Properties listed in **Appendix H** currently adhere to the prioritization parameters contained within this subsection and were compiled by City of Washington staff as part of the *2006 Housing Action Plan*. The lists are representative of the types of properties that the City may take action on but should be revised by the City during the early phases of *URP* implementation to accurately reflect the most current conditions throughout the Redevelopment Plan Area and Rusher Street Target Area.

**(b.) Amendment of Property Lists.** Over the period of *URP* implementation, the condition of property throughout the Redevelopment Plan Area will change. The City of Washington should periodically amend nuisance property lists to remove properties that have been abated, or to add properties that have deteriorated into a nuisance condition. Property lists may also be amended as occupancy status changes over time.

### **6-B.6. Resident Relocation.**

Except for the Rusher Street Target Area, parcels subject to potential acquisition by the City of Washington are unoccupied. Within the Rusher Street Target Area only a handful of properties meeting the parameters of **Subsection 6-B.5** are occupied.

It is also possible that owner-occupants of property in other portions of the Redevelopment Area may be temporarily relocated if participating in a CHIP-funded low-interest housing rehabilitation loan program.

Resident relocation – if necessary – will be a principal responsibility of the redevelopment plan manager. Relocation of rental residents within the Rusher Street Target Area that are facing displacement would be on a permanent basis. Potential relocation of all other owner-occupants would be for a temporary basis – until either a new housing unit is constructed or a rehabilitation project is completed. The City of Washington and the affected residents may consider any one of the following options when seeking to temporarily relocate a resident as a result of nuisance abatement or housing rehabilitation activities:

- **Relocation to Family Property:** *Must include subsidization of the household accepting the relocated residents including funding for increased costs of utilities and food.*
- **Relocation to Managed Property:** *May include subsidized units operated by the Washington-Wilkes Housing Authority or W.T. Lamb Inc. May also include other privately-owned rental units within the community; or, hotel space if the relocation is temporary.*
- **Relocation to New Unit:** *Depending on project schedule, a displaced household may have the option to move into a new vacant and affordable housing unit constructed in an earlier phase of the project.*

All relocation activities conducted by the City of Washington shall conform to the *Uniform Act* administered by the U.S. Department of Housing and Urban Development. The limited resident relocation that may occur as a result of *URP* implementation will be funded through a portion of CDBG or CHIP funds that are designated to the specific activity that is causing the relocation.

**6-B.7. Public Infrastructure.**

The City of Washington has previously accessed the CDBG program to improve streets, water, sewer and storm drainage. Beginning in the second year of *URP* implementation, CDBG-funded infrastructure improvements should be focused on the Rusher Street Target Area to support the city's concentrated housing redevelopment efforts. Many of the streets within the Rusher Street Target Area lack adequate pavement widths and surfaces, storm drainage – including curb and gutter, and pedestrian facilities. Current conditions are a disincentive for private property reinvestment.

Overall improvements within the Rusher Street Target Area may require the realignment of Rusher Street and movement of existing underground utilities. New streets may also be required to promote interconnectivity. Infrastructure activities associated with redevelopment should also include the burying of utility lines where economically feasible as determined by the City.

Following substantial infrastructure improvement within and in the vicinity of the Rusher Street Target Area, the *URP* should be amended to identify a new target area within the boundaries of the existing Redevelopment Plan Area where housing redevelopment and associated infrastructure improvements are necessary (See also **Subsection 6-B.8 (d)**).

**6-B.8. Rusher Street Target Area Development.**

The Rusher Street Target Area contains the greatest concentration of properties that constitute a nuisance to the community due to their advanced state of deterioration. A large percentage of the housing units in the Rusher Street Target Area are unoccupied and unsalvageable – particularly on Rusher Street itself. A full description of the blighted conditions within the targeted area can be found in **Chapter 2**.

Within the Rusher Street Target Area, the City of Washington will seek to acquire, clear and consolidate properties meeting the parameters established in **Subsection 6-B.5**. City activities will be primarily focused on properties facing Rusher Street and properties facing Whitehall Street directly to the north. The City's parcel acquisition and consolidation efforts will also include efforts to purchase – with property owner consent – portions of properties that are otherwise in only a minor deteriorated or standard condition (where necessary). Standard and minor deteriorated properties that the City may be interested in purchasing include rear portions of properties that face Whitehall Street but abut Rusher Street; or, properties fronting on Rusher Street. Portions of these properties are essential to the City's property consolidation efforts. Acquired and consolidated properties will be resubdivided at a later date in a manner that is similar to the concepts that are presented throughout the *URP*.

The Rusher Street Target Area development will provide for a concentration of new single-family housing (detached or attached) units for owner-occupancy. A majority of the units will be reserved for low-to-moderate income households with the remainder to be sold at market rate. The City will partner with a private developer to provide for the construction of the new housing units. The targeted area development will adhere to the *URP* land use objectives listed in **Chapter 4**.

**(a.) Development Moratorium.** To assist in acquisition of Rusher Street Target Area properties, the City of Washington should adopt a moratorium on building permits, rezoning

and subdivision activities throughout portions of the targeted area. The moratorium assists redevelopment efforts by:

- Limiting land speculation that may cause an artificial increase in the price of targeted parcels in advance of city acquisition efforts; and,
- Avoiding the construction of buildings/housing units that do not conform to design standards adopted by the City.

The development moratorium should remain in place at least until city code updates referenced in the implementation schedule established in **Section 6-C** are complete. A development moratorium should have little effect on investment in the Rusher Street Target Area since very little development activity has occurred throughout the area in the recent past. Standard and minor deteriorated owner-occupied properties should be exempted from the development moratorium to ensure that they have the opportunity to improve their residences during the *URP* implementation period.

**(b.) Phased Development/Pilot Program.** Funding for property acquisition and public infrastructure improvements within the Rusher Street Target Area development may have to be dispersed over much of the five-year implementation schedule proposed within the *URP*. Some public funding sources utilized for these activities may require the construction of new housing units in a defined time frame. In addition, potential occupants that have been pre-qualified for pending new affordable housing units may grow weary of waiting for extended periods of time. To address these issues, the City of Washington may opt to construct portions of the Rusher Street Target Area development in phases – except that much of the infrastructure needs may be addressed at one time.

Regardless of whether or not the development is built in phases, the City of Washington should contract with a licensed engineer to prepare concept site plans and supporting infrastructure cost estimates. The concept site plans should reflect development layouts similar to those suggested within the *URP*. Cost estimates will provide the city with advanced knowledge on the cost, scope and timing of its federal and state funding requests. Rusher Street area property owners and residents should be consulted as the site plans are being prepared.

Housing redevelopment in the Rusher Street Target Area is intended to serve as a model for similar activity in other portions of the Redevelopment Plan Area. Conclusion of a pilot development in the Rusher Street Target Area should serve as a reminder for the City to seek a new target area within southwest Washington and amend the *URP* accordingly.

**(c.) Design Guidelines/Degree of Application.** **Subsection 4-B.1(c)** of the *URP* provides an overview of the process utilized by the University of Georgia's Center for Community Design to identify design guidelines appropriate for the Rusher Street Target Area and other portions of the Redevelopment Area. The design guidelines address building features, site planning and streetscape design, and can be found in **Appendix F**. It is important to recognize that the Rusher Street Design Guidelines are permissive – serving as recommendations rather than requirements.

While **Subsection 3-B.1(c)** merely “suggests” that the City formally adopt portions of the design guidelines, it is apparent that the uniform style of development desired by Washington citizens and leaders requires that the City take measures to adopt prescriptive design requirements in the Rusher Street Target Area. The City of Washington should adopt

required design standards for application in the Rusher Street Target Area. Design standard adoption should take place as follows:

- *Design standards creation and adoption to take place with other city code amendments in Year 1 of the URP implementation schedule.*
- *Rusher Street Design Guidelines to serve as the outline for formal design standards; although, other design components may be incorporated.*
- *Zoning ordinance to be amended to create a Planned Development District.*
- *City to rezone portions of Rusher Street Target Area to Planned Development District incorporating site plan and streetscape standards.*
- *Building design standards to be developed as a separate document and incorporated into the Planned Development District by reference.*
- *Building design standards to be applied to City-acquired properties via restrictive covenants.*

Required building design standards may be applied by the City of Washington to other portions of the Redevelopment Area and city at a later date through the creation of an overlay zoning district. Streetscape features may be adopted by the City as alternative subdivision standards. All three components (building, street and site) features may also be adopted by the City of Washington in the form of a Traditional Neighborhood Development (TND) ordinance for application to undeveloped sites in the city.

**(d.) Inclusionary Housing Policy.** Use of federal and state funding programs will require that a substantial percentage of all housing units constructed within the Rusher Street Target Area be provided for low-to-moderate income households. Remaining units may be constructed and offered at market rates. In partnering with a private developer to construct new housing units on city-acquired property, the City of Washington will require that a percentage of such units are offered to households participating in the Georgia Dream Homeownership Assistance or other similar down-payment/low interest loan programs. Such units should be spread equally throughout the development so that affordable housing units are not concentrated on the least desirable parcels within the development.

**(e.) Alternative Target Area Designation.** If future conditions change in a manner that decreases the feasibility of large-scale property acquisition and redevelopment in the Rusher Street Target Area, the City may opt to designate an alternative target area. Alternative target areas that may be redeveloped according to the Rusher Street model are identified in the *2006 Housing Action Plan*. Designation of an alternative target area should only occur following the formal amendment of the *URP* that incorporates substantial public input. Alternative target areas should adhere to the development parameters established in this subsection.

### **6-B.9. Redevelopment Plan Amendments.**

The *URP* contains a five year implementation schedule. If Washington has been pro-actively implementing the *URP* during this time frame – and wishes to continue doing so - it should amend the Plan prior to the conclusion of the implementation schedule. *URP* amendments should also be considered by Washington if it wishes to make significant changes to *Plan* goals, objectives and strategies, implementation parameters or the implementation schedule.

*URP* modifications/amendments must adhere to the standards of O.C.G.A. 36-61-7 (e).

### **6-B.10. Public Awareness.**

**(a.) Public Awareness Activities.** Many of the City of Washington's initial redevelopment plan implementation activities involve capacity building. During the first year of the implementation schedule, the vast majority of tasks involve administrative activities including: code revisions, site planning, grant applications, hiring of staff, establishment of internal administrative processes, etc. Most citizens will not recognize these efforts because there will not be an immediate perceptible change of conditions throughout the Redevelopment Plan Area. While not listed in the implementation schedule, it will be important for Washington to conduct a public awareness campaign regarding the status of *URP* implementation.

Washington's public awareness campaign regarding *URP* implementation will:

- *Provide information of upcoming events/activities;*
- *Educate the public on planned programs related to the plan;*
- *Provide an overview of the ongoing efforts of the city and partnering agencies;*
- *Address rumors related to plan objectives or status; and,*
- *Reduce citizen disillusionment if immediate tangible results are not observed.*

Conduct of the public awareness campaign should be a key responsibility of the redevelopment plan manager and may include the following components:

- *Press releases/news articles;*
- *Newsletters;*
- *Periodic open houses;*
- *One-on-one discussions with property owners; and,*
- *Presentations to civic groups.*

The single most important public awareness activity that the City must conduct is a housing expo/workshop. Such an event should be structured so that it can be held cyclically. At the housing expo/workshops, the City – with assistance from partnering agencies – must generate public interest and participation in the housing programs that it intends to create through implementation of the *URP*. More details on the housing expo/workshop can be found in **Chapter 5**.

**(b.) Rusher Street Awareness Activities.** Public awareness activities conducted by the City of Washington must incorporate a campaign of one-on-one discussions with Rusher Street Target Area residents and property owners. As previously discussed within the *URP*, there are a number of properties within the Rusher Street Target Area – particularly some located on portions of Whitehall Street - that are maintained in good condition. Unfortunately, the shape and arrangement of a number of these parcels will provide hurdles for the City in their effort to consolidate properties and create a structured lot arrangement along Rusher Street.

To provide for a Rusher Street Target Area site plan similar to those proposed in **Map 6** or **Appendix F**, portions of well maintained properties that front on Whitehall Street (and other lots in good condition) may need to be acquired by the City. Because this *URP* is otherwise focused on the acquisition of lots that are in a blighted condition, the City's

discussions with property owners who own well-maintained property within the Rusher Street Target Area should emphasize the long-term benefit to their property value should they agree to participate in a Rusher Street property acquisition effort. Discussions with these property owners must begin soon after the adoption of the *URP* so that they understand that preparation of a formal site plan consistent with the concepts contained in this Plan does not mean their well-maintained properties will be subject to condemnation. Their participation is voluntary but should be encouraged.

**6-C. Implementation Schedule.**

The five year *URP* implementation schedule established in this chapter provides the city of Washington – as the implementing authority – with a framework of milestones to facilitate expedient and successful plan application. Detailed information about many of the steps contained in the implementation schedule can be found in the previous section and in **Chapter 5**.

While the implementation schedule is for a five year period, years 3 through 5 are combined into a single table due to the repetition of the majority of implementation steps during this period. Amendments to the implementation schedule should be made in accordance with **Subsection 6-B.9**.

# Southwest Washington Redevelopment Plan – Implementation Schedule (October 2007 – September 2012)

Year 1 Implementation Steps (October, 2007 – September, 2008)																			
	Task	Implementing Agency(ies) <sup>1</sup>	Funding Source(s)	Applicable Area <sup>2</sup>	Associated Plan Goals <sup>3</sup>	Subject to Completion of Task(s):	Implementation Period	Oct., 2007	Nov.	Dec.	Jan., 2008	Feb.	March	April	May	June	July	Aug.	Sept., 2008
1)	Redevelopment Plan Adoption	City of Washington	Staff Time	RA,TA	1-5	Not Applicable	Oct., 2007	X											
2)	Notification of Targeted Properties (Amnesty Period)	City of Washington	Staff Time	RA,TA	1,3	Not Applicable	Oct. – Dec., 2007	X	X	X									
3)	Establish Project Coordinator Position	City of Washington	Local Funds	RA,TA	1-5	Not Applicable	Oct., 2007 – Feb., 2008	X	X	X	X	X							
4)	City Code Amendments: Public Nuisance Ord., Property Maintenance Ord., Zoning, Sub. Regs.	City of Washington, CSRA RDC	Local Funds/ Georgia DCA	RA,TA	1,3	Not Applicable	Nov., 2007 – June, 2008		X	X	X	X	X	X	X	X			
5)	Initial Credit Counseling, Homebuyer Education Courses (Housing Expo)	Homebuyer Education Org., Local Lending Instit.	Not Applicable	RA,TA	5	#3	Dec., 2007 – March, 2008			X	X	X	X						
6)	Apply for Enterprise Zone Designation	Wash-Wilkes Payroll Dev. Authority	Staff Time	RA	4	Not Applicable	Oct., 2007 – Sept., 2008	X	X	X	X	X	X	X	X	X	X	X	X
7)	Prepare Rusher Street Site Plan/Supporting Cost Estimates	City of Washington, Private Consultant	Local Funds	TA	1	Not Applicable	Dec., 2007 – March, 2008			X	X	X	X						
8)	Begin Recruitment/Cost Estimates for CHIP-funded Owner-Occupied Rehab. Loan Program	City of Washington, CSRA RDC, Homebuyer Education Org.	Staff Time	RA	1,5	#3, #5	Dec., 2007 – March, 2008			X	X	X	X						
9)	Allocate FY 2008 Local Funds: Property/Building Abatement Demolition Owner-Occupied Rehab. Loan Program	City of Washington	Local Funds	RA,TA	1-4	Not Applicable	Dec., 2007			X									
10)	Resubmit Hazardous Brownfield Assessment Grant application	Wash-Wilkes Payroll Dev. Authority	Staff Time	RA	4	Not Applicable	Dec., 2007			X									
11)	Institute Rusher Street Target Area Development Moratorium	City of Washington	Not Applicable	TA	1,2	#9	Jan., 2008 - TBD			X	?	?	?	?	?	?	?	?	?
12)	Prepare CBDG Application for: Utilities/Streets Parcel Acquisition Resident Relocation	City of Washington, CSRA RDC	Local Funds	TA	1-3	#7	March, 2008						X						
13)	Prepare CHIP App. for: Owner-Occupied Rehab. Loan Program	City of Washington, CSRA RDC	Local Funds	RA	1	#8	March, 2008						X						
14)	Adopt City Code Amendments	City of Washington	Staff Time	RA,TA	1,3	#4	July - Aug., 2008										X	X	
15)	Notice of CDBG/CHIP Awards	City of Washington	Staff Time	RA,TA	1,2,5	#12,#13	Aug., 2008											X	
16)	Redevelopment Plan Public Awareness Campaign	City of Washington	Staff Time/Local Funds	RA,TA	5	Not Applicable	Oct., 2007 – Sept., 2008	X	X	X	X	X	X	X	X	X	X	X	X

<sup>1</sup> Designation of implementing agencies other than the City of Washington is subject to formal agreement and/or contract between the City and each partnering entity.

<sup>2</sup> (RA) Redevelopment Area; (TA) Rusher Street Target Area.

<sup>3</sup> Associated Plan Goals referenced in the implementation schedule are located in Chapter 5 of the URP.



# Southwest Washington Redevelopment Plan – Implementation Schedule (October 2007 – September 2012)

Year 2 Implementation Steps (October, 2008 – September, 2009)																			
	Task	Implementing Agency(ies) <sup>1</sup>	Funding Source(s)	Applicable Area	Associated Plan Goals <sup>2</sup>	Subject to Completion of Task(s) <sup>3</sup> :	Implementation Period	Oct., 2008	Nov.	Dec.	Jan., 2009	Feb.	March	April	May	June	July	Aug.	Sept., 2009
1)	Update Nuisance Property List	City of Washington	Staff Time	RA	1,3	Year 1 (#2)	Oct., 2008	X											
2)	Amnesty Period Extension.	City of Washington	Staff Time	RA	1,3	#1	Oct., – Dec., 2008	X	X	X									
3)	Credit Counseling Homebuyer Education Courses (Housing Expo)	Homebuyer Education Org., Local Lending Instit.	Not Applicable	RA	5	Not Applicable	Varies	X	X	X				X	X	X			
4)	Prepare Neighborhood Revitalization Strategy	CSRA RDC	Local Funds	TA	1	Not Applicable	Nov., 2008 – March, 2009		X	X	X	X	X						
5)	Apply for Opportunity Zone Designation	Wash-Wilkes Payroll Dev. Authority	Staff Time	RA	4	Year 1 (#6)	Oct., 2008 – Sept., 2009	X	X	X	X	X	X	X	X	X	X	X	X
6)	Begin Property/Building Abatement/ Demolition/Acquisition	City of Washington	Local Funds/ CDBG	RA,TA	1,3	Year 1 (#9, #15)	Nov., 2008 (Per availability of funds)		X	X	X	X	X	X	X	X	?	?	?
7)	RFP for Rusher Street Reconstruction	City of Washington	Staff Time	TA	1	Year 1 (#15)	Dec., 2008 – Feb., 2009			X	X	X							
8)	Create Owner-Occupied Rehab. Loan Program	City of Washington	Local Funds/ CHIP	RA	1	Year 1 (#15)	Nov., 2008 – Feb., 2009		X	X	X	X							
9)	Apply for Brownfield Clean-Up grant	Wash-Wilkes Payroll Dev. Authority	Staff Time	RA	4	Not Applicable	Dec., 2008			X									
10)	Begin Application for HUD Rural Housing and Economic Development Program for: Expansion of housing programs, capacity building	City of Washington CSRA RDC	Local Funds	RA,TA	1,5	Not Applicable	Jan., - April, 2009				X	X	X	X					
11)	Prepare CBDG Application for: Utilities/Streets Parcel Acquisition	City of Washington CSRA RDC	Local Funds	TA	2	#4	March, 2009						X						
12)	Prepare CHIP App. for: Owner-Occupied Rehab. Loan Program	City of Washington CSRA RDC	Local Funds	RA	1	#4	March, 2009						X						
13)	RFP for Rusher Street Home Builder	City of Washington	Staff Time	TA	1	#7	April, 2009 (Ongoing)							X	X	X	X	X	X
14)	Phase 1 – Rusher Street Target Area	City of Washington	Local Funds/ CDBG	TA	1,2	#7, #13	April, 2009 (Ongoing)							X	X	X	X	X	X
15)	Notice of CDBG/CHIP & Neighborhood Revit. Strat. Award	City of Washington	Staff Time	RA,TA	1,2,5	#4, #11, #12	August, 2009											X	
16)	Rusher Street Target Area Development Moratorium	City of Washington	Not Applicable	TA	1,2	Not Applicable	Jan., 2008 - TBD	?	?	?	?	?	?	?	?	?	?	?	?
17)	Redevelopment Plan Public Awareness Campaign	City of Washington	Staff Time/Local Funds	RA, TA	5	Not Applicable	Aug. 2008 – July, 2009	X	X	X	X	X	X	X	X	X	X	X	X

<sup>1</sup> Designation of implementing agencies other than the City of Washington is subject to formal agreement and/or contract between the City and each partnering entity.

<sup>2</sup> (RA) Redevelopment Area; (TA) Rusher Street Target Area.

<sup>3</sup> Associated Plan Goals referenced in the implementation schedule are located in Chapter 5 of the *URP*.



# Southwest Washington Redevelopment Plan – Implementation Schedule (October 2007 – September 2012)

Year 3 - 5 Implementation Steps (October, 2009 – September, 2012)																			
	Task	Implementing Agency(ies) <sup>1</sup>	Funding Source(s)	Applicable Area <sup>2</sup>	Associated Plan Goals <sup>3</sup>	Subject to Completion of Task(s):	Implementation Period	Oct., 2009, 2010, 2011	Nov.	Dec.	Jan., 2010, 2011, 2012	Feb.	March	April	May	June	July	Aug.	Sept., 2010, 2011, 2012
1)	Credit Counseling Homebuyer Education Courses	Homebuyer Education Org., Local Lending Instit.	Not Applicable	RA	5	Not Applicable	Varies	X	X	X				X	X	X			
2)	Property/Building Abatement/Demolition/Acquisition	City of Washington	Local Funds/CDBG	RA,TA	1,3	Year 2 (#6)	Ongoing (Per availability of funds)	X	X	X	X	X	X	X	X	X	X	X	X
3)	Revise Neighborhood Revitalization Strat. (Year 5)	City of Washington	Staff Time	TA	1,2	Year 2 (#4)	March (Year 5)						X						
4)	Continued Brownfield Assessment and Clean-Up Activities	Wash-Wilkes Payroll Dev. Authority	Staff Time	RA	4	Year 2 (#9)	(Ongoing)	X	X	X	X	X	X	X	X	X	X	X	X
5)	Prepare CBDG Application for: Utilities/Streets Parcel Acquisition Resident Relocation	City of Washington CSRA RDC	Local Funds	TA	2	Not Applicable	March						X						
6)	Prepare CHIP Application for: Owner-Occupied Rehabilitation Loan Program	City of Washington CSRA RDC	Local Funds	RA	1	Not Applicable	March						X						
7)	Apply for HUD Rural Housing and Economic Development Program for: Expansion of Housing Loan Programs, Capacity Building	City of Washington CSRA RDC	Local Funds	RA,TA	1,5	Not Applicable	Jan., - April						X	X	X	X			
8)	Notice of CDBG/CHIP Award	City of Washington	Staff Time	RA,TA	1,2,5	#5, #6	August											X	
9)	Additional Phases – Rusher Street Target Area	City of Washington	Local Funds/CDBG	TA	1,2	Year 2 (#14)	(Ongoing)	X	X	X	X	X	X	X	X	X	X	X	X
10)	Redevelopment Plan Public Awareness Campaign	City of Washington	Staff Time/Local Funds	RA, TA	5	Not Applicable	(Ongoing)	X	X	X	X	X	X	X	X	X	X	X	X

<sup>1</sup> Designation of implementing agencies other than the City of Washington is subject to formal agreement and/or contract between the City and each partnering entity.

<sup>2</sup> (RA) Redevelopment Area; (TA) Rusher Street Target Area.

<sup>3</sup> Associated Plan Goals referenced in the implementation schedule are located in Chapter 5 of the *URP*.



# **APPENDIX A**

**APPENDIX A**

Mayor Willie Burns  
C/O: Michael P. Eskew, Administrator  
City of Washington  
P.O. Box 9  
Washington, GA 30673

Donna B. Hardy, Executive Director  
Washington-Wilkes Chamber of  
Commerce  
P.O. Box 661  
Washington, GA 30673

Carolyn Reynolds, Executive Director  
Wilkes County Comm. Partnership, Inc.  
P.O. Box 88  
Washington, GA 30673

Edward Geddings, Plant Manager  
Hexcel Schwebel  
P.O. Box 489  
Washington, GA 30673

Eddie Finnell, Chair  
Springfield Church Board of Deacons  
210 Church Street  
Washington, GA 30673

Johnny Acree  
503 Hospital Drive  
Washington, GA 30673

Polly Fievet  
Office of Adult Literacy  
Wilkes County Adult Learning Center  
P.O.Box 1010  
Washington, GA 30673

Councilman G.L.Avery  
C/O: Michael P. Eskew, Administrator  
City of Washington  
P.O. Box 9  
Washington, GA 30673

David D. Jenkins, Director  
Washington – Wilkes Payroll  
Development Authority  
23 Court Street, Room 322  
Washington, GA 30673

Joyce Williams, Superintendent  
Wilkes County Board of Education  
313-A N. Alexander Avenue  
Washington, GA 30673

Commissioner John E. Howard  
Wilkes Co. Board of Commissioners  
223 Court Street, Room 222  
Washington, GA 30673

Patricia Wilder  
Jackson Chapel AME Church  
318 Whitehall Street  
Washington, GA 30673

Ms. Gwendolyn Davenport  
Davenport-McLendon Mortuary  
110 Whitehall Street  
Washington, GA 30673

Ronnie Cofer  
Fareway Building Supply  
P.O. Box 910  
Washington, GA 30673

Councilman Maceo Mahoney  
C/O: Michael P. Eskew, Administrator  
City of Washington  
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Washington, GA 30673

Vivian Walker, Executive Director  
Washington Housing Authority  
103 Cheney Parkway  
Washington, GA 30673

Mr. Jack Harvey, President  
Farmer's and Merchants Bank  
P.O. Box 280  
Washington, GA 30673

Ms. Deborah Rainey  
Georgia Realty Sales Inc.  
19 East Square  
Washington, GA 30673

Vernon Anthony  
Cutting Up Beauty and Barber Shop  
154 Whitehall Street, #A  
Washington, GA 30673

Judy Bostick  
W.T. Lamb Investment Inc.  
216 Broad Street  
Wrens, GA 30833

Casey Jackson, Manager  
Farmers State Bank  
P.O. Box 690  
Washington, GA 30673

# **APPENDIX B**



# **APPENDIX C**



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## NOTICE OF PUBLIC MEETING:

### SOUTHWEST WASHINGTON REDEVELOPMENT PLAN

The City of Washington will hold a public open house from **6:30 pm to 8:30 pm on Thursday, March 15** at the Reese J. Booker Park Recreation Center (Whitehall Street) to discuss the preparation of the *Southwest Washington Redevelopment Plan*. The redevelopment plan is being prepared in partnership with the CSRA Regional Development Center, and in accordance with the *Georgia Urban Redevelopment Act* (O.C.G.A. 36-61-1 et. sequ.) in order to achieve the following goals:

- Promote Housing Redevelopment
- Improve Street Utilities
- Abate Nuisance (Dilapidated) Properties
- Promote Neighborhood Commercial Investment
- Provide Adult Education Opportunities

The redevelopment planning area includes portions of Washington roughly bounded by Lexington Avenue and Liberty Street to the north, 42nd and Spring Street to the east, and the southern and western municipal limits. A map of the redevelopment planning area can be viewed at Washington City Hall, 103 E. Liberty Street; or, at: [www.csrardc.org/csra/planning/planning\\_review.asp](http://www.csrardc.org/csra/planning/planning_review.asp)

The open house will provide interested citizens and property owners with the opportunity to speak with planners from the CSRA Regional Development Center regarding the planning process, planning area boundaries, preliminary goals and how the plan may affect them. There is no scheduled presentation so interested citizens may drop-in anytime during the posted event hours. Citizens with questions about the redevelopment planning process should contact:

**Mike Eskew, City Administrator**  
City of Washington  
(706) 678-3277

or:

**Christian F. Lentz**  
CSRA Regional Development Center  
(706) 210-2000, ext. 122

through. She said there was a big barbecue celebration in Tignall. This stirred up some curiosity to do some

## cookbook, recipes due Ap

On a stormy Thursday night, the North Wilkes Steering Committee met for a soup/salad/dessert dinner at the home of member, Nobie Keener.

In addition to the hostess, the following members were present: Pat Bobo, Sherry Bowers, Margie Bunch, Paula Butts, Brooke Dawson, Margaret Fortson, Carolyn Gammon, Pat Grimaud, Gloria Harris, Cissy Rogers, Jesse Shoemaker, and Chairman Gloria Ware. Members Celeste Adams, Vernilla Clark, and Eudora Huyck were unable to attend.

As the storm worsened, through wind and rain the committee toiled, first through the salads, then the soups

and breads; and finally, the four desserts.

Then, with full tummies down to the matter at hand, the soon-to-be-published book. With the anticipation of our cookbook, we the North Wilkes committee friends to share your favorite giving said recipes to above members by April.

It is worthy to mention that we are commemorating cooks who have gone on before who submitted recipes in the Tignall cookbook. All of the tried-and-true recipes of local to be held in high esteem serve as a cornerstone for the edition which will be called Famous Recipes — Past &

The committee will meet Thursday, April 5.

## Zachery Winecoff celebrates birthday at home on Feb. 20

Zachery Jaxson Winecoff, son of Robert and Amy Winecoff of Greer, S.C., celebrated his birthday on February 20 at his home.

Zachery was treated to a Georgia Bulldog party. He and his guests enjoyed his Bulldog cake with snacks served on football platters, sodas, fruit drinks and ice cream. Zachery enjoyed his very own cake decorated with a number 1 trimmed in red and black.

Among the guests celebrating with Zachery and his parents were his sisters, Kierstyn Winecoff and Nikki Winecoff Fulp of Jacksonville, Fla.; grandmothers, Betty Dobson of Tignall and Shirley Winecoff of Fort Mill, S.C.; Mark, Carole Ann, Teddy and Kayla Brown of Elberton; Noah and Chloe Fulp of Jacksonville, Fla.; Jan Evans of Fort Mill, S.C.; Jimmy, Tammy and Spencer Halterman, and Joe, Jan, and Justin Hassan of Greer, S.C.



## Kayla Brown has surprise party for eighteenth birthday

Kayla Elizabeth Brown, granddaughter of Betty Tignall, was given a surprise birthday party at Mimi's Steakhouse in Greenville, March 3.

As Kayla entered the room with a friend everyone sang "Happy Birthday." She received an arrangement of flowers and

After the surprise birthday all the guests went to Greer the home of Robert and Amy Winecoff, aunt and uncle. She had a beautiful birthday Volkswagen on top since she wanted a car for her birthday.

Guests celebrating with Kayla her parents, Mark and Carolyn Brown, and brother Teddy; grandmother, Betty Tignall; aunt and uncle, Robert and Amy Winecoff, Kierstyn and Nikki Winecoff of Jacksonville, Fla.; and Justin Hassan of Greer, S.C.; and Barrett of Elberton.

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## Front Page

### Open house tonight will discuss Whitehall area redevelopment



The open house tonight at the Booker Center will hear from citizens on how to address blighted properties such as these on Rusher St.

The City of Washington and the CSRA Regional Development Center will be hearing from the public tonight on ways

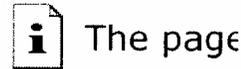
to promote housing redevelopment, promote commercial investment, and clear dilapidated housing in the Whitehall area.

The public open house, set for Thursday evening from 6:30 to 8:30 at the Reese J. Booker Center, will give citizens an opportunity to talk with Christian F. Lentz of the RDC and other officials about the Southwest Washington Redevelopment Plan that has been in the works for three years now.

Lentz says the open house is designed to reassure Whitehall residents what the plan would and would not involve. "We don't want people to think that anybody wants to tear down occupied buildings. We want to explain to the public exactly what's going on."

The open house tonight will have no scheduled

March 15, 2007



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presentation, so interested citizens may drop in and discuss their concerns at any time during the evening.

The studies leading up to the plan have identified five goals that need to be addressed, he said, including promoting housing redevelopment, improving street utilities, abating nuisance (dilapidated) properties, promoting neighborhood commercial investment; and providing adult education opportunities.

Lentz said that the designation of the redevelopment area does not mean that all properties in the "blighted" area are a problem. "It just means that there are a concentration of properties that exhibit blighted conditions in the area."

One area of particular concern is Rusher Street, where abandoned homes and trailers far outnumber occupied homes. The RDC is working with the University of Georgia's Center for Community Design to "see if new housing opportunities could arise from the redevelopment plan," Lentz said.

The planning area includes parts of Washington roughly bounded by Lexington Avenue and Liberty Street on the north, 42nd Street and Spring Street on the east, and the city limits on the south and west. A map of the redevelopment area can be seen at City Hall, and will be displayed at tonight's open house.



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# Fall brings big events, festivals to Washington-Wilkes

By KIP BURKE  
news editor

Fall is just around the corner, and time is approaching for a series of fall events that keep Washington-Wilkes hopping through the season. Starting with the Mule Day Heritage Festival, events this fall also include all-new Market Days Street Festival, and the bigger-than-ever fourth annual ARTEEST.

On Saturday, October 13, now for the 27th year, visitors can step back in time to the days of mule plowing and other old-fashioned skills at the Annual Mule Day at Callaway Plantation.

This year's Mule Day events will be held from 9 a.m. to 6 p.m., and for the first time admission will only be \$5 a carload, rather than \$5 a person.

"We really want local folks to come out," said Tourism Director Ashley Barnett, "so we're lowering the price of admission to just \$5 a carload. Mule Day will be bigger, with more activities and fun things to do this year, and we want local folks to come back out."

To draw more people to shop in Washington, she said, participating Washington merchants are offering a 10 percent discount for those with a Mule Day wristband.

Children can participate in plowing with a mule and enjoy a petting zoo, a kiddie train, and special games.

For adults, there will be arts and crafts vendors, numerous food ven-

dors, a horseshoe tournament, and more.

Mule owners will be bringing their best mules to demonstrate plowing and other mule drawn equipment early on Saturday. Anyone with draft mules or cotton mules is invited to come to Mule Day and participate in the contests, mulemaster Ed Pope III said. Visitors may even get to try their hand at plowing behind a mule.

Visitors can tour several buildings on the plantation, including the 1869 Greek Revival Trunk house, the 1790 two-story Federal Planter's le house, and the 1785 one-room rough-hewn log cabin.

For more information, call the W-W Chamber of Commerce at 706-678-2013.

Just two weeks after Mule Day, the all-new Market Days Street Festival is expected to bring some 80 vendors to downtown Washington



Mule Day, with Hubert Bailey's popular herding dogs, is now just one of three big events in Washington-Wilkes set for this fall.

for an all-day festival October 27. Sponsored by the Washington Farmers Market, the Downtown Development Agency, and Washington First, organizer Bradley Barber says,

"the first Market Days Street Festival is designed to increase the daily foot traffic in the city, and will bring vendors of food, local produce, antiques, art glass, jewelry, pottery,

and others. The festival will be advertised and marketed heavily in Athens and Augusta, Barber said, and a large crowd is expected.

Some five musical acts are being lined up for all-day music, and there will be an "Off-the-Square Dance."

In keeping with the late-October theme, the festival will feature pumpkin painting and a build-your-own-scarecrow and other hands-on activities, Barber said. For children, there will be activities like gourd bowling, and a large sidewalk art space for chalk drawings.

The festival is working in conjunction with the Washington Historical Museum and the Robert Loombs House which are staging "The Tales from the Tombs" and "Mysteries of the Museum Haunted Tomb" the same day. Ghosts have long been rumored to haunt the old homes and

grounds, museum curator Stephanie Macchia said, and for the first time, the truth of behind-the-scenes hauntings will be revealed.

The following weekend, all day Saturday, November 3, the Washington-Wilkes Arts Foundation will present its fourth annual Fall ARTEEST, and organizer Lois Ricciuti says this festival will be bigger than ever. "It's really growing. We've already got more artists signed up already than we had last year, and there's still time for artists to join us," he said.

The ARTEEST market is a juried exhibition with prizes up to \$1,000 awarded to each qualified artist. The first prize winner will be awarded \$1,000; second prize, \$500; and third prize, \$250.

This year, kids will be able to do art projects of their own at art stations in the Livery Stable under the guidance of Polly Feyer. "From 10 a.m. to 1 p.m., we'll have art projects that kids can work on," she said. "We encourage children to come out and explore their artistic side at ARTEEST."

The foundation's web site, www.washington-wilkes-arts-foundation.org, has more information, an online application, and detailed artists' guidelines. Artists from school age and up from Georgia and beyond are invited to apply. For more information or to receive an artist's application, contact Ricciuti at Washingtonarts3@gmail.com or by leaving a message at 706-678-5511.

## The News-Reporter

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### Miss Wilkes Pageant deadline is next week

With the deadline for entries less than a week away, pageant organizer Ashley Barnett (left) talks with Hannah McJee, Hollie Huffman, and Hannah Ward about all the activities planned for the upcoming Miss Wilkes County Pageant set for September 29. "Girls and moms, we really need your entry forms in now," she said. "The deadline is next Wednesday, September 19, and lots of girls have already signed up." For more information, call 706-678-5111 or see the pageant site www.MissWilkesCountyPageant.com

## City council hears recommendation to consider a 'family aquatic facility'

By KIP BURKE  
news editor

In its regular September meeting, the Washington City Council heard the long-awaited recommendation of the swimming pool committee, and council members discussed that and other far-ranging programs under consideration.

The pool committee reported to the council, and after consulting with a nationally recognized pool consultant, recommended that "the city consider the construction of a \$2.7 million family leisure pool, a state-of-the-art outdoor aquatic facility with water slides. The recommendation was made with the realization, the committee reported, that construction would cost an estimated \$2,764,000, and operational costs will exceed expected revenues by some \$40,000 per month for each of the three months the pool is open."

Councilman Maceo Mahoney said that he appreciated the committee's work over the last year, but as much as the city needs a pool, "two million dollars is a lot of money."

Mahoney said that he had talked to a pool company and found that a junior Olympic pool could be built for \$225,000. He said he couldn't see the \$40,000-a-month cost to operate a big aquatic center. "I've been a lifeguard at the Reese Booker Center, so I know," he said.

Councilman G.L. Avery's comments on the subject were largely inaudible, but he too was concerned about the ongoing operating costs involved in any pool, whatever the size.

After more discussion, Councilman Nathaniel Cullars said, "I want a pool just like the one at Reese Booker Park. It wouldn't take that much to dig those rocks up and put a back like it was."

He said the kids need a pool now, and that they didn't need a \$2-million facility. Remembering how his generation learned to swim at the Reese Booker pool, he said, "It was plenty big enough for our kids. We just need to dig it up and put it back like it was."

After more discussion, Cullars put his proposal in the form of a motion. "I make a motion that we dig up those rocks on Whitehall and put the same size pool back." The motion was voted down with only Cullars and Mahoney voting in favor.

Councilman Ray Hardy put any pool expense into perspective. "We've got needs, and we've got wants. We don't even know how we're going to service the debt on the Pope Center, and we've got water treatment stations that are going to need rehab soon, and a lot of other things."

City Administrator Mike Eskew reminded council members about the upcoming council retreat this week, during which RDC representative Christian Lent would give council members an extensive review of the Southwest Washington Redevelopment Plan. That review, and their attendance at the September 18 open house at the Booker Center, would allow council members to help the public understand the plan. "This is the most far-reaching decision you're likely to ever consider," he

said. Another important meeting Eskew reminded council members about was the Communities of Opportunity meeting for all elected office holders on September 17 at the Senior Citizens Center. The Communities of Opportunity program, he said, "appears tailor-made for the issues we have in Wilkes County."

In response to Councilman Cullars' question, Eskew said that he was working with Comcast Cable to get council meetings broadcast. Cullars moved that the council should put the televising of council meetings "up for bid."

In discussion, City Attorney Harry Fleming said that the usual way to obtain professional services was to put out a request for proposals.

Eskew also reported that the Pope Convention Center renovation was nearing completion. Contract work was nearing completion as contractors were working through a short punch list, and paving and curbing would be done by the end of the week. Furniture would be arriving by September 15, and audio-visual work was expected to also be complete by the end of this week, he said.

A request for proposals for the center's marquee sign is out, and proposals were due in this week, Eskew reported.

Discussion ensued about the need to advertise when requests for proposals went out, and some confusion was apparent among the councilmen over the difference between pub-

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(continued on page 15)

## Open house set to hear city plans for Whitehall area redevelopment

What's going on with the Whitehall area redevelopment plan? Residents can find out next Tuesday evening.

Improving conditions for homes and business along the Whitehall Street corridor will be the subject of a public open house scheduled at 6

p.m. next Tuesday, September 18, at the Reese J. Booker Park Recreation Center off Whitehall Street.

The open house will include a presentation by the CSRA Regional Development Center about how the Southwest Washington Urban Redevelopment Plan will benefit city residents.

City leaders are saying that this effort will require some of the most far-reaching decisions they will make, and will be discussing the redevelopment plan at great length at the city council retreat later this month.

The redevelopment plan is being prepared in partnership with the CSRA Regional Development Center to achieve the following goals: promote housing redevelopment through home ownership, improve street utilities, abate nuisance (dilapidated) properties, promote neighborhood commercial investment, and to provide home ownership and credit-counseling opportunities.

The redevelopment planning area includes portions of Washington roughly bounded by Lexington Avenue and Liberty Street to the north, 42nd and Spring Street to the east, and the southern and western municipal limits.

A draft of the Southwest Washington Urban Redevelopment Plan and a map of the redevelopment planning area can be viewed at Washington City Hall, 103 E. Liberty Street, or at www.esrarc.org/csrar planning/planning\_review.asp

The public is encouraged to attend the open house meeting next Tuesday.

## Precious memories needed to help preserve rich history of School Street cemetery

Washington families with connections to the School Street Cemetery and the old school are urged to bring their precious memories of a heritage to help preserve the history of School Street.

Former Washington City Councilman Earline King is heading up the effort to solicit oral histories and memorabilia from families who have loved ones in the School Street Cemetery, as well as those who attended the high school next door.

Main Street coordinator Tom Harton said that they are asking families to bring their memories to the Reese Booker Center Saturday, September 22, from 2 p.m. to 6 p.m. He asks that individuals and families with any connection to the cemetery or the school to share whatever they have - family Bibles, snapshots, etc. to help in the research.

Harton says they won't keep anything family members bring. "We'll just make a list of the information available for later scanning or copying, but only with your permission."

Preserving the memories and history of School Street is part of the School Street Cemetery project in-

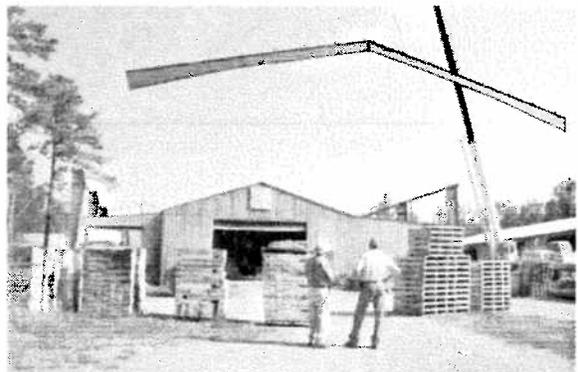
cludes the now-completed cemetery plot survey, then a condition assessment, development of a preservation plan, development of a heritage tourism plan, and development of a heritage tourism brochure.

The cemetery, which had become badly overgrown, has been the subject of an extensive clean-up over the last few months.

In recent weeks, a team from the Georgia Department of Transportation used ground-penetrating radar to locate old graves without disturbing the ground, and a dozen Boy Scouts and leaders helped clean up and fix up the cemetery as part of an Eagle Scout project led by Mason Klaus.

Sadly, vandals have already damaged a new sign put up at the cemetery.

The School Street restoration effort is part of the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources' initiative to find a statewide cemetery preservation effort, entitled "Campaign to Preserve Georgia's Historic Cemeteries."

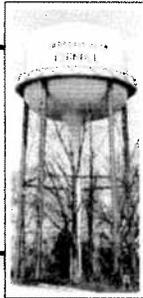


### Building in Wilkes

Kerry McAvoy (left) and Kerry Jr. watch a roof girder being lifted into place, part of a new metal building being constructed for their business, Wood Specialty Company. The new building is being constructed over the existing main production building, giving production lines more headroom. "I built this building myself, by hand, over six months in 1971," McAvoy said. "We'll tear out the old building when we're done." The company, which has grown to employ 87 workers in two shifts, produces precision-cut floor wood, specialized pellets, and other wood products.

# Tignall News

By CAROLYN GAMBON  
Please call 706-285-2736



Many out-of-town family members of the Rhodes family were here for the past weekend especially for the fly-in. Those visiting William Rhodes were Mr. and Mrs. Donna Rhodes and Nadia of Norway. Mr. and Mrs. Randy Rhodes, Taylor and Christopher of Danielsville, Riki Lynn Rhodes and Christa, a friend, and Dale Blake of Lakeland, Florida.

Emma Grace Sumnerlin of Seneca celebrated her first birthday. She is the granddaughter of J. J. and Marilyn Sumnerlin. Going especially for this special first birthday party at the home of Joe and Tam Sumnerlin, Kyle, Dean, and Emma Grace in Seneca were J. J. and Marilyn Sumnerlin, Dettie, Whitley, and Benjamin Hodges.

Visiting with Mary Ann Williams and Mr. and Mrs. Donald Wade Friday was Diane Nix of Locosa. Sunday afternoon, Mary Ann Williams and

Peggy Ware visited their sister, Sara Grimes, in Elberton.

Spending the weekend with Alex and Kay Tyler were their granddaughters, Sydney Tyler of Rhodes. She enjoyed riding four-wheelers while here.

Alph and Mary, Will Denard spent Labor Day weekend through Tuesday camping at Yonah Mountain Campgrounds. On that Saturday they went to Dillard and visited Curtis and Nancy Harper.

They have two funny stories that actually happened to people last weekend. I ran into a Tignall friend at the mall in Athens Saturday. She told me that she had the worst experience of her life. She stopped at a rest room in Crawford where they gave her a key and told her to be sure and lock it back when she came out. The thing

is, she couldn't get out. She saw the key didn't fit the key hole to the door and it wouldn't open. She beat on the door and yelled but no one heard her. She even found a dust pan to use to beat on the door when she had bruised her hands. What was going to be a fun afternoon of shopping was turning into a nightmare for her. She finally saw a door that looked like a storage closet and thought she could find something in there to help her get out. It was around lunch time and she was getting hungry, so she thought there might be something to eat in there too. She knew no one was coming to her rescue because she had the key and no one could get in and she couldn't get out. She opened the door to what she thought was a storage closet and she was outside. She had been trying to open the wrong door.

The other story is about a couple who went grocery shopping out of town. The clerk was totaling the grocery amount and the husband was busy bagging groceries. When they got home and the wife was unpacking groceries, she exclaimed, "What is this?" Her husband had accidentally bagged the cancer fund jug that had been on the counter.

The thing about these two stories is that these people are not blonde!

Ladies from Tignall enjoying a corsage get-together and a delicious lunch at the home of Betty Reack in Washington were Pat Mack, Edna Rhodes, Louise Harper, Doris Rhodes, Kay Tyler, Carolyn Gambon, Flossie Rhodes, Jean Rhodes, and of

course, Sara Frances Henderson, who also helped Betty host this occasion. Some of those attending from out-of-town were going on to the fly-in on Sunday.

R. C. and Barbara Oakley have been here for a few days at their home in Hephzibah. Visiting with them over the weekend were Dawn Moore, Parker and Jackson of Forsyth.

If anyone wants a possum, Albert and Eudora Huyck will be glad to give you one. They are in the possum catching business to try to get rid of them from their yard.

Mr. and Mrs. John Yochim hosted a birthday dinner Sunday for Vivian Wolozin and David McAvoy. This was Vivian's 88th birthday and I'm not telling how many for David. Present for this occasion were Mr. and Mrs. David McAvoy and Charlie, Mr. and Mrs. Tim Fichels, Mrs. Dale Robertson of Dulca, Nick Bourchier of Las Vegas, Mr. and Mrs. Jim Turner and Jordan of North Dakota, Mrs. Louise Wolozin, Phoebe, Blake and Aubrey Davis, Mr. and Mrs. Morgan Waters of Buford, and Mr. and Mrs. Wayne Thomasson. Vivian was especially excited to see her new great-grandchild, Jordan Turner.

Spending Sunday with Mr. and Mrs. Hugh Keener were Mr. and Mrs. Chris Keener, Madison and Nolan of Loganville. They all attended the fly-in.

Spending the weekend with Danny and Tammy Price were Jason and Jessica Mathias, Austin and Evrie of Mississippi. They came especially for Whitney Dawson's fifth birthday party.

The Kids Alive choir group of Tignall Baptist Church begins practice for Christmas music next Sunday, September 16, at 5 p.m. Awana starts Sunday also at 6 p.m. All children are invited.

The senior adults are invited to the Lincoln Baptist Church for a Georgia Baptist Association Senior Adult Rally on Monday, September 24, at 3 p.m. Rev. Jerry Wilson of Augusta will be entertaining, followed by a light meal in the fellowship hall. Contact Luanee Shelton at the Georgia Baptist Association office if you plan to attend or contact Pat Hobo by September 20.

Tignall's neighbor, Fortsonia, will be having Fortsonia Family Day Saturday, September 15, from 9 a.m. until 4 p.m. located in the heart of Fortsonia on the grounds of Nancy Hart Nursing Center and Elm United Methodist Church. They have invited everyone to come and enjoy their arts and crafts, great food, all day entertainment including Little Roy Lewis and Fortsonia's own Al McCall. They will have all kinds of fun activities for the kids to do. There will also be a health fair from 10 a.m. until 12 p.m. If you can't come, please call Vanessa Lee at 706-2823-5723.

Don't forget we need more old pictures for the Old Photo Display at the Tignall Fall Festival. The cookbooks have all sold out, but if you didn't get yours, more have been ordered and will be here in time for the festival.



## Lundberg News

By SAMILLE SHERRER  
Please call 706-678-7363

We had a pretty good attendance at Clifford's Grove Baptist Church Sunday. Rev. Martin preached a good message from Psalms 2:1-12.

Mrs. Bill Scoggins of Augusta spent Saturday and Sunday nights with her mother, Mrs. Evans Davis. Mrs. Scoggins and Hannah visited Sunday afternoon.

Mr. and Mrs. Scott Blake of Dahlonega spent the weekend at their home here. They and Evie Scoggins accompanied Mrs. Davis to services at Clifford's Grove and then they had lunch together at the Home Cafe.

Mr. and Mrs. Jamie Atkinson of Washington visited Mrs. Iris Dvson Thursday evening and on Friday after-

noon, Mrs. Justin Turner and Harrison and his little friend, Brady Vaughn, of Elberton visited her.

I received word Friday night from a cousin in Florida that another cousin had passed away. She was my first cousin, Lucy Barber Stewart's daughter, Mary Bowman. Before the death of her father, Watson Huff, in 1982, Lucy, Mary, and others would visit him and me almost every summer. Mary and her husband, Tom Bowman, visited James and me briefly in May of this year.

Willard Lance was among those who attended the Washingtonville Wilkes and Thomson High School football game Friday night.

Erika Scott spent Saturday night with Whitney Branham. On Sunday evening, Whitney was among the youth group of Tignall Baptist Church who enjoyed a swimming party at the pool home.

Happy birthday wishes to our sweet friend, Junita Bradford, tomorrow, Friday, September 14.

## Rhodes family gathers at old homeplace for annual fly-in and reunion on September 9

Descendants of John Wright (son of John and Lois and Eula Lee Walker) Rhodes gathered at the old homeplace on Sunday, September 9, for a fly-in and barbecue family reunion.

Framed in the old farmhouse is a Promissory Note Book of Tignall for \$200.00 and a deed dated 1936, wherein 75 acres were purchased by John Wright Rhodes. Collateral consisted of the following: one black mare, one red mare, five red milk cows, one white milk cow, and five black milk cows.

The fly-in and barbecue were held on some of this original 75 acres. The oldest members present were Jack Rhodes (son of Sam and Annie Ruth) and Cecil Rhodes (son of John Wright and Eula Lee).

Following is a quick little genealogy of the descendants of John and Lois Rhodes.

Son John Wright and Eula Lee (Walker) Rhodes had the following children: Elender, Cecil, J. D., Bob, Claude, and Prides.

Son Sam and Annie Ruth (Dyer) Rhodes had the following children: Nita, Jack, Sam Jr., Jennie Ruth, Bubba, Peggy, Freddie, Charles, Olivia, Glenn, and Phyllis.

Son William and Rosalyn B. (Wheatley) Rhodes had the following child: Billy.

Son Albert and Lou Nell (Heard) Rhodes had the following children: John Thomas, Sarah Frances, Betty, Barbara, Sanders, Albert J., Ed William, and Paul.

Daughter Louise (Rhodes) and Paul Harper had the following children: Lois, Paul Jr., and Polly.

Daughter Clara (Rhodes) and Annie Blackmon had the following children: Mildred and Carroll.

Daughter Sarah (Rhodes) and John Will Harper had the following children: Edna, Clarence and James.

About 450 descendants and guests attended. Now, about that fly-in part of the reunion. This is a plane-loving family. There were single-engine planes and ultra lights. When they all taxied down the runway -- a 3000 ft. grass runway -- and flew out one after the other for the air show, it was a sight to behold. The many children there were entertained as well with a moon walk, slide and maze, that was brought in for the day.

Not only are these Rhodesses a plane-loving family, they do like to "put out a spread." When the big farm bell sounded, people line up as Doug Rhodes (son of Prides) welcomed the group and Jimmy Harper (grandson of Sarah Rhodes Harper) said the blessing.

You have never seen so much good food: pork barbecue, barbecued chicken and stew (prepared by the Rhodes family on the premises), covered dishes of vegetables, salads, and desserts were brought by family



Maureen G. Rhodes (left) (wife of Bob Rhodes), Bob Rhodes, and Cecil Rhodes, with the old farmhouse in the background.

and guests, and, of course, good ole Georgia nectar (sweet tea).

Now it seems that this function really got started as a celebration of Eula Lee Walker Rhodes' birthday. The second Sunday in September became an annual event for this barbecue and fly-in and Miss Eula expressed her desire to continue this event after she was gone or as she put it, "There will be a lot of disappointed people." Miss Eula passed on in 1999, and her sons, Cecil and Bob, and grandson Doug decided to continue the tradition and started the event again in 2001.

Since this event is held at the old farmhouse where John Wright and Eula Lee Rhodes lived, it is very fitting that we share stories submitted by Bob and Cecil. Miss Eula was born September 24, 1899, in Hart County, Georgia, and moved to Lincoln County in 1905. Being the oldest child of 13rd and Emma Walker, she learned to cook at an early age. In 1915, while visiting her Uncle John, Morrison in Roanoke, Virginia, she took her very first plane ride.

She was educated in a one-room school on Courthouse Hill in the community of Chennault, and later at Brewster Parker College in Macon, Ga., where she obtained a teaching degree.

Miss Eula met John Wright Rhodes (1892-1958) and they were married in 1924. Together they farmed with mules and did sharecropping until they saved enough money to buy the farm on Pistol Creek -- the site on which the fly-in is held each year and affectionately referred to as the "homeplace." After purchasing this property, they grew cotton, corn, peas, and can for sump. They had chickens, hogs, cows, and to help with the farm income, Miss Eula raised range-fed turkeys. She had a route and delivered

live turkeys every Thanksgiving and Christmas in Washington, Thomson, and Augusta.

During World War II, John Wright helped build Fort Gordon, and after the war, he worked at the VA hospital in Augusta. Miss Eula taught Sunday School and John Wright was a deacon at Deulah Baptist Church and the family went to church every Sunday.

Miss Eula was a great cook, according to Cecil and Bob. They said she could cook anything -- wild game (rabbit, quail, dove, duck, goose and squirrel) -- and some of the best turtle stew you ever tasted. She made hominy out of corn as well as homemade cheese. She canned every thing. She would put up field peas and butterbeans for winter and when the weather got cold, after the hogs were killed, she would make sausage, salt-cured ham shoulders, fatback, lard, and cracklins.

She also raised honey bees and sold and gave away honey every year. She also made blackberry wine and took it for the communion service at Deulah -- everyone drinking from one large goblet. It seems that a group of men from the church -- knowing full well there was wine left -- would come around on Sunday afternoon to "polish off" the bottle.

Both Cecil and Bob spoke so affectionately of their parents and were amazed that they raised and fed six children on a farm without modern conveniences and saved enough to buy property. They both agreed they were blessed to have strong-willed, hard-working parents to show them what can be done if you live the example they were shown.

Their mother was strict, demanding and got respect. She wanted you to be truthful, honest, and respectful to everyone. No vile language. One of her mottos was, "Don't bring disgrace or shame on the family name."

Also, since Miss Eula wanted this celebration to continue on the second Sunday in September each year, Cecil and Bob wanted -- once again -- to have this fly-in and barbecue "in her memory" and both reiterated, "May her memory live on for many years to come."

What a beautiful day and what a great tribute to their mother.

## Wilkes Health Care residents enjoy visits with family, friends

Jean Bufford visited Mrs. Dorez Turmon.

Linda Garrett and Shirley Crocker visited Mrs. Sarah E. Walton.

Guests of Mrs. Anita Martin were Rev. Stephen Rayner, Gerald and Launette Drinkard, Alley Hucke, JoAnne Danner, Sara Wheatley, Claudette Morgan, Joyce Ann Blackburn, Marion Foss, Sam and Janice Scott, and Melissa Scott.

Virginia Price and Eddie Bankston visited Mrs. Carrie Johnson.

Visiting Mrs. Frocie Pope were Zella Bennett, Mamie Sherrer, and Paul Murry.

Miss Mary McClearen's visitors were Zella Bennett and Valerie Jackson.

Mrs. Clara Monague's guests were Helen Guller, Betty Parks, Fara Willis, and Vee Booker.

Guests of Mrs. Mary Bernice McAvoy were Ronnie McAvoy, Joyce McAvoy, Gail Galbreath, Shave McAvoy, Marion Potts, Linda and Gene Stevens, Keith, Tad, Tucker, and Fama Stevens.

Carmie Mae Williams visited Henry Butler.

Mrs. Sara Gresham's visitors were Johnny Gresham, Lynn and Will Johns, Virginia and William F. Greenbend, Camryn Johns, Katherine Melson, and Mable Johnson.

Visiting Mrs. Frocie Pope were Zella Bennett, Mamie Sherrer, and Paul Murry.

Miss Mary McClearen's visitors were Zella Bennett and Valerie Jackson.

Mrs. Clara Monague's guests were Helen Guller, Betty Parks, Fara Willis, and Vee Booker.

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## NOTICE OF PUBLIC MEETING: SOUTHWEST WASHINGTON REDEVELOPMENT PLAN

The City of Washington will hold a public open house at 6:00 pm on Tuesday, September 18<sup>th</sup> at the Reese J. Booker Park Recreation Center (Whitehall Street) to discuss the preparation of the Southwest Washington Redevelopment Plan. The redevelopment plan is being prepared in partnership with the CSRA Regional Development Center, and in accordance with the Georgia Urban Redevelopment Act (O.C.G.A. 36-61-1 et. seq.) in order to achieve the following goals:

- Promote Housing Redevelopment Through Home-Ownership
- Improve Street Utilities
- Abate Nuisance (Dilapidated) Properties
- Promote Neighborhood Commercial Investment
- Provide Home-Ownership and Credit Counseling Opportunities

The redevelopment planning area includes portions of Washington roughly bounded by Lexington Avenue and Liberty Street to the north, 42nd and Spring Street to the east, and the southern and western municipal limits. A draft of the Southwest Washington Urban Redevelopment Plan and a map of the redevelopment planning area can be viewed at Washington City Hall, 103 E. Liberty Street; or, at: [www.csrafdc.org/csra/planning/planning\\_review.asp](http://www.csrafdc.org/csra/planning/planning_review.asp)

The open house will include a presentation by the CSRA Regional Development Center about how the Southwest Washington Urban Redevelopment Plan will benefit city residents. Citizens with questions about the redevelopment planning process should contact:

Mike Eskew, City Administrator  
City of Washington  
(706) 678-3277

or:

Christian F. Lentz  
CSRA Regional Development Center  
(706) 210-2000, ext. 122

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### Getting shiny for the Cruise-In

Garson Townsend puts the last-minute elbow grease on his family's flivver, a Model A pickup, before Saturday's Fall Cruise-In on The Square. The Cruise-In is open to antiques, hot rods, muscle cars and collectibles, and there is a \$7 registration fee. Admission is free to the public, and there will be food, prizes, and music from Tommy Lindrum's Cruzin' to the Oldies Memory Lane Cruisers uses the profits from the Cruise-In to donate to various causes in the county.

## W-W Elementary School preparing for VIP bus tour with big spruce-up, fix-up

Preparations are well underway for the Georgia Partnership for Excellence in Education state-wide bus tour which will come to tour Washington-Wilkes Elementary School on Tuesday, September 25.

"We want our kids and the whole school looking our best when they come through Washington-Wilkes," said Principal Wanda Jenkins. "And we want them to know that this great school is supported by a great community."

Two husbands of business, education, government, and civic leaders from all over Georgia participate in the annual visits to schools like W-W. These are notable examples of high achievement. This year's tour will focus on math and science innovation.

To greet the tour, Jenkins said, "We'll have all our kids lining the parade lot in matching T-shirts, with one grade in blue, one in gold, and one in white, to show our unity and pride." Donations for the T-shirts are being collected by Ashley Barnett at the Washington-Wilkes Chamber of Commerce, and for matching T-shirts for all the school's teachers.

The Welcome Center will also have some 200 visitor information packets ready for the tour, Barnett said. "They'll only be here for four or five hours, so we want to provide them with as much information as possible, and get all those folks to come back to visit Washington-Wilkes."

A short video is being prepared for the visitors to watch as they approach the school, and a tour video will show the visitors attractions in the area.

Also in the works is a welcoming banner that will stretch across Robert Loomis Avenue at The Square.

A crew from Georgia Public Broadcasting will be here next week to video the school, and interview Jenkins and teacher Peggy Jones for a public TV special on the bus tour.

Jenkins said that they have been attending to a long list of fix-up, spruce-up items to make the East Street campus look its best for the visit. School Superintendent Joyce Williams and board members have been very supportive in their beautification efforts, she said.

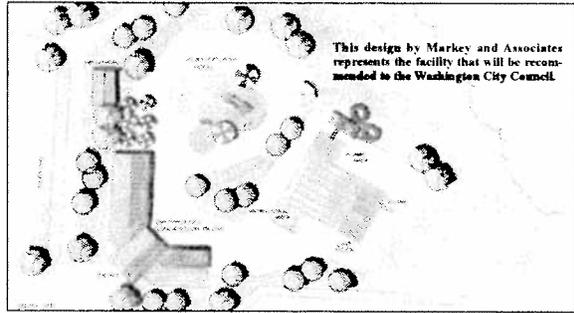
With the visit three weeks away, there's still a lot to do. Student guides are preparing to give the visitors tours of their school, the teachers selected to be observed are working on their lesson plans, and Jenkins said they were working through the long list of things to tend to. "This is such a great thing for our school and our community," she said, "we want everything to be just right."

## Swimming pool study committee to report to city council Monday

The swimming pool study committee is expected to recommend to the Washington City Council that a "family aquatic center" is the best option for a city-built water recreation facility but that such an endeavor could cost the city some \$40,000 per month to operate.

After months of careful study of all kinds of facilities ranging from a conventional pool to a year-round indoor water recreation and teaching facility, the committee settled on the outdoor family aquatic center as best suited for the city's needs and capabilities. The proposed facility, as designed by Markey and Associates, would include a six-lane competition pool with wings to accommodate a shallow instructional area on one side and a large water slide on the other side. Also included would be a zero-depth-entry spray/splash area and wading pool, plus a building to house the necessary changing rooms, restrooms, and concession stand.

The committee's work was culminated last week following the return and evaluation of a feasibility study conducted by Markey that pointed to the family center as the best option. The study showed that a smaller facility without the added features would probably not attract enough attendance to warrant construction and operation. At the other end of the spectrum, the study indicated that a year-round indoor facility



This design by Markey and Associates represents the facility that will be recommended to the Washington City Council.

could not be supported by the population base in this area. The Markey report never made a definitive recommendation, however, its figures showed that, based on its own attendance projections, the aquatic center could work financially. Beyond the construction costs of about \$2.7 million (\$3.8 million for an indoor facility), operational expenses for a 90-day season were

estimated at about \$200,000. Markey's attendance projection at an open rate of \$5.00 per visit showed revenues slightly higher than that. However, the committee did not agree with the report's outline of attendance.

The Markey report said, "There may be a strong sentiment for (continued on page 16)

(continued on page 16)

## City council, mayoral races set for Washington, Tignall, Rayle

Local city races in Washington, Tignall, and Rayle are now set for the ballot after qualifying concluded Friday.

At the end of qualifying Friday, two candidates for Washington mayor and six candidates for the Washington City Council have qualified to be on the ballot for the November election.

In the run for Mayor, candidates qualifying included incumbent Mayor Willie B. Burns and unopposed candidate Carlton Norma.

In the city's District 1, incumbent councilman Nathaniel Callan has qualified, as has Marion Tull Jr., who is seeking the seat now held by Callan.

In city District 2, Edward B. Pope Jr., Amos M. Barnett, downtown merchant Ed Franklin, and teacher Fulani Dougherty have qualified to run for two District 2 seats. With three or more candidates, the two seats will go to the two highest vote getters.

One District 2 seat will be vacated at year's end by Ray Hardy, and Edward Pope is seeking to be elected to the District 2 seat to which he was elected without opposition last year, filling the unexpired term of former Councilman Anna Norman.

The current terms of Mayor Willie E. Burns, and Councilmen Nathaniel Callan Sr., Ray Hardy and Edward B. Pope Jr. expire at the end of December, 2007.

In Tignall, Mayor Richard Gammon has qualified to run again, this time with opposition from Henry Brown. Incumbent Tignall council members Charles Bradley, Tom Jackson, Nobie Keener, Albert Rayle, and Leon Aycock all qualified but are unopposed.

In Rayle, Mayor Norman Echols has qualified to run again, and Elizabeth Bolton has qualified to oppose him. Jason Echols is the only candidate for Rayle city council.

## Ed Franklin announces his run for City Council District 2 seat

Downtown merchant Ed Franklin has announced his candidacy for a District 2 seat on the Washington City Council.

Having moved to Washington four years ago, he said, he is proud to call this great town home. "There is an incredible sense of wonder about the town, but the most important aspect is the people who live here," he said. "I have never felt more welcome and wanted anywhere else."

A native of Lakeland, Florida, Franklin had visited Washington off and on for over a year before he decided that this was the place he wanted to be. "I gave up 'Big City' life in favor of what I thought would be a slower and simpler pace here in Washington," he said. He invested in the Old Bank Building and helped set up "The Antique Exchange" with Robert Geiger. Lugging sales forced the business to close, he said, but he and Geiger had already started "The Talk of the Town" at the Fitzpatrick Hotel. They operated there for a year before moving across The Square to a newly renovated location in the former "It's Fashion" building.

Having encountered first hand the difficulties of starting and maintaining a small business in Washington, he said, "I will strive to help other entrepreneurs to get established, both on the Square and in outlying areas."

But Franklin sees real challenges in governing the city, and sees the need for changes. "I have attended a majority of the City Council meet-



ED FRANKLIN

ings during my stay here and there seems to be a recurring theme of infighting, racism, and a sense of 'business as usual' that seems to be so counter-productive that I have to wonder why anyone even bothers showing up to the meetings."

He feels he can serve his new home as a member of the council. "Fortunately I have established myself as a level-headed individual who is a hard worker," he said, "and if elected to City Council I will dedicate myself to working for the community as a whole and do what is right, not for the sake of spilling votes or letting personality conflicts hinder good decision making, but for making Washington an even greater place to live for all."

## Wills Memorial lab again awarded CAP certification

The Wills Memorial Hospital laboratory has been awarded accreditation by the Commission on Laboratory Accreditation of the College of American Pathologists (CAP), based on the results of a recent biennial inspection.

Laboratory Director Doris Smith was advised of this national recognition and congratulated for the "excellence of the services being provided." The WMH Laboratory is one of the more than 6,000 CAP accredited laboratories nationwide.

"We are extremely proud of this accomplishment by Doris Smith and her entire staff," Marvin Goldman, Wills Memorial CEO, stated. "CAP accreditation is the gold standard for laboratory quality. This recognition, first achieved in 2001, serves to assure our patients and the entire community that testing performed by our laboratory meets the highest quality standards."

The CAP Laboratory Accreditation Program, begun in the early 1960s, is recognized by the federal government as being equal to or more stringent than the government's own inspection program.

During the CAP accreditation process, inspectors examine the laboratory's records and quality control of procedures for the preceding two years. CAP inspectors also examine the entire staff's qualifications, the

laboratory's equipment, facilities, safety program and record, as well as the overall management of the laboratory. This stringent inspection program is designed to specifically ensure the highest standard of care

for the laboratory's patients. The College of American Pathologists is a medical society serving nearly 16,000 physician members and the laboratory community throughout the world. It is

the world's largest association composed exclusively of pathologists and is widely considered the leader in laboratory quality assurance. The CAP is an advocate for high-quality and cost-effective medical care.



Wills Memorial Hospital Lab Director Doris Smith and the staff are congratulated by CEO Marvin Goldman for their CAP certification resulting from a biennial inspection.

## Open house set on Sept. 18 for Whitehall redevelopment plan

The City of Washington will hold a public open house to discuss the preparation of the Southwest Washington Redevelopment Plan to improve conditions in the blighted areas of the Whitehall area.

The open house is scheduled for 6 p.m. on Tuesday, September 18, at the Reese J. Bosker Park Recreation Center off Whitehall Street.

The open house will include a presentation by the CSRA Regional Development Center about how the Southwest Washington Urban Redevelopment Plan will benefit city residents.

The redevelopment plan is being prepared in partnership with the CSRA Regional Development Center to achieve the following goals: promote housing redevelopment

through home-ownership, improve street utilities, abate nuisance (dilapidated) properties, promote neighborhood commercial investment, and to provide home-ownership and credit-counseling opportunities.

The redevelopment planning area includes portions of Washington roughly bounded by Lexington Avenue and Liberty Street to the north, 42nd and Spring Street to the east, and the southern and western municipal limits.

A draft of the Southwest Washington Urban Redevelopment Plan and a map of the redevelopment planning area can be viewed at Washington City Hall, 103 E. Liberty Street, or at: [www.csrade.org/csradeplanning\\_review.asp](http://www.csrade.org/csradeplanning_review.asp)



By PRISCILLA MAXWELL  
Please call 706-678-7657

Thanks again to all the churches of the Georgia Baptist Association who took part in the Christmas in August mission project. It went over so well. The people who came from the Meansville Children's Home campus to attend the recent get-together at the Mission Center could not take all the useful school supplies and household items, etc., back to the campus in one trip. So on Friday, August 31, Laurie Shelton and Sherrie McAvoy carried the rest which was a van load to Meansville, a 2 1/2 hour trip one way. This was a first chance, and a wonderful experience for both. They were carried out to lunch and shown all over the campus where different family ministries take place. They had a safe trip, one to remember.

● Phillips Mill Baptist Church was happy to have former member, Louise (Mrs. Carl) Mathis and her children, Harold and Kathryn of the Atlanta area, and Carl's niece, Gummy Bloomie of Carter's Grove, among visitors at Phillips Mill on a recent Sunday morning. I'm sure they get to see many new faces, as so many have passed away or become unable to attend church. It's so good that they still have fond memories of Phillips Mill where they were very faithful when living in the area. Gummy, Harold and Kathryn, and grandchildren of the late Al and Sally Edwards Mathis of Phillips Mill, Ginny's mother, Grace M. Beazley, is the only child still living and Louise is the only in-law.

● Charles and Lynda Sherrer of Loganville visited his first cousins, Morrison and Priscilla Maxwell, on Labor Day afternoon. They had enjoyed taking in some of the Labor Day celebrations in Claytonville. Both Charles and Priscilla enjoy taking *The Advocate Democrat* and Charles enjoys *The News-Reporter*. A number of our relatives have lived in Taliaferro County over the years.

● Everyone is invited to attend a miscellaneous bridal shower honoring Andre Moody, bride-elect

of Marc Bridges, on Saturday afternoon, September 15, at Phillips Mill Baptist Church from 2-4 p.m. in the fellowship hall. The shower will be given by Amanda McAvoy, Amy Thomas, Sherrie McAvoy, and ladies of the church. Please feel welcome.

● Churches of the Georgia Baptist Association, don't forget the Senior Adult Rally coming up on Monday, September 24, at the Lincoln Baptist Church at 3 p.m. Rev. and Mrs. Jerry Wilson will be the guests for the rally. They will present music and comedy. A light meal will follow. Everyone planning to attend is asked to call the Georgia Baptist Mission Center at 706-678-7381 by Wednesday, September 19. We appreciate Pat Hobbs of Tugaloo Baptist Church being the senior adult director for our Association. She cooks and serves with a smile, and so do her helpers.

● Churches of the Georgia Baptist Association will be observing the Season of Prayer for State Missions September 12-16. The theme for this year is "Sow, Reap, Rejoice - Together." A state missions DVD is available to be checked out at the Mission Center. One of the highlights of the DVD is Penfield Christian Home. John 4:35b tells us, "Listen to what I'm telling you; open your eyes and look at the fields, for they are ready for harvest."

● A big thank you to all of you who remembered Morrison and Priscilla Maxwell on their 52nd wedding anniversary and on her birthday. We received many pretty and sweet cards, notes, and phone calls, besides several cakes and flowers, and a Bible book marker. One of the highlights that began the week before was a phone call from one of our former pastors at Phillips Mill, Rev. Stan Sullivan. He had recently returned from his fourth trip to China since he left Phillips Mill in 1992 after spending 6 1/2 years with us. Of course one of the first questions I asked him was if he still plays the piano. Yes, was his answer, and he said that, how the church, Sparrow Swamp Baptist Church in Immanuel, S.C., paid for the trip to China. They had him to do a piano concert on Sunday night, December 31, and they had CDs made and sold them. He wants to send us one. I asked him to bring us up to date on his family when he mailed it. It was so touching how

the Lord has used him and his wife Donna, a nurse, who is the director of women's services for Carolina Hospital System in Florence, S.C. Stan has had the opportunity to preach the gospel in three different continents. Among the many mission trips he and Donna, along with another couple from the church, was a trip to Brazil where they worked with their friend, Rita Roberts, who was a missionary there. Rita was invited to Phillips Mill to speak the year the Sullivans left. It is so amazing how a mission-minded church has become missions in action over the years and they were a part. Last, but not least, their daughter Allison will be 27 in October. She graduated third in her class of 400 from South Florence High School in 1998. She graduated from Florida State University with a political science degree in 2001, and graduated from the University of South Carolina Law School in 2005 and passed her bar exam that same year. She is now an attorney with a law firm in Columbia, S.C.

● The annual Franklin family reunion will be held at County Lane Baptist Church between Rayle and Philomath on Saturday, October 6. Please notice that this year's reunion changes from meeting on the first Sunday to the first Saturday. Letters are being mailed out to faithful attendees, but anyone interested in attending please feel welcome. You may like to catch up on the younger generation and share fond memories. The reunion will take place outside around the granite tables that an ancestor, James Benjamin "Jim" Franklin, helped to put into place at the church. He also helped build the church building. A collection will be taken up for a donation to the church cemetery fund. Jim and Elvie Seymour Franklin and many other relatives are buried in the County Lane Baptist Church cemetery. The contributions will be designated in memory and in honor of the Franklin family. This will be a covered dish meal, so fit some of your favorite food, etc. Also, don't forget to bring a folding chair for all your family. And if you would like to play in the "World Series" softball game in the field near the woods and tables, bring your baseball bats, balls, bases, and gloves. For more information please contact Janice Armour Browning at Winterville. Her home phone is 706-742-7022.

I received this information for the paper and a special family occasion which brought a big smile and many fond memories to Priscilla Maxwell. A big thank you, Bruce. She enjoys getting *The News-Reporter*.

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**NOTICE OF PUBLIC MEETING:**

**SOUTHWEST WASHINGTON REDEVELOPMENT PLAN**

The City of Washington will hold a public open house at 6:00 pm on Tuesday, September 18th at the Reese J. Booker Park Recreation Center (Whitehall Street) to discuss the preparation of the *Southwest Washington Redevelopment Plan*. The redevelopment plan is being prepared in partnership with the CSRA Regional Development Center, and in accordance with the *Georgia Urban Redevelopment Act* (O.C.G.A. 36-61-1 et. seq.) in order to achieve the following goals:

- Promote Housing Redevelopment Through Home-Ownership
- Improve Street Utilities
- Abate Nuisance (Dilapidated) Properties
- Promote Neighborhood Commercial Investment
- Provide Home-Ownership and Credit Counseling Opportunities

The redevelopment planning area includes portions of Washington roughly bounded by Lexington Avenue and Liberty Street to the north, 42nd and Spring Street to the east, and the southern and western municipal limits. A draft of the *Southwest Washington Urban Redevelopment Plan* and a map of the redevelopment planning area can be viewed at Washington City Hall, 103 E. Liberty Street; or, at: [www.csrafdc.org/csra/planning/planning\\_review.asp](http://www.csrafdc.org/csra/planning/planning_review.asp)

The open house will include a presentation by the CSRA Regional Development Center about how the *Southwest Washington Urban Redevelopment Plan* will benefit city residents. Citizens with questions about the redevelopment planning process should contact:

**Mike Eskew, City Administrator**  
City of Washington  
(706) 678-3277

or:

**Christian F. Lentz**  
CSRA Regional Development Center  
(706) 210-2000, ext. 122

**Athens Senior Expo at Tuckston Meth. on Wed., 1:00-4:30**

Tuckston United Methodist Church Senior Citizens Group of Athens and the Northeast Georgia Senior Care Network will sponsor the first annual Athens Senior Expo to be held at the Tuckston church, 4175 Lexington Road, Athens, on Wednesday, September 12, from 1 to 4:30 p.m.

More than 50 exhibits will be displayed along with free health screenings and door prizes. The event is open and free to the general public. Available at the Expo will be health screening, information on home health care, hospice, rehabilitation, transportation, insurance, employment opportunities, health care financing, and advanced directives.

Interested persons may obtain more information by calling Kathy Ahlberg, Hospice Advantage at 706-354-1707, or Bob Long at 706-548-7560.

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## Front Page

September 20, 2007

Ads by Yahoo!

### Leaders, families study plan to redevelop Whitehall Street area

By KIP BURKE news editor

Both Washington city leaders and Whitehall Street area families have been studying maps, photos, and plans to learn more about the city's far-reaching five-year plan to improve conditions for people, private homes, and small local businesses all over southwest Washington.

At both the open house Tuesday evening, and at an all-day retreat with city leaders last week, Christian F. Lentz, AICP, Director of Planning for the CSRA Regional Development Center told about how the Southwest Washington Redevelopment Plan will benefit city residents, and heard their questions about how the project will take shape over the next few years.

Lentz pointed out that it will not be a quick project. The project has been underway for some two years at this point, he said, and the draft redevelopment plan will be complete after this last round of public comments are heard. The plan runs through 2012, and the big, visible changes are not expected to be seen until 2009.

Lentz stressed that Washington's mayor and city council will make all the decision on what parts of the plan to implement and when.

City leaders are saying that putting the redevelopment plan into effect will require some of the most far-reaching decisions they will make, and have been studying and discussing the redevelopment plan at great length.

Mayor Willie Burns, City Councilmen Ray Hardy, Rev. G.L. Avery, Pamela Eaton, and Edward Pope Jr., along with City Administrator Mike Eskew, City Attorney Barry Fleming, and City Clerk Debbie Danner, spent most of the day last Wednesday at a city council retreat studying the draft plan in great detail with Lentz.

The redevelopment plan is being prepared in partnership with the CSRA Regional Development Center to achieve the following goals: promote housing redevelopment through home ownership; improve street utilities; abate nuisance (dilapidated) properties; promote neighborhood commercial investment; and to provide home-ownership and credit-counseling opportunities for residents.

This is not the "urban renewal" of the 1970s that saw old homes bulldozed and replaced by government housing, Eskew said at a recent council meeting. "This is nothing like that old program. This is all private, single-family homes, improving what we have and helping make it possible for folks to buy or build their own homes."

One of the objects of the program, in fact, is to create a housing

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market, Lentz said. Some 15 to 20 families have already qualified for home loans, but can find no appropriate houses to buy.

As dilapidated and abandoned properties give way to new homes and businesses, Lentz said, property values in the whole area should increase, as crime and poverty decrease.

The redevelopment planning area includes portions of Washington roughly bounded by Lexington Avenue and Liberty Street to the north, 42nd and Spring Street to the east, and the southern and western municipal limits.

A draft of the Southwest Washington Redevelopment Plan and a map of the redevelopment planning area can be viewed at Washington City Hall, 103 E. Liberty Street; or at: [www.csrardc.org/csra/planning/planning\\_review.asp](http://www.csrardc.org/csra/planning/planning_review.asp).

The next step for the city will be the development of a site plan to apply for a CDBG next spring. That grant will allow for infrastructure improvements such as new storm water and sewage lines, laying the groundwork for redeveloping the Rusher Street area.

But city leaders stress that the changes underway will take time. "This is a long, drawn-out process," Mayor Burns said. "It will be two years before any dirt moves."



**Chamber director speaks to FBLA**

The Washington-Wilkes Chapter of FBLA held its first meeting for the 2007-2008 school year on Tuesday, September 11, at which Donna Hardy addressed the club on interview and resume etiquette, including proper dress, handshakes, and honesty. The FBLA officers expressed their thanks to her for taking time out of her day to speak to the organization. The organization's next meeting will be held October 9. The meeting will focus on the induction of the newly-elected FBLA officers for the 2007-2008 school year.



**Amea Crawford's postcard is winner**

Amea K. Crawford won the "Greetings from Augusta" postcard contest. Her winning postcard was displayed in the Augusta Museum of Art from June 1 through August 31. She is the daughter of Hermecender Walton Crawford and the granddaughter of Rev. and Mrs. Robert Walton of Washington. Amea is in the fourth grade at Hillcrest Baptist School in Augusta and is a member of the St. Luke Baptist Church in Lincolnton where Rev. Alvin Rivers is the pastor.

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**Tignall News**

By CAROLYN GAMMON  
Please call 706-285-2736



I heard that little Jack Rogers was asked by Grandpa Ben Long to gather all his cantaloupes and put them in a wheelbarrow. Jack told his mom he didn't know why grandpa planted all those cantaloupes if he couldn't handle it.

●Mr. and Mrs. Richard Gammon enjoyed eating lunch with their granddaughters, Kara and Kaci Gammon, on Tuesday, September 11, at the elementary school. Grandparents Day was celebrated by the pre-k, Mr. and Mrs. Donald Ware were there with their grandson, Stacey Ware. One little girl was looking for her grandmother and looking quite stressful because she didn't see her. She told her teacher, "I know what she looks like."

●The fifth annual ladies retreat in Toccoa last weekend was better than ever. Sunday, several ladies of Tignall Baptist Church shared their experiences at the retreat and what powerful messages they received. Jean Holly, a retired minister's wife, a nurse, and director of the Congregational Health Program of Gwinnett Medical Center in Gwinnett County, was guest speaker. Her husband, Lamar Holly, is director of children's ministry called Kids Stuff. Norma Read of Martinez and sister of Fay Lamar gave an inspiring testimony. The music at the retreat was a treat from a group called In Jesus' Name Ministries. Excellent

music, Bible study, and wonderful fellowship were enjoyed by all who attended. I understand there was no chance to get hungry, in fact, there was plenty of chocolate.

●Myrline Thornton attended a retirement reception for her daughter, Dr. Mary Jacobs, at Henderson Middle School in Jackson Thursday, August 30. There was a musical interlude, the Henderson Middle School honor choir and some of her students who gave tributes for her contributions. Mary had been principal of this school for seven or eight years. Mary came over from Monticello and visited Myrline for two days last week.

●Robert and Patricia Fuller would like to wish their neighbor and friend, Bobby Powell, a speedy recovery. They say that Lindsey Street wasn't the same the days that he spent in the hospital. We all wish Bobby well and our prayers are with him.

●Greg Tyler, son of Alex and Kay Tyler, was featured in the magazine called "Cuisine & Wine Asia." Greg is vice-president of International

**Tignall lunch room brings old memories for Senior Adults**

The Senior Adult Back to School Luncheon at the old Tignall School Lunchroom was enjoyed by about 30 people. Many of these people had fond memories of this lunchroom when they were in school here with such wonderful cooks as Mrs. Lou Standard, Mrs. Willie Stribling and Mrs. Bennie Whitener.

On the tables were old school books, old yearbooks, and school memorabilia. There was lots of fun finding each other in the old yearbooks. Gene Heard was found with so much hair on his head that he was compared with Elvis Presley. Donald Ward was found to still be tall and slim. Everyone let their hair down and had fun playing bingo followed by lunch with a variety of salads. Even Preacher Dale Fincher joined in the fun of bingo. He won an economy pack of toilet tissue. I don't know how he got it home on that motorcycle.

**Tignall city council considers paving, sidewalks at meeting**

The regular meeting of the Tignall City Council was held September 12, at 7 p.m. Those present were Mayor Richard Gammon; council members Noble Keener, Charles Bradley, Albert Huyck, Leon Aycock, and Tom Jackson. Also present were city clerks Linda Daniel and Elaine

Jackson. Walter Parker and Henry Brown were visitors. Topics of discussion included the paving of Chatfield Street and the need for sidewalks on West Wooten Street. It was suggested that a gravel walk could be put in as a temporary solution.

**N. Wilkes committee to meet tonight for fall festival planning**

The North Wilkes Steering Committee will be meeting Thursday, September 20, at 6:30 p.m., at the Tignall Lunchroom. The committee is busy planning the sixth annual fall festival for November 3. Let's hope everyone in this area will be involved in this special occasion. Don't forget, we are begging for help and for old pictures. We need the pictures to be added to the old photo display so everyone can enjoy "Memory Lane." We just want copies of your pictures. Come and join us at our meeting Thursday. The festival will include a kids fashion show again this year. The fashion show will be the morning of the festival. We will have applications out soon for his.

**Malloryville Baptist sets homecoming for Sunday, Sept. 23**

Malloryville Baptist Church will have homecoming and revival services next week. Homecoming will be Sunday, September 23, at 11:00 a.m., with dinner to follow the service. Revival services will begin Sunday night and go through Wednesday with Rev. James Bland bring the message Sunday night at 7:30, and Rev. Wade Bridges from Rehoboth Baptist Church of Elberton preaching Monday through Wednesday at 7:30 p.m.

The metal roof has been completed at the ag building at the old school. Painting still needs to be done. The railing on the ramp at the lunchroom needs to be repaired. Putting up a wood railing was discussed. The issue of pit bulldozers running loose on Jefferson Street was brought up. This will need to be checked into. The problem of debris in yards was also discussed. Letters will be sent out.

**Lundberg News**

By SAMILLE SHERRER  
Please call 706-678-7363

Mrs. Juanita Bradford was honored on her birthday Friday with a surprise family party. Her daughter, Trudie Sutherland, planned and prepared the food and they all met at the home of Mr. and Mrs. Terry Bradford in Washington to celebrate. Mr. and Mrs. Dennis Bradford of Thomson joined them and also Brad Thomson. After the delicious meal Juanita presented a beautiful cake which they enjoyed with ice cream.

●Mr. and Mrs. James Sherrer joined the seniors of the Tignall Baptist Church who gathered at the old school building Monday morning. Pat Bobo is in charge and always plans nice things for the seniors to do. We had fun playing bingo and then enjoying a delicious salad lunch and good fellowship.

●Mrs. Iris Dyson visited Mr. and Mrs. Pembroke Pope Saturday morning.

●Mrs. Opal Harcourt of Lincolnton visited Mrs. Juanita Bradford Tuesday.

●Mrs. Juanita Bradford and Mrs. John Sutherland visited Mr. and Mrs. Dennis Bradford in Thomson Wednesday. They had lunch at Ryan's.

●Mr. and Mrs. Tad Hopkins of Jacksonville spent Saturday night with Mrs. Iris Dyson.

●Dianne Butler of Columbia, S.C., spent Saturday night with Mr. and Mrs. James Sherrer.

●Mrs. Cheryl Holsclaw had lunch with Mr. and Mrs. Ricky McCarty Sunday.

●I went with James to homecoming services at Wilkes County Baptist Church Sunday. It was a very good day. It was the first time I have seen a full church in a long time. The Sunday School hour featured the Kindhart family with special music and Mr. Kindhart gave a good talk. The guest speaker for worship service was Rev. Greg Hammond of Greenville, S.C. Then everyone enjoyed the delicious covered dish meal.

●Gay and Whitney Branham attended the Whitney Baptist Women's Retreat held in Toccoa over the weekend.

Marketing for USA Poultry & Egg Export Council. Along with a large picture of Greg was all about being able to purchase eggs without shells. Greg says that, "The alternative eggs come in several different forms, including frozen, liquid, powdered, for various preparation purposes, but all retain the same nutritional values and flavors as your usual shell eggs." He says, "We're not advancing at full blast, we are adopting a slow approach, making small steps." Won't that be great not to have to break an egg and separate the yolk from the egg white.

●Mr. and Mrs. O'Neal Adams have enjoyed a visit from Maude Adams Mortti and her daughter, Anne Shepard, of Clearwater, Florida. Visiting with them Saturday were Mr. and Mrs. Vernon Adams. Visiting Sunday was Bobby Blakey. On Sunday afternoon they visited Rosalyn Adams, Mr. and Mrs. Arnold Adams, and Mildred Sisson. On Monday, Maude and Anne visited with Charles Blakey and Lois Flynn. When Maude and Ann leave they will be going on to Michigan to Maude's great-granddaughter's wedding.

●Saturday morning, Dorothy Kitchens, Elizabeth Kitchens, and Beverly Johnson came over to the home of Mr. and Mrs. O'Neal Adams to ride horses.

●Visiting Saturday afternoon with Albert and Eudora Huyck were Kenneth and Susie Huyck, Elizabeth and Andrew, from Greer, S.C.

●Wilkes County Baptist Church had homecoming Sunday with visiting pastor Greg Hamond of Greenville, S.C., bringing the message. The Kindhart Family brought the special music.

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**NOTICE OF PUBLIC HEARING**

Southwest Washington Urban Redevelopment Plan

In accordance with the Georgia Urban Redevelopment Act (O.C.G.A. 36-61-1 et. seq.), the City of Washington will hold a public hearing on **Monday, October 8th, at 5:30 pm** at the City Council Chambers, Washington City Hall, 102 E. Liberty Street, Washington, Georgia.

The purpose of the public hearing is to solicit community input on the proposed Southwest Washington Urban Redevelopment Plan. Citizens can obtain a copy of the draft plan in advance of the public hearing by visiting [www.csardc.org/csra](http://www.csardc.org/csra) or by contacting the CSRA Regional Development Center at the number below.

Contact: Christian F. Lentz @ 706-210-2000

**City of Washington**

Post Office Box 9  
Washington, Georgia 30673  
706-678-3277  
Fax: 706-678-3752

Council Members  
G L Avey  
Nahania Cullars, Sr.  
Pamela L G. Eaton  
Robert Hoy Harty  
Mascoe D. Mahoney  
Edward Pose Jr.

Wille E Burns, Mayor  
Michael P Eskew, Administrator  
Dobbie L. Dawson, Clerk  
Barry A. Fleming, Attorney

**PUBLIC HEARING NOTICE**

The City of Washington will hold a PUBLIC HEARING on September 27, 2007 at 4:30 pm at Washington City Hall. The purpose of the hearing will be to obtain citizen input regarding the submission of a Brownfield application to be submitted to the Environmental Protection Agency, pertaining to hazardous substances. Draft copies of the grants are available for review at City Hall. The grant will be submitted October 12, 2007.

Persons with special needs relating to handicapped accessibility or foreign language should contact Debbie Danner prior to December 4, 2006 at 706-678-3277. Persons with hearing disabilities can contact us or use the Georgia Relay Service at TDD 1-800-255-0056 or Voice 1-800-255-0135.

# **APPENDIX D**

# City of Washington



Post Office Box 9  
Washington, Georgia 30673  
706-678-3277  
Fax: 706-678-3752

Willie E. Burns, Mayor  
Michael P. Eskew, Administrator  
Debbie L. Danner, Clerk  
Barry A. Fleming, Attorney

March 8, 2007

**Council Members**  
G.L. Avery  
Nathaniel Cullars, Sr.  
Pamela L.G. Eaton  
Robert Ray Hardy  
Maceo D. Mahoney  
Edward B. Pope, Jr.

Dear Citizen, Property Owner or Business Owner:

I would like to invite you to a public open house to discuss the preparation of a redevelopment plan for the southwest portion of Washington (See map on reverse). The open house will be held between 6:30 PM and 8:30 PM on Thursday, March 15<sup>th</sup> at the Reese J. Booker Park Recreation Center located on Whitehall Street.

The Southwest Washington Redevelopment Plan is being prepared in partnership with the CSRA Regional Development Center (RDC), and in accordance with the Georgia Urban Redevelopment Act in order to achieve the following goals:

- Promote housing redevelopment through homeownership
- Improve street utilities
- Abate nuisance (dilapidated) properties
- Promote neighborhood commercial investment
- Provide homeownership and credit counseling opportunities

The open house will provide you with the opportunity to speak with planners from the CSRA RDC regarding the planning process, planning area boundaries, preliminary goals and how the plan may affect them. Your participation is particularly valuable because your property/business is located within a key part of the planning area. There is no scheduled presentation so please feel free to drop-in anytime during the posted event hours. I encourage you to also invite other friends, family and neighbors who may live or operate a business in the planning area.

If you can not attend but have questions, please contact Mike Eskew, City Administrator at 706-678-3277; or, Christian Lentz of the CSRA RDC at 706-210-2000 ext. 122.

Respectfully,

A handwritten signature in cursive script that reads "Willie E. Burns".

W. E. Burns  
Mayor

Map on Reverse

# **APPENDIX E**



## Southwest Washington Redevelopment Plan Public Open House – Thursday, March 15, 2007 Redevelopment Plan Fact Sheet

### **Purpose of the Plan:**

The City of Washington has contracted with the CSRA Regional Development Center to prepare a redevelopment plan for the southwest portion of the city (See Attached Map). The resulting Southwest Washington Redevelopment Plan is being prepared in accordance with the Georgia Urban Redevelopment Act. The Plan will provide Washington with a guide for redevelopment activities that could include the abatement of nuisances and the promotion of homeownership opportunities.

### **Section I. Background Information.**

- CSRA Regional Development Center (RDC) contracted with the City of Washington to prepare a redevelopment plan for southwest portion of the city.
- City of Washington desires a redevelopment plan in order to: promote housing development/redevelopment, abate nuisance properties, enhance gateways into the city; and, promote economic development/job creation.
- Redevelopment plan to be prepared according to the standards of the Georgia Urban Redevelopment Act.
- CSRA RDC provides City Council with an overview of the planning process on March 17, 2006.
- CSRA RDC initiates planning work in Fall of 2006.

### **Section II. Georgia Urban Redevelopment Act.**

- Georgia Urban Redevelopment Act (O.C.G.A. 36-61-1 et. sequ.) created in 1955 in order to provide local communities with flexibility to address areas with limited development potential.
- Requires a community to declare areas “blighted.”
- Advantages of the Act:
  - Allows for development ordinance exceptions
  - Application of design standards
  - Provides flexibility in selecting implementing agencies
  - Provides greater access to federal and state funding sources.
- Redevelopment Plan components required by the Act:
  - Clear boundaries of redevelopment area and consistency with other community plans.
  - Explanation of negative conditions causing blight (Findings of Necessity).
  - Land use objectives.
  - Property to be acquired and demolition/rehabilitation activity (If applicable).
  - Plan to leverage private resources.
  - Resident relocation (If applicable).
  - Infrastructure improvements.
  - Implementation strategies and schedule.

### **Section III. Findings of Necessity.**

- Introductory chapter of the Southwest Washington Redevelopment Plan.
- Required by Georgia Urban Redevelopment Act.
- Lists indicators causing slum and blight.
- Does not suggest that all properties are blighted.
- Five (5) preliminary recommendations:
  - Promote mixed-income housing development.
  - Improve street utilities.
  - Eliminate nuisances (abandoned buildings, trash, overgrown property, etc.)
  - Promote neighborhood commercial development.
  - Provide resident education associated with personal finances, credit counseling and home ownership.
- Findings of Necessity report presented to City Council on January 29, 2007.
- CSRA RDC began working on remaining portions of the Plan during February, 2007.

## Section IV. Preliminary Strategies.

- Strategies will address the five (5) preliminary recommendation contained in the “Findings of Necessity” report.
- Preliminary strategies in the overall redevelopment area (See attached map):
  - City code amendments to address minimum property maintenance requirements.
  - City code amendments to address other public nuisances repeatedly occurring at specific properties (public indecency, drugs, assault, loitering, etc.)
  - Establish housing rehabilitation loan program for owner-occupied homes (subject to income limits)
  - Abate and/or demolish vacant and dilapidated/major deteriorated buildings (“dilapidated” means the building is structurally unsound and can not be occupied).
  - Property owner may first comply with minimum property maintenance requirements.
  - City action or property acquisition if owner of vacant dilapidated/major deteriorated building does not comply with property maintenance requirements.
- Preliminary strategies in the Rusher Street targeted area (Rusher Street and adjacent areas of Whitehall Street Hospital Drive):
  - City acquisition of dilapidated/major deteriorated property.
  - City acquisition of other parcels (with property owner consent).
  - Relocate residents if necessary (Note: Most properties on Rusher Street are currently vacant).
  - Reconstruct and realign Rusher Street and improve underground utilities.
  - Construct new housing units for owner-occupancy.
  - Apply design guidelines for new construction.
- Other preliminary strategies:
  - Clean-up unmarketable commercial property through federal “brownfields” grants.
  - Promote job creation activities in the study area by designating it an “Opportunity Zone.”
  - Provide access to credit counseling and home ownership education courses.

## Section VI. Upcoming Tasks and Events.

- Design workshop for redevelopment activities (City Hall Annex). Stop by anytime on Friday, March 23, or Saturday, March 24.
- Revision of strategies and identification of possible funding sources.
- Identify implementing agencies.
- Schedule of plan implementation.
- Presentation of final plan document to City council by July, 2007.

## Section VII. Resources

Documents associated with the Southwest Washington Redevelopment Plan will be posted on the CSRA Regional Development Center’s website as they become available. To access redevelopment plan documents visit: [www.csrardc.org/csra/planning/planning\\_review.asp](http://www.csrardc.org/csra/planning/planning_review.asp).

If you have questions about the redevelopment planning process, or draft documents, please contact:

**Mike Eskew, City Administrator**  
**City of Washington**  
**(706) 678-3277**

**Christian F. Lentz**  
**CSRA Regional Development Center**  
**(706)210-2000, ext. 122**

If you have questions about the March 23<sup>rd</sup> and 24<sup>th</sup> design workshop, please contact:

**Center for Community Design**  
**University of Georgia**  
**(706) 542-4731**



## Southwest Washington Redevelopment Plan Public Open House – Thursday, March 15, 2007 Participant Survey

### Purpose of the Survey:

The City of Washington has contracted with the CSRA Regional Development Center to prepare a redevelopment plan for the southwest portion of the city. The resulting Southwest Washington Redevelopment Plan is being prepared in accordance with the Georgia Urban Redevelopment Act. The Plan will provide Washington with a guide for redevelopment activities that could include the abatement of nuisances and the promotion of homeownership opportunities.

**Please take a few minutes of your time to review this survey and provide us with your input.**

Name & Mailing Address	Street Address of Residence (If different than mailing address).	
<b>Do you own this residence?</b>		
Yes		No
<input type="checkbox"/>		<input type="checkbox"/>
<b>Please check "✓" all that apply.</b>		
1) I reside in the Southwest Washington Redevelopment Plan Area	<input type="checkbox"/>	
2) In own property in the Southwest Washington Redevelopment Plan Area	<input type="checkbox"/>	
3) I own a business in the Southwest Washington Redevelopment Plan Area	<input type="checkbox"/>	

Please review the following statements and mark the box that most accurately represents your opinion about southwest Washington with a "✓" or an "X".			
Redevelopment Plan Area	Yes	No	Don't Know/ No Opinion
1) The majority of properties in southwest Washington are in good condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) There is enough safe, clean, decent and affordable housing in the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) New construction occurs often in the study area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) If I put my property on the market, I could sell it quickly and make a significant profit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) I feel safe in my neighborhood - crime is not a problem.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Streets, storm drainage, water and sewer are well-maintained in southwest Washington.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Maintenance	Yes	No	Don't Know/ No Opinion
1) Vacant lots or buildings hurt property values in southwest Washington.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Dilapidated buildings hurt property values in southwest Washington.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Vacant and dilapidated buildings and properties increase criminal activity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Property owners should maintain their property/buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) The City of Washington should acquire or demolish vacant properties and buildings that are not well maintained.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Funds should be available to help property owners fix deteriorated buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**APPENDIX E (Continued)**

<b>Nuisances</b>	<b>Yes</b>	<b>No</b>	<b>Don't Know/ No Opinion</b>
1) Many properties in southwest Washington are overgrown with weeds, filled with trash and/or inoperable vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Property owners should be punished for allowing properties to remain in an unkempt condition (weeds, trash, inoperable vehicles, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Many properties in southwest Washington are sources of nuisances ranging from drug dealing, noise, public indecency, loitering, public drunkenness, prostitution, etc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Property owners should be punished if they allow their properties to be sources of public nuisances such as drug dealing, noise, public indecency, loitering, public drunkenness, prostitution, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Housing Availability and Development</b>	<b>Yes</b>	<b>No</b>	<b>Don't Know/ No Opinion</b>
1) Housing development in southwest Washington should be limited to single-family homes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Housing development in Southwest Washington should include single-family, duplex, multi-family, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) The focus of housing development in southwest Washington should be the rehabilitation of existing structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) The focus of housing development in southwest Washington should be the construction of new residential units.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Home ownership should be the focus of housing redevelopment in southwest Washington.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) New housing in southwest Washington should be targeted to low-to-moderate income families.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) New housing units in southwest Washington should include basic design features such as including front porches, rear garages, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Are there barriers to increasing home-ownership opportunities in southwest Washington? Please review the following statements and mark the box with a "✓" or an "X" that most accurately represents your opinion.**

	<b>Major Barrier</b>	<b>Minor Barrier</b>	<b>Not a Barrier</b>
1) Having enough money for a down-payment and closing costs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Finding an affordable home in the area that is in good condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Finding a home on a safe street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Finding a home on a well-maintained street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Having enough money to pay the monthly mortgage, insurance and taxes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Ability to receive a mortgage loan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Enough confidence in job security to take the risk of investing in a home.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8) Have bad credit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9) Don't understand the home buying process.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Additional Comments:**

Thank you for your participation. May we contact you in the future?

<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>
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## Southwest Washington Redevelopment Plan Public Open House – Thursday, March 15, 2007 Participant Survey (RESULTS)

### Purpose of the Survey:

The City of Washington has contracted with the CSRA Regional Development Center to prepare a redevelopment plan for the southwest portion of the city. The resulting Southwest Washington Redevelopment Plan is being prepared in accordance with the Georgia Urban Redevelopment Act. The Plan will provide Washington with a guide for redevelopment activities that could include the abatement of nuisances and the promotion of homeownership opportunities.

**Please take a few minutes of your time to review this survey and provide us with your input.**

Name & Mailing Address	Street Address of Residence (If different than mailing address).	
Varies.	Varies.	
	Do you own this residence?	
	Yes	No
	27	12

Please check "✓" all that apply.

1) I reside in the Southwest Washington Redevelopment Plan Area	24
2) In own property in the Southwest Washington Redevelopment Plan Area	18
3) I own a business in the Southwest Washington Redevelopment Plan Area	3

Please review the following statements and mark the box that most accurately represents your opinion about southwest Washington with a "✓" or an "X".

Redevelopment Plan Area	Yes	No	Don't Know/ No Opinion
1) The majority of properties in southwest Washington are in good condition.	12	19	7
2) There is enough safe, clean, decent and affordable housing in the area.	4	31	5
3) New construction occurs often in the study area.	1	32	5
4) If I put my property on the market, I could sell it quickly and make a significant profit.	1	20	10
5) I feel safe in my neighborhood - crime is not a problem.	21	18	4
6) Streets, storm drainage, water and sewer are well-maintained in southwest Washington.	8	26	3
Property Maintenance	Yes	No	Don't Know/ No Opinion
1) Vacant lots or buildings hurt property values in southwest Washington.	27	1	8
2) Dilapidated buildings hurt property values in southwest Washington.	31	0	6
3) Vacant and dilapidated buildings and properties increase criminal activity.	29	3	6
4) Property owners should maintain their property/buildings.	31	2	4
5) The City of Washington should acquire or demolish vacant properties and buildings that are not well maintained.	24	7	8
6) Funds should be available to help property owners fix deteriorated buildings.	38	0	2

**APPENDIX E (Continued)**

<b>Nuisances</b>	<b>Yes</b>	<b>No</b>	<b>Don't Know/ No Opinion</b>
1) Many properties in southwest Washington are overgrown with weeds, filled with trash and/or inoperable vehicles.	31	2	6
2) Property owners should be punished for allowing properties to remain in an unkempt condition (weeds, trash, inoperable vehicles, etc.)	27	6	7
3) Many properties in southwest Washington are sources of nuisances ranging from drug dealing, noise, public indecency, loitering, public drunkenness, prostitution, etc	21	9	9
4) Property owners should be punished if they allow their properties to be sources of public nuisances such as drug dealing, noise, public indecency, loitering, public drunkenness, prostitution, etc.	28	5	6
<b>Housing Availability and Development</b>	<b>Yes</b>	<b>No</b>	<b>Don't Know/ No Opinion</b>
1) Housing development in southwest Washington should be limited to single-family homes.	14	21	3
2) Housing development in Southwest Washington should include single-family, duplex, multi-family, etc.	26	6	4
3) The focus of housing development in southwest Washington should be the rehabilitation of existing structures.	21	9	5
4) The focus of housing development in southwest Washington should be the construction of new residential units.	23	6	2
5) Home ownership should be the focus of housing redevelopment in southwest Washington.	28	5	2
6) New housing in southwest Washington should be targeted to low-to-moderate income families.	31	4	1
7) New housing units in southwest Washington should include basic design features such as including front porches, rear garages, etc.	33	0	4
<b>Are there barriers to increasing home-ownership opportunities in southwest Washington? Please review the following statements and mark the box with a " " or an "X" that most accurately represents your opinion.</b>			
	<b>Major Barrier</b>	<b>Minor Barrier</b>	<b>Not a Barrier</b>
1) Having enough money for a down-payment and closing costs.	28	2	2
2) Finding an affordable home in the area that is in good condition.	20	10	1
3) Finding a home on a safe street.	12	12	6
4) Finding a home on a well-maintained street	15	8	4
5) Having enough money to pay the monthly mortgage, insurance and taxes.	21	7	4
6) Ability to receive a mortgage loan.	24	3	3
7) Enough confidence in job security to take the risk of investing in a home.	24	3	4
8) Have bad credit	14	7	10
9) Don't understand the home buying process.	14	7	9
<b>Additional Comments:</b>			
<ul style="list-style-type: none"> <li>•Fix income</li> <li>•I am on a fixed income.</li> <li>•Please fix these thing? Please Thank you</li> <li>•I think this is a good idea for Rusher St. living so close to the area but there is a lot of more place that need the help to, but because of financial aid on all some people can't afford it, even with a loan.</li> <li>•I agree that a lot of attention should be given to Rusher St. because of the run down look. Also, homes that are deteriorated should be fixed and brought up to standards. Grants should allow certain amount of work free (ex: \$3000-\$5000 per home). Anything over that amount the person would pay back a low monthly amount (ex: \$150-\$250/mo.).</li> <li>•Do the right thing and be fair to all.</li> <li>•I think Landlord should fix on housing regular and remodeling.</li> </ul>			

Thank you for your participation. May we contact you in the future?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

# **APPENDIX F**

# **APPENDIX G**



**CENTRAL SAVANNAH RIVER AREA  
REGIONAL DEVELOPMENT CENTER**

3023 River Watch Parkway, Suite A  
Augusta, GA 30907-2016  
(706) 210-2000 • FAX (706) 210-2006  
www.csrardc.org



Answers. Action. Advocacy.



Counties Served: September 24, 2007

Burke Mayor Willie Burns  
C/O: Mr. Michael P. Eskew, Administrator  
City of Washington  
Columbia P.O. Box 9  
Washington, GA 30673

Glascock Dear Mayor Burns:

Hancock I am pleased to hear that with the CSRA Regional Development Center's (RDC)  
Jefferson assistance, the City of Washington is nearing completion of the *Southwest Washington Urban Redevelopment Plan (URP)*. This ambitious project illustrates a high degree of initiative on behalf of the City to improve the quality of life for southwest Washington residents and property owners.

Jenkins As you are aware, the CSRA RDC offers a number of services that may be useful  
Lincoln to the City as it implements the *URP*. Our Local Government Services Department provides area communities with grant writing and administration services. In addition, our Planning Department can prepare additions and revisions to a wide variety of municipal codes. I encourage you to consider our services throughout your plan implementation efforts.

McDuffie Should you have questions about CSRA RDC services, or would like to make  
Richmond arrangements to contract with the RDC for plan implementation assistance, please contact me or my Local Government Services and Planning Department heads, Anne Floyd and Christian Lentz.

Taliaferro Sincerely,

Warren 

Washington Andy Crosson  
Executive Director

cc: File

Wilkes



# Wilkes County Board of Commissioners

23 COURT STREET, ROOM 222  
WASHINGTON, GEORGIA 30673

Telephone 706.678.2511

Fax 706.678.3033

Email [wilkescoboc@yahoo.com](mailto:wilkescoboc@yahoo.com)

COMMISSIONERS  
SAMUEL J. MOORE, Chairman  
JERRY STOVER, Vice Chairman  
DONNA B. HARDY  
DIVENSKI R. LEE  
JOHN E. HOWARD

County Administrator  
DAVID L. TYLER

County Attorney  
CHARLES LeGETTE

August 20, 2007

Mayor Willie Burns  
C/O Mr. Michael P. Eskew, Administrator  
City of Washington  
P.O. Box 9  
Washington, Georgia 30673

Dear Mayor Burns:

As Chairman of the Wilkes County Board of Commissioners, I applaud the City's efforts to abate conditions of slum and blight through the preparation and adoption of the Southwest Washington Urban Redevelopment Plan. Removal of adverse conditions from any neighborhood within the City of Washington benefits all of the citizens of Wilkes County. We commend the City for their ambitious redevelopment program and wish for its success.

If we can be of assistance, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Sam Moore". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sam Moore, Chairman

# Farmers and Merchants Bank

MEMBER FDIC

P. O. Box 280

WASHINGTON, GEORGIA 30673

October 5, 2007

Mayor Willie Burns  
C/O Mr. Michael P. Eskew, Administrator  
City of Washington  
P.O. Box 9  
Washington, GA 30673

Dear Mayor Burns:

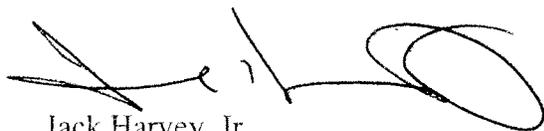
This letter is to give notice that Farmers and Merchants Bank supports Washington City Council's ongoing efforts to revitalize the city through the preparation and adoption of the Southwest Washington Urban Redevelopment Plan. We have reviewed the Plan and are impressed with the City's economic development, housing and nuisance abatement goals.

It is my understanding that the City's Plan implementation efforts will include the creation of a low-interest loan housing rehabilitation program, as well as home buyer education and credit counseling efforts. As Washington moves forward on these initiatives, we recognize that they can be enhanced through private sector assistance. Farmers and Merchants Bank would be interested in assisting the City in its efforts and are willing to discuss a variety of potential partnerships including: the provision of home equity loans couples with a public low-interest rehabilitation loan program; becoming a qualified lender under the Georgia Department of Community Affairs's Georgia Dream homeownership program; or, assisting in home buyer workshops or credit counseling efforts.

As your local banker we are excited about the possibility of working with the City of Washington to implement such an ambitious redevelopment program.

If we can be of further assistance, please feel free to call me.

Sincerely,



Jack Harvey, Jr.  
President and CEO



10/12/07

WASHINGTON-WILKES PAYROLL DEVELOPMENT  
AUTHORITY  
ROOM 222  
23 COURT STREET  
WASHINGTON, GEORGIA 30673  
706-678-3513

October 1, 2007

Mr. W.E. Burns  
Mayor  
City of Washington  
P.O. Box 9  
Washington, GA 30673

Dear Mayor Burns:

Thank you for your invitation to comment upon the Southwest Washington Redevelopment Plan. Locating new jobs for a community is a challenging task. There are many factors that can impact a company locating in a community. A factor growing in importance is the availability of a workforce.

I have seen this issue change from affordable housing to workforce housing as communities have learned that housing across a wide range of prices are required for a community to have long-term success. We are finding today that our workforce is caught between affordable housing being available a great distance from their jobs and rising gasoline prices.

Our challenge is to provide an environment where our total workforce can live affordably so that they can provide the productivity needed for profits in the global economy. The Southwest Washington Redevelopment Plan is a strong commitment for the City of Washington to take in this area. This leadership position is deeply appreciated.

Sincerely,



David Jenkins  
Director of Economic Development

# **APPENDIX H**

**APPENDIX H**  
**REDEVELOPMENT PLAN AREA: DILAPIDATED AND MAJOR DETERIORATED PROPERTIES**  
**(2006 HOUSING ACTION PLAN)**

<b>TAX PIN</b>	<b>House Number</b>	<b>Street</b>	<b>Grade</b>	<b>Occupancy</b>
W15 023		Gordon Street	C	2
W10 015	202	Peter Street	C	2
W18 059		Pope Street	C	2
W12 041		Washington Street	C	2
W10 054		Alabama Street.	D	2
W15 025		Gordon Street	D	2
W62B 017	633	Lexington Road	D	2
W14 045		Norman Street	D	2
W14 022		Norman Street	D	2
W14 015	110	Norman Street	D	2
W15 057		Norman Street	D	2
W15 055		Norman Street	D	2
W15 044		Norman Street	D	2
W14 031	123	Norman Street	D	2
W14 030	118	Norman Street	D	2
W14 028		Norman Street	D	2
W14 013	107	Norman Street	D	2
W10 010	110	Peter Street	D	2
W18 059		Pope Street	D	2
W18 067		Pope Street	D	2
W18 060		Pope Street	D	2
W12 065	0	Rusher Street	D	2
W12 065	0	Rusher Street	D	2
W12 065	0	Rusher Street	D	2
W12 065	0	Rusher Street	D	2
W12 065	0	Rusher Street	D	2
W12 067		Rusher Street	D	2
W12 065		Rusher Street	D	2
W12 063		Rusher Street	D	2
W12 063		Rusher Street	D	2
W12 049		Rusher Street	D	2
W12 058		Rusher Street	D	2
W12 057		Rusher Street	D	2
W12 045		Rusher Street	D	2
W12 036		Rusher Street	D	2
W12 025		Rusher Street	D	2
W14 059		Whitehall St.	D	2
W12 005	509	Whitehall Street	D	2
W12 001	503	Whitehall Street	D	2
W11 083		Whitehall Street	D	2
W7 009		Gaines Street	MH	2
W14 025	216	Mercer Street	MH	2
W12 065	0	Rusher Street	MH	2

**APPENDIX H  
REDEVELOPMENT PLAN AREA: DILAPIDATED AND MAJOR DETERIORATED PROPERTIES  
(2006 HOUSING ACTION PLAN)**

W12 020		Rusher Street	MH	2
W11 002		Alabama Street.	VL	
W9 042		Butler Street	VL	
W12 055		Center Street	VL	
W12 043		Center Street	VL	
W11 013		Church Street.	VL	
W19 011		Depot Street	VL	
W9 004		First Street	VL	
W11 079		Gaines Street	VL	
W11 070		Gaines Street	VL	
W11 063		Gaines Street	VL	
W11 064		Gaines Street	VL	
W11 066		Gaines Street	VL	
W11 058		Gaines Street	VL	
W11 055		Gaines Street	VL	
W19 013		Gordon Street	VL	
W11 086		Graham Street	VL	
W20 006		Hospital Drive	VL	
W13 007		Irvin Avenue	VL	
W13 005		Irvin Avenue	VL	
W13 006		Irvin Avenue	VL	
W13 004		Irvin Avenue	VL	
W13 002		Irvin Avenue	VL	
W13 001		Irvin Avenue	VL	
W13 003		Irvin Avenue	VL	
W5 057		Jackson St.	VL	
W2 012		Jackson St.	VL	
W5 081		Jackson St.	VL	
W5 074		Jackson St.	VL	
W5 058		Jackson St.	VL	
W5 056		Jackson St.	VL	
W5 050		Jackson St.	VL	
W5 048		Jackson St.	VL	
W5 047		Jackson St.	VL	
W5 032		Jackson St.	VL	
W5 119		Jackson Street	VL	
W6 007		Jackson Street	VL	
W5 036		Lexington Ave.	VL	
W5 028		Lexington Ave.	VL	
W5 016		Lexington Ave.	VL	
W5 024		Lexington Ave.	VL	
W5 012		Lexington Ave.	VL	
W5 011		Lexington Ave.	VL	
W5 010		Lexington Ave.	VL	

**APPENDIX H  
REDEVELOPMENT PLAN AREA: DILAPIDATED AND MAJOR DETERIORATED PROPERTIES  
(2006 HOUSING ACTION PLAN)**

W5 009		Lexington Ave.	VL	
W5 008		Lexington Ave.	VL	
W5 007		Lexington Ave.	VL	
W62B 033		Lexington Road	VL	
W62B 031		Lexington Road	VL	
W62B 029		Lexington Road	VL	
W2 008		Lincoln Circle	VL	
W2 021		Lincoln Circle	VL	
W2 018A		Lincoln Circle	VL	
W2 002		Lincoln Circle	VL	
W1 014		Lincoln Circle	VL	
W1 005		Lincoln Circle	VL	
W14 047		McLendon Ave.	VL	
W14 055		Mercer Street	VL	
W1 045		Meredith Circle	VL	
W1 044		Meredith Circle	VL	
W9 041		N. Butler Street	VL	
W9 037	115	N. Butler Street	VL	
W9 034		N. Butler Street	VL	
W14 044		Norman Street	VL	
W15 037		Norman Street	VL	
W14 023		Norman Street	VL	
W14 019		Norman Street	VL	
W15 065		Norman Street	VL	
W15 050		Norman Street	VL	
W15 048		Norman Street	VL	
W15 056		Norman Street	VL	
W15 049		Norman Street	VL	
W15 041		Norman Street	VL	
W14 063		Norman Street	VL	
W14 039		Norman Street	VL	
W11 020		Peachtree St.	VL	
W11 014		Peachtree St.	VL	
W6 020		Peachtree Street	VL	
W6 022		Peachtree Street	VL	
W6 017		Peachtree Street	VL	
W10 072		Peachtree St.	VL	
W10 024		Peter Street	VL	
W34 051		Pine Street	VL	
W18 063		Pope Street	VL	
W18 062		Pope Street	VL	
W10 042		S. Butler Street	VL	
W10 037		S. Butler Street	VL	
W10 041		S. Butler Street	VL	

**APPENDIX H**  
**REDEVELOPMENT PLAN AREA: DILAPIDATED AND MAJOR DETERIORATED PROPERTIES**  
**(2006 HOUSING ACTION PLAN)**

W10 060		S. Butler Street	VL	
W10 034		S. Butler Street	VL	
W11 096		School Street	VL	
W11 085		School Street	VL	
W9 003		Second Street	VL	
W7 028		Tate Street	VL	
W15 082		Whitehall St.	VL	
W14 067		Whitehall St.	VL	
W14 064		Whitehall St.	VL	
W14 049		Whitehall St.	VL	
W12 009		Whitehall Steet	VL	
W11 090		Whitehall Steet	VL	
W12 010		Whitehall Street	VL	
W12 007		Whitehall Street	VL	
W12 003		Whitehall Street	VL	
W11 091		Whitehall Street	VL	
W11 073		Whitehall Street	VL	
W11 089		Whitehall Street	VL	
W5 080		Williams St.	VL	
W5 079		Williams St.	VL	
W5 066		Williams St.	VL	
W5 065		Williams St.	VL	
W5 112		Williams Street	VL	
W5 106		Williams Street	VL	
W16 028		Wingfield Street	VL	