

Glynn County Urban Redevelopment Plan For Community Redevelopment Area

This plan shall constitute a written redevelopment plan adopted and approved under the provisions of Official Code of Georgia Annotated Section 36-61-7 for the urban redevelopment areas identified and described herein.

Section 1. Boundaries. The boundaries of the areas proposed for redevelopment are as follows: See attached maps entitled "*Glynn County Redevelopment Areas.*"

Section 2. Evidence that area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of this plan.

PHASE I. — The areas are located in older neighborhoods which will require the County to conduct a detailed housing inspection within the Urban Redevelopment Areas to determine the current condition of all properties classifying them as habitable — good condition, poor condition, uninhabitable or vacant.

PHASE II. — Identify those residential properties within these areas that have been identified as uninhabitable, unsafe and unworthy of rehabilitation and place them on the condemnation list and others on a worthy of rehabilitation list.

PHASE II. — Numerous unkempt vacant lots adversely affect tax base and slow redevelopment of neighborhoods. All determinations as to Code violations shall be made by on-site inspections and taken through the enforcement process..

Section 3. Explanation of proposed uses for urban redevelopment purposes and proposed method of financing any construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of property for such uses and estimated cost thereof.

Propose to reestablish housing and commercial uses per the existing zoning wherever practical in concert with private investment and not-for-profit developers such as Habitat for

Humanity and others. Anticipated demolition costs will be split between the property owner and the County to the extent practicable. CHIP, CDBG, DCA, and local funding will be used for down-payment and incentives per available programs. The County will work with the Department of Community Affairs on other options to finance home ownership; thereby making development more enticing to private sector.

Section 4. Description of proposed construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of any public works, public housing, or other public facilities, estimates of cost thereof, and explanation of proposed method of financing same.

The County may choose to enter into public-private partnerships to redevelop properties within the Redevelopment Areas. The primary focus of these redevelopment projects will be the creation of affordable work force housing units.

Section 5. Description of proposed construction, reconstruction, expansion, renovation, rehabilitation, repair, demolition, alteration or remodeling of privately owned property, estimates of cost thereof, and explanation of proposed method of financing same. Proposed residential and commercial reconstruction will be funded by private enterprise. All available state and federal home buyer assistance will be utilized to facilitate home ownership through loan qualification. However, the County may dispose of real property it has acquired in an urban redevelopment area to private persons only under such reasonable competitive bidding procedures as it shall prescribe or as are provided in O.C.G.A. Section 36-61-10(b)(1). The County, by public notice by publication once each week for two consecutive weeks in a newspaper having a general circulation in the County, prior to the execution of any contract to sell, lease or otherwise transfer real property and prior to the delivery of any instrument of conveyance with respect thereto under this plan, may invite proposals from and make available all pertinent information to private redevelopers or any persons interested

in undertaking to redevelop or rehabilitate an urban redevelopment area or any part thereof. The notice shall identify the area or portion thereof and shall state that such further information as is available may be obtained at the County's Community Development Department or such other location as shall be designated in the notice. The County shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out and may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by the County in the urban redevelopment area. The County may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this plan. The County may execute contracts in accordance with this plan and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contracts.

Section 6. Description of contracts, agreements and other instruments creating obligations of more than one year which are proposed to be entered into by Glynn County to implement this plan.

Not Applicable.

Section 7. Description of type of relocation payments proposed to be authorized by this plan and estimates of cost thereof.

Target properties at this juncture need to be identified. Inhabited properties will be handled in accordance with the Georgia Relocation Act and Federal Uniform Relocation Act.

Section 8. Statement of conformity of plan to master plan, zoning ordinance and building codes and exceptions thereto.

This plan is in conformity with the comprehensive plan, zoning ordinances, and building codes of Glynn County, with the following exceptions:

No predetermined exceptions. Any case specific exceptions that develop will be subject to approval by either the Board of Appeals or the Board of Commissioners.

Section 9. Summary of estimated expenditures from public and private financing sources for the first ten years following implementation of this plan.

Estimates are currently not available

Section 10. Historic Property. Any property located within this redevelopment area which is either designated as a historic property under Article 2 of Chapter 10 of Title 44, the "Georgia Historic Preservation Act", or is listed on or has been determined by any federal agency to be eligible for listing on the National register of Historic Places, will not be:

- (a) Substantially altered in any way inconsistent with technical standards for rehabilitation; or
- (b) Demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects; which technical standards for rehabilitation and review shall be those used by the state historic preservation officer, although nothing in this subparagraph shall be construed to require approval of a redevelopment plan or any part thereof by the state historic preservation officer.