

CHATTOOGA COUNTY URBAN REDEVELOPMENT PLAN



Scenic Barn in Chattooga County

Prepared for Chattooga County

May 2022

Executive Summary

The County of Chattooga is located in the Northwest Corner of the State of Georgia. Chattooga County covers approximately 314 square miles of Land and water. Named after the Chattooga River that flows through the county, Georgia's 93rd county is rich in native American history and is the place where Sequoyah developed a written alphabet for the Cherokee language. Chattooga County has over 95 acres of land protected by state and federal lands used for hunting, camping, and residential. Including a portion of the Chattahoochee National Forest, Georgia Department of Natural Resources' Rich Mountain Wildlife Management area, and the Cohutta. Originally inhabited by Creek Indians and then Cherokees, Chattooga County is greatly known for its native American History.

The purpose of this redevelopment plan is to aid the Chattooga County in efforts to revitalize and stimulate economic growth and affordable housing, while improving existing infrastructure as a means of supporting future growth. Through citizen participation as well as partnering with both public and private resources, Chattooga County hopes to create an Urban Redevelopment Plan based on collaboration and cooperation to achieve its revitalization goals.

PURPOSE OF A REDEVELOPMENT PLAN

The Urban Redevelopment Act (O.C.G.A. 36-61-1 et. seq.) was adopted in 1955 by the Georgia General Assembly as a powerful, flexible, and easy-to-use legislative tool to support successful public/private revitalization partnerships.

The Urban Redevelopment Act gives cities and counties in Georgia specific powers to rehabilitate, conserve, or redevelop any defined geographical area that is designated as a "slum area" per O.C.G.A. 36-61-2 (18). As a prerequisite to exercising these powers, the County must adopt a resolution finding that the area constitutes a "slum area" as defined by the Act and that redevelopment of the area is "necessary in the interest of the public health, safety, morals, or welfare" of the residents of the jurisdiction. In addition to designating by resolution an "urban redevelopment area" appropriate for redevelopment projects, the Act requires adoption by the local government of an urban redevelopment plan for the target area.

The Urban Redevelopment Act can be used alone, or in combination with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuses for old industrial and agricultural facilities. The Act offers solid support for innovative and thoughtfully crafted development strategies needed to solve the problems of these designated target areas.

It should also be emphasized here that most existing urban redevelopment plans implemented under this statute to date have entailed neither major displacement of residents nor the use of eminent domain to acquire private property. Most neighborhood residents have ended up with improved living conditions with equal or even lower housing costs. Home ownership opportunities have been expanded, and most land transactions under these plans have been between willing buyers and sellers. In addition, many industrial and commercial areas have become more marketable following revitalization, resulting in the return of business investment and job creation.

Public Input Process

Public input and participation are essential components of any community planning effort. It is impossible to determine whether a local government's planning efforts are addressing the concerns of its residents or achieve widespread support without public outreach. The Chattooga County Chairman was provided opportunity for direct input and gave direction and goals for the plan. In addition, the Chattooga County leaders worked to promote public awareness via the County's website and public hearing which is to be held at the Chattooga County Civic Center on a To Be Determined date in May 2022.

Promising Uses for the Urban Redevelopment Act

- Deteriorating or underutilized sections of downtowns
- Brownfields
- Old warehouse or industrial districts
- Declining commercial corridors
- Deteriorating neighborhoods

Advantages and Powers of the Act

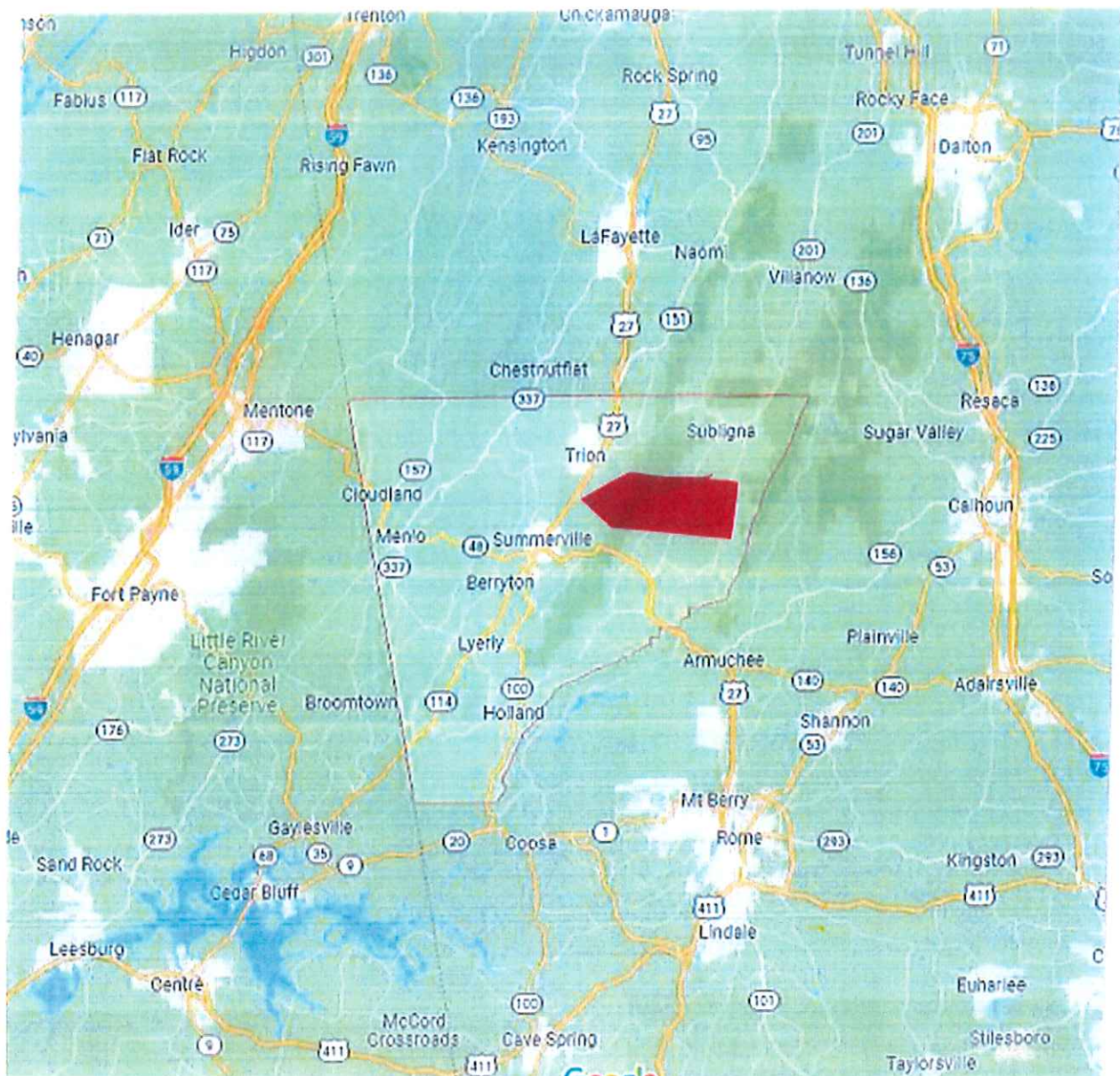
O.C.G.A. 36-61-1 et. seq. expands the normal powers of local governments in important ways. Specifically, adopting the required resolution and a qualifying urban redevelopment plan:

- Provides a detailed blueprint of the public sector's vision and goals for a mapped defined urban redevelopment area.
- Allows the implementing entity to attach design and use requirements or limitation to specific parcels as covenants which run with the land.
- Provides multiple options for designating the appropriate implementing entity. A local government may implement the plan directly or assign it to a Downtown Development Authority (DDA), a Housing Authority, or a specially created Urban Redevelopment Agency appointed by the local government.
- Simplifies the assembly (and possible replating) of large enough tracts of land to attract private developers.
- Protects the rights of private property owners to participate in and benefit financially from the redevelopment strategy.
- Permits the local government or its designated redevelopment agency to issue tax exempt bonds for redevelopment purposes. These may be secured by loans, grants, leases, and other development revenues and do not count in the local government's general indebtedness cap.
- Helps local governments plan, prioritize, and publicize local government infrastructure investments that will be provided to support revitalization of designated urban redevelopment areas.
- Allows a community to make exceptions to its development ordinances in order to achieve stated economic and aesthetic outcomes in the redevelopment area.
- Expands access to some state grant and loan programs and allows the community to expand incentives for private investors.
- Provides a legal framework for binding intergovernmental contracts in which communities elect to delegate redevelopment powers to a separate redevelopment agency.

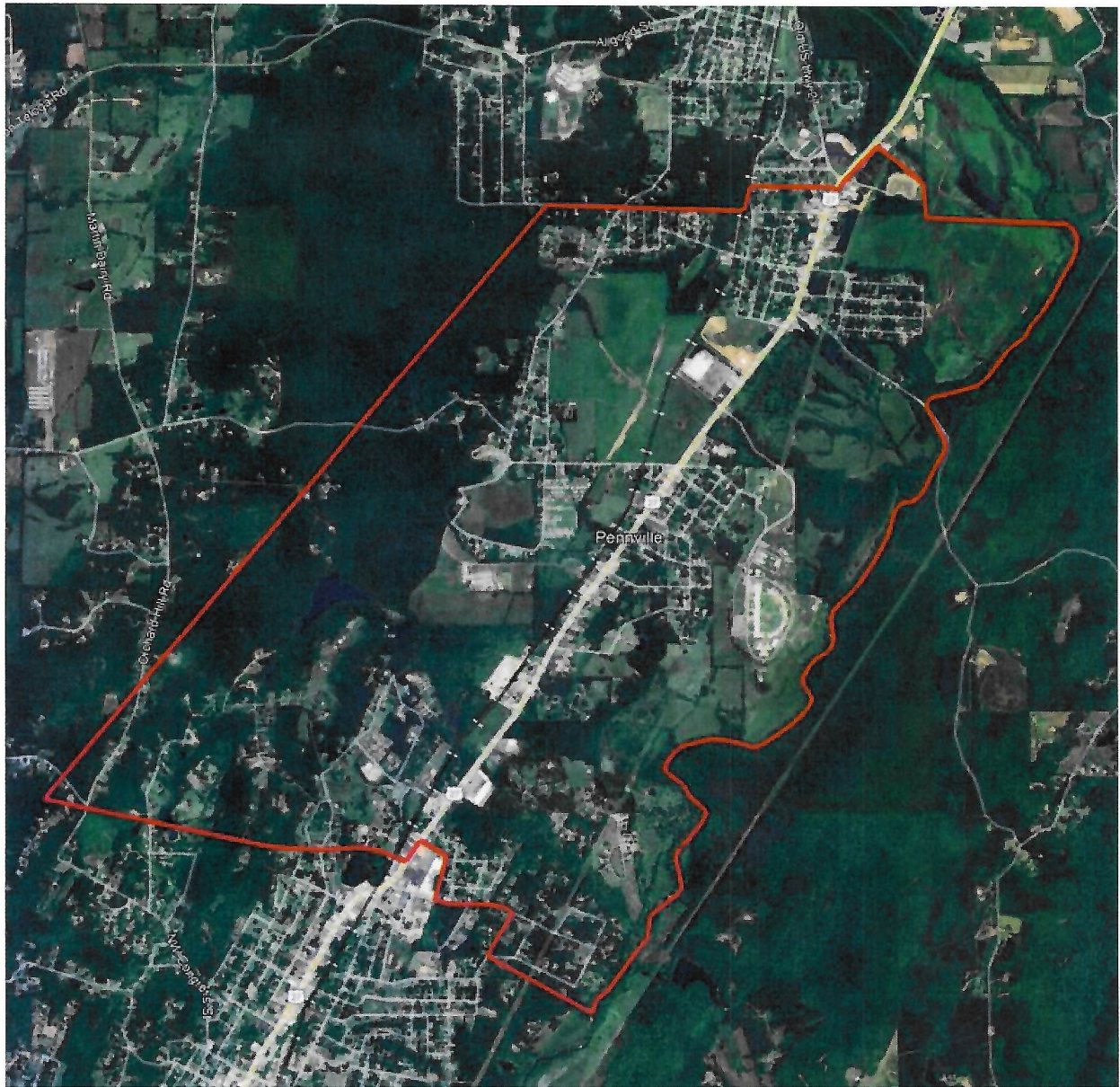
BOUNDARY OF THE REDEVELOPMENT AREA

In accordance with regulations issued by the State of Georgia for the development of an urban redevelopment plan under the Urban Redevelopment Act (O.C.G.A 36-61 et seq.), the County of Chattooga has established its Urban Redevelopment Area (URA) by Resolution making a determination of need and identifying the boundaries.

The redevelopment area consists of an area in Chattooga County situated along US Highway 27 between the cities of Summerville and Trion. The boundaries consist of the Trion city limits to the north, the Chattooga River to the east, Summerville city limits to the south and a parallel line approximately 1 mile west of US Highway 27. It includes some of the County's most populated residential neighborhoods, commercial areas, recreational and institutional uses outside of city limits.



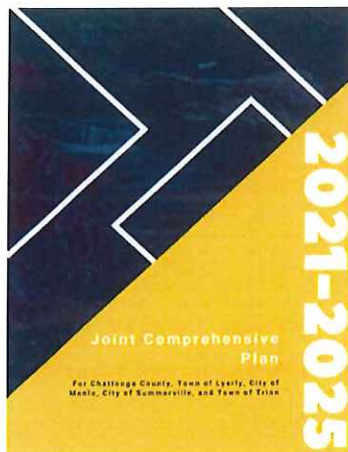
BOUNDARY MAP OF THE URP REDEVELOPMENT AREA



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Urban Redevelopment Area is an important tool needed to help achieve the goals set forth in several recent planning initiatives by the County of Chattooga, including the Joint Comprehensive Plan for Chattooga County, Town of Lyerly, City of Menlo, City of Summerville, and Town of Trion dated 2016-2020 and 2021-2025. The specific goals and issues set forth in this redevelopment plan are derived primarily from these plans, and benefit from the Comprehensive Plan's extensive community involvement process.

This plan outlines several specific policy initiatives which are being addressed through action by the County, particularly regarding economic growth, commercial development, and housing. These initiatives will be enhanced by the creation of the Urban Redevelopment Area, which will encourage the private investment in commercial and residential revitalization required to implement the full vision found in the Comprehensive Plan.



Vision Statement from 2021-2025 Comprehensive Plan

Chattooga County and its cities are proud and passionate communities with a sense of community pride. We are determined to improve each of our local communities by providing a livable, sustainable, and thriving community for our residents along with a healthy growing economy that will improve the rural quality of life. We embrace and protect our Historical, cultural, and natural resources, while coming together as a community to promote positive, cooperative, and effective relationships, economic growth, and development, as well as building a successful future for our residents that include the following goals:

- A solid resilient economy which is diversified and varies among small businesses, industrial, commercial, agriculture and tourism sectors, which enhances quality of life for all citizens and carefully manages the community's resources.
- Having the option to guide future development and preservation, with educated Land use methodologies that considers the protection, maintenance and management of the areas that include our natural, cultural, environmental, and historic resources.

- A community that achieves and provides valuable partnerships, relationships, training tools, education and resources between educational institutions and work industry to invest into the youth and workforce to develop pathways community and a healthy economy.
- Housing that is adequate and attainable for all citizens.
- To achieve broadband connectivity everywhere.
- A well-funded multi-modal Transportation Plan

Needs and Opportunities as presented in 2016-2020 Comprehensive Plan and the 2021 -2025 Comprehensive Plan

- **Economic Development**
 - Support the Northwest Georgia Joint Development Authority
 - Continue the successful coordination for financing of economic development and infrastructure with SPLOST-funded projects.
 - Protect existing business/industry and address the needs and concerns of small business as well as commercial enterprises with the intent of improving workforce development.
 - Implement the Digital Region One Plan Implementation.
 - Implement Northwest Georgia Advance Manufacturing strategy.
 - Create more jobs and economic opportunities in our community
 - Create an environment to encourage job growth in our community
 - Promote continued revitalization of downtown development
 - Maximize the promotion of our agricultural and tourism assets, including all outdoor activity/recreational activities
 - Expand Industrial land use
 - Increase capacity of w/s lines serving industry
 - Dependence on manufacturing
 - Attract lodging (hotel/motel) facilities for our community
 - Improve workforce development efforts which equip students with industry-identified skills to enable their participation in advanced manufacturing an IT-heavy healthcare economic sectors
 - Support efforts which diversify the economy including small business development and entrepreneurship and business retention and expansion efforts
- **Housing**
 - Support the development of housing for young professionals
 - Promote the Use of the Federal Historic housing rehabilitation tax credits.
 - Increase number of owner-occupied homes
 - Facilitate housing opportunities for retirees and seniors including amenities and services
 - Rehabilitate or dismantle structures that pose a blighting influence on the community
- **Natural and Cultural Resources**
 - Continue coordination with water planning districts
 - Continue coordination with Coosa River Basin Initiative (CRBI)/Upper Coosa Riverkeeper, and the Conservation Fund
 - Encourage regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries

- Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site run-off on waterways.
 - Carry out and conduct best management practices for effective stormwater management, site development, and landscaping
 - Preserve historic and cultural resources
 - Protect environmentally sensitive areas
 - Continue to improve public access to our scenic river
 - Expand heritage and ecotourism opportunities
- **Community Facilities and Services**
 - Continue coordination of infrastructure expansion to areas identified as appropriate for new development and redevelopment.
 - Promote orderly expansion and rehabilitation of water and sewer services.
 - Continue to Follow Future Development Guide and Map to determine appropriate limits for expansion of sewer infrastructure.
 - Continue to expand provision of public water to areas of the county that currently rely on wells.
 - Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs.
 - Implement measures to reduce solid waste and encourage recycling at all local-government-maintained properties.
 - Implement the adopted Hazard Mitigation Plan including mitigation measures for frequent hazards and preventive measures to improve safety around identified critical facilities or infrastructure.
 - Increase sewer infrastructure to be available in unincorporated area
 - Upgrade our existing water and sewer infrastructure
 - Improve infrastructure in Trion industrial park
 - Increase access to technology, particularly broadband access for education, industry, and healthcare/telemedicine needs
 - Increase and rehabilitate stormwater infrastructure
 - Improve community facilities and infrastructure other than w/s
 - Create new or improve existing community recreation facilities
 - Update and implement Multi-Jurisdictional Hazard Mitigation Plan
- **Intergovernmental Coordination**
 - Promote regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville, and Trion to address long-range needs as well as short-term issues
 - Continue coordination with the Chattooga County Cooperative Extension office
 - Encourage public outreach and community agenda implementation
 - Support the Development of a joint service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services
 - Encourage adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement
 - Foster and maintain better all-around intergovernmental coordination

- Create or improve existing websites and social media outlets
- **Land Use**
 - Continue to Coordinate school site selection between planning officials, neighborhoods, and the school board
 - Utilize Regional Agenda and Regional Resource Plan in reviewing development projects
 - Guide development to areas best suited for proposed use
- **Transportation**
 - Increase walkability in downtown areas
 - Consideration of needs arising from high traffic volumes and mix of commercial, local traffic along US Highway 27 Corridor in downtown Summerville
 - Improve overall safety and flow of local, commercial, and school traffic
 - Increase and improve existing bike friendly, infrastructure

DOCUMENTATION OF EXISTING CONDITIONS

A strong economy is the foundation for a successful community. In a prosperous community, economics provides a framework for understanding the actions and decisions of individuals, businesses, and governments. It provides a means to understand interactions in a market driven community and for analyzation of government policies that affect the families, jobs, and lives of citizens. Based on the requirements of the Georgia Department of Community affairs and the minimum standards and procedures, the economic development element is required for Communities included in the Georgia Job Tax Credit Tier 1. Tier 1 Communities are those communities in Georgia who have the lowest per capita income, the highest unemployment, the highest percentage of residents whose incomes fall below the poverty level, and those that are seeking improved economic opportunities for their citizens. Chattooga County is fifty-seven out of seventy-one Tier 1 counties, which is an improvement from 2018, when the county ranked sixty-one. Businesses and headquarters that are engaged in manufacturing, warehousing and distribution, processing, telecommunications, tourism, or research and development industries are among those that receive these tax credits.

Demographics

According to the U.S Census Data, Chattooga County is home to an estimated 24,965 residents as of 2020. Over the previous 10 years, the county has seen an estimated 0.40% decline in its population per year or 9.6% total. While the population in the county is projected to continue to slowly decline, with redevelopment the county might be able to reverse this trend by attracting new businesses and new residents.

POPULATION CHARACTERISTICS				
	2010	2020	2021 Estimate	2025 Projection
Chattooga County	26,015	24,965	24,932	
State of Georgia	9,687,653	10,711,908	10,799,566	
United States	308,745,538	331,449,281	331,893,745	
Source: U.S. Census				

HOUSEHOLDS CHARACTERISTICS				
	2000	2010	2020 Estimate	2025 Projection
Chattooga County	1,688	1,680	1,540	1,533
Source: U.S. Census				

A look at how household income is distributed by income ranges is below. Percentage of household income for each range is shown for Chattooga County. Chattooga County exceeds the state's poorest income range percentage. Almost half of the county's population (46.6%) is making less than \$35,000 per year. The amount is much higher than that of the state's (29.1%). In the top range of households (\$75,000 or more) the county's percentage (18.9%) remains well below that of the states (41.0%).

Household Income Distribution Percentage: 2020										
Area	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or more
Chattooga County	10.5%	8.2%	13.4%	14.5%	17.8%	16.7%	8.6%	7.1%	2.4%	0.8%
Georgia	6.6%	4.2%	9%	9.3%	12.5%	17.6%	12.7%	14.9%	6.3%	7.1%

Source: U.S. Census

While rural communities offer many opportunities, the growth of the local economy and the preservation of a skilled labor force often face unique challenges. There are lower wages and higher rates of poverty in rural areas than in urban areas. A smaller percentage of the rural population in Chattooga County is working age (20-64), which creates obstacles for potential job growth, and over time the proportion of the population residing in rural counties has reduced. A greater percentage of rural residents are disabled and thus unable to participate in the workforce. For the working-age demographic, rural educational achievement lags below that in urban regions. Within Chattooga County, acknowledging these obstacles, has made education a component of its rural American policies. Focusing on expanding small business opportunities, tourism and recreation, and clean energy will also help make rural households better off while attracting a new generation of young workers.

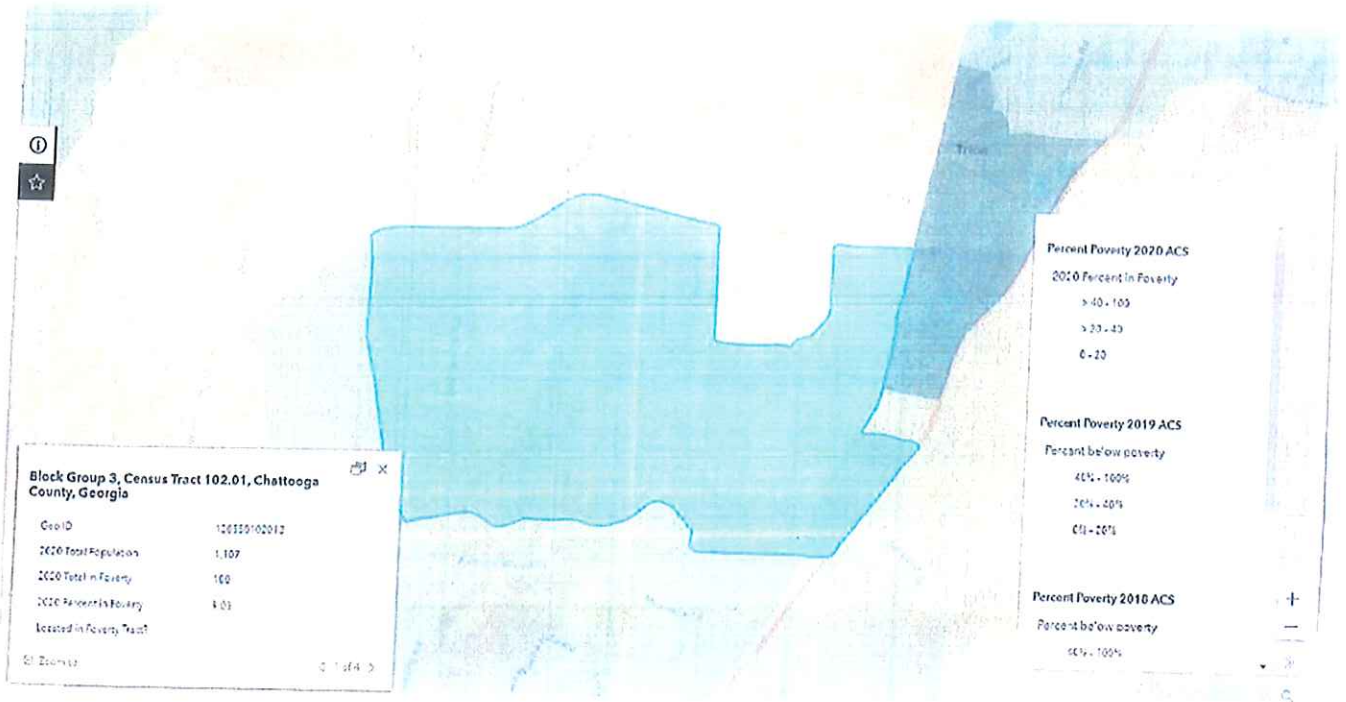
Poverty Rates

The Boundary Area is primarily located in portions of 3 census tracts identified as 102.01, 0104.02 and 0105.01. Most of the population within the URA is in census tracts 0104.02 and 0105.01 which exhibited the highest 2020 Percent in Poverty at 23.8% and 37.00% respectively. These rates are significantly Higher than the State of Georgia rate of 14.0%. Thus, the redevelopment area has a very high rate of poverty among its residents. The key to a continued reduction in poverty levels is job creation and housing that is safe, quality, and affordable. With redevelopment creating new jobs, the county could continue to reduce the number of its citizens living in poverty.

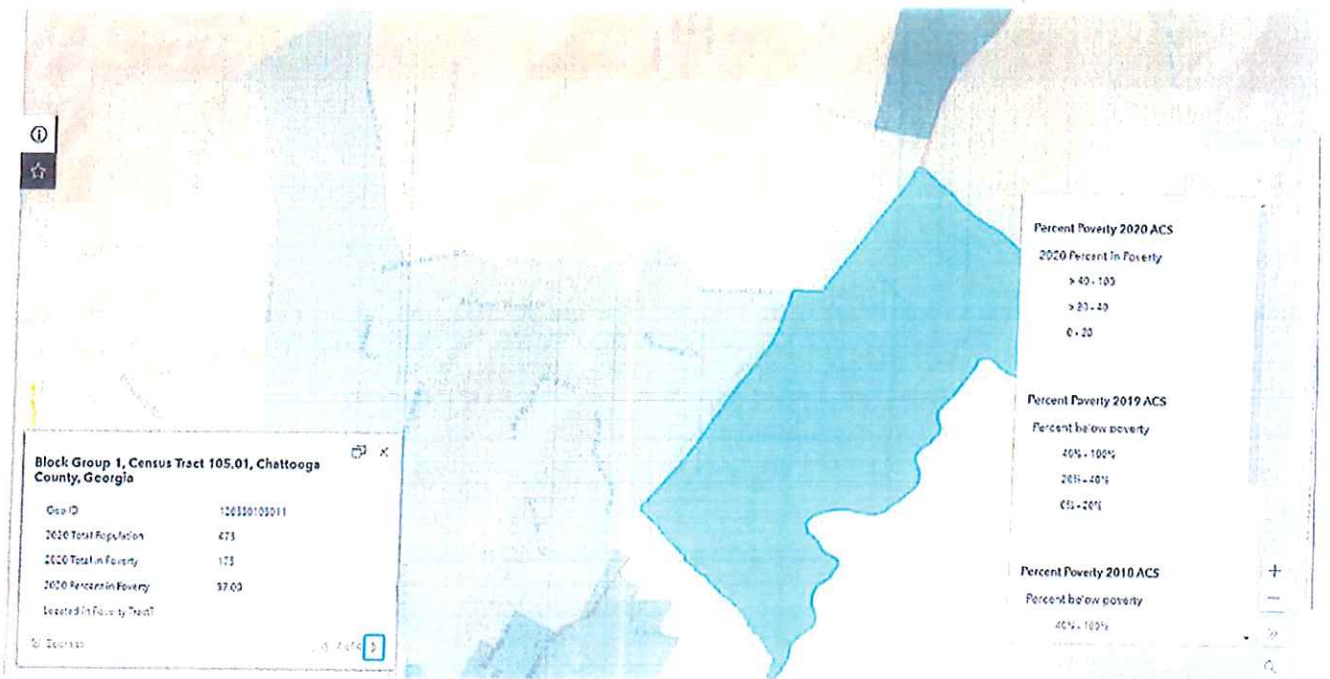
POVERTY RATE				
Census Tracts locate in Boundary Area, Chattooga County, GA				
Census Tract	County	0102.01	0104.02	0105.01
Total Population	25,241	1,107	2,122	473
Total in Poverty	5,972	100	505	175
Percent in Poverty	23.66%	9.03%	23.80%	37.00%
State of GA Poverty Rate	14.0%			

Source: GA DCA 2020 Poverty Rates

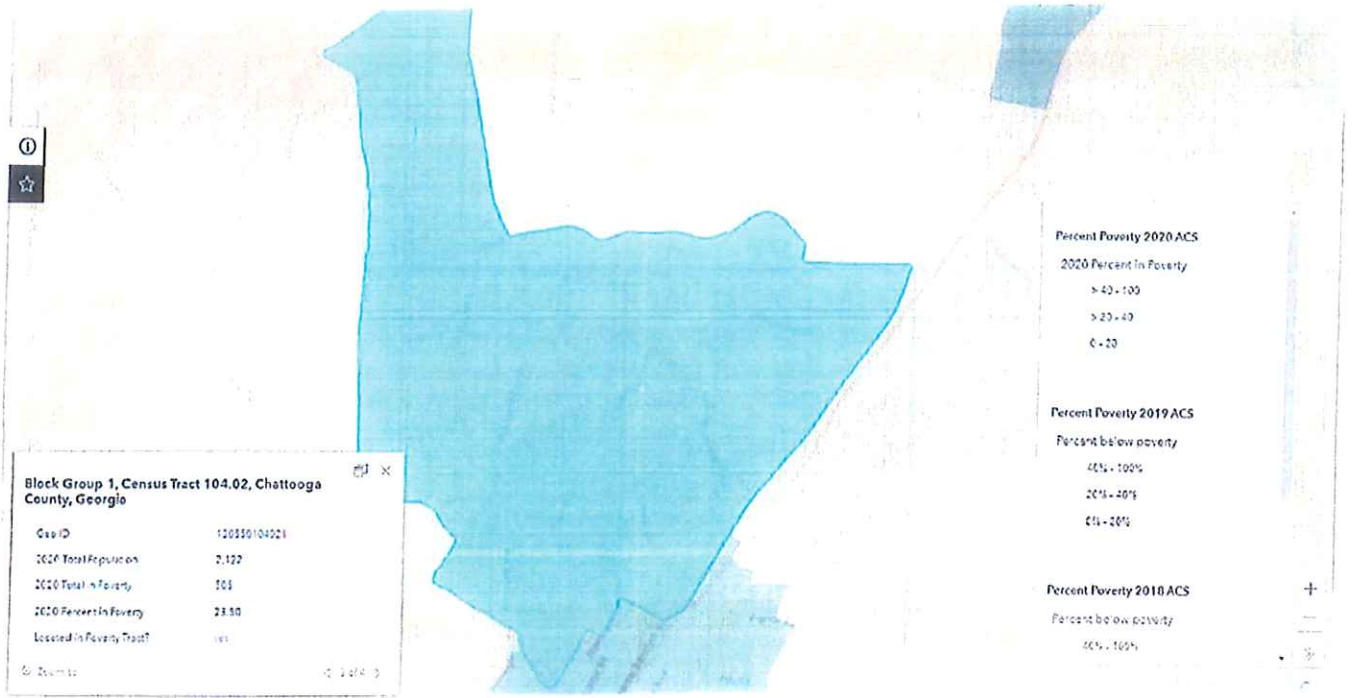
Map of Census Tract 0102.01



Map of Census Tract 0105.01



Map of Census Tract 0104.02



REDEVELOPMENT NEED

This section provides an overview of the redevelopment needs of the Urban Redevelopment Area (URA) identified in the County of Chattooga, as illuminated by statistical measures, assessments of existing physical conditions, and public input. An analysis of blight indicators is discussed in the context of Business Conditions, Regulatory Actions and Housing/Households.

From the findings throughout the Urban Redevelopment Plan (URP), it's evident that Urban Redevelopment Area (URA)'s conditions indicate:

- A predominance of buildings or improvements, both residential and nonresidential, which, by reason of dilapidation, deterioration, age, or obsolescence constitute blight; existence of conditions which endanger life or property by fire and/or other causes; and any combination of such factors conducive to ill health, transmission of disease, infant mortality, safety, morals, or welfare.
- The presence of faulty lot layout in relation to size adequacy, accessibility, or usefulness.
- The predominance of defective or inadequate street layout.
- A substantial number of blighted, deteriorated, or deteriorating structures. See pictures of blighted properties in the addendum.

Therefore, the URA constitutes a "slum area" as defined by OCGA 36-61-2(18) and demonstrates a redevelopment need. The following priorities for redevelopment are adopted within this plan.



View of Blighted Commercial Building on Hwy 27

Business Conditions

There are many opportunities for redevelopment in Chattooga County's commercial corridor along Hwy 27 between Summerville and Trion. The Highway 27 Corridor has a good mix of retail, services, and restaurants. However, much of the existing commercial nodes and former commercial strips have died or are in permanent decline. New commercial development along with revitalization of existing commercial uses is needed for long term viability of the area. Since commercial uses near neighborhoods are often controversial, business recruitment and redevelopment plans must be sensitive in use and design. Retailers locating outside of the traditional retail areas, such as in rehabilitated homes, lack visibility, foot traffic, and connectivity; unless the business is a destination enterprise, the business starts with impairments and often creates conflicts trying to solve the choice of a poor retail location.

The need for additional jobs encourages redevelopment plans to facilitate expansions of existing industries and recruitment of cottage industries and small manufacturing concerns.



Commercial Property Available for sale on Hwy 27

Housing

The community recognized the need to strengthen enforcement measures and thereby existing neighborhoods, addressing nuisances, unfit buildings, and demolition-by neglect. The county implemented a targeted approach to evaluate and address issues such as vacancy, foreclosures, desired housing options, conversion from owner-occupied to rental, etc. Instead of placing all emphasis upon new growth and new development, a neighborhood reinforcement and investment strategy offers an



View of Typical Multifamily Development



View of Typical Manufactured Housing Subdivision

option to strengthen and support existing development and enrich the lives of current residents. The need for stable neighborhoods and workforce housing must address both quality and quality of life issues.

An aging national population and need for alternative housing types also offers the community an opportunity to leverage its best assets as a small livable, walkable community to attract more housing - additional residential households will assist retail trade, and the retiree market is growing rapidly with retirement of the “Baby Boomer” generation. As such housing needs and opportunities present themselves, the challenge will be to allow those which match the community in scale and design while balancing density county-wide.

Public infrastructure

Public infrastructure is needed but clearly tied to timing and private participation. The City of Summerville currently provides water, sewer, and gas to the URA. Georgia Power provides electrical service. The county will coordinate with these providers in the operation and maintenance of these services and to expand services as redevelopment and new development occurs for residential, commercial, and industrial customers. In terms of the public sidewalks system, both aesthetic and safe feeling pedestrian paths have been identified; a new trail system would augment these pedestrian corridors. Congregate parking as well as improved infrastructure systems have been identified as needs during redevelopment as well.

Broadband Internet

Access to high-speed Internet has become a necessity for business and greatly improves the quality of life for residents. In 2015, the Federal Communications Commission established the definition of high-speed internet, or broadband, at 25 megabits per second for download, (downstream) and 3 megabits per second for upload (upstream). The state of Georgia used this definition as a benchmark for highspeed Internet service in Senate Bill 403, which was passed to become the “Achieving Connectivity Everywhere (ACE)” Act in spring 2018. This Act has allowed for the creation of the Broadband Ready Program to help communities bring high speed internet service even to the most rural areas. Chattooga County is participating in the Broadband Ready Community program because they see a real need to facilitate better Internet connectivity for all residents, regardless of how remote their homes are.

Broadband coverage is an essential tool that will increase the quality of life for many residents within Chattooga County. In the current aspect of time, broadband accessibility provides rural prosperity by enabling effective, modern communications among rural American households, schools, education, and healthcare facilities. The availability of broadband services will also allow greater tangibility between workforce, resources, economic development and more. With achieving connectivity everywhere, residents in rural areas will not only have a better way of life, but also the industries within these communities will have a competitive advantage.

The County is engaged in a \$10 million dollar project to provide faster and more reliable broadband internet service to households, businesses, and unserved areas of the county. In February 2022, the State of Georgia announced a preliminary award of over \$3 million dollars to this effort. In addition, internet service providers have committed another \$7 million towards this expansion.

Open space & Connectivity

A comprehensive greenspace approach is vital, requiring identification of layered funding mechanisms and an articulated overall approach. Connectivity will assist in the stabilization of neighborhoods, the pedestrian nature of the whole County, and the community's attractiveness to the overall housing market. The need exists for neighborhood parks for underserved areas; thereafter, greenspace proposals are needed for conservation areas and to provide linear linkage. Bicycle and pedestrian opportunities including infill sidewalk projects, safe crosswalks, and connectivity to existing municipal greenspaces. Overlapping projects that would also protect sensitive environmental resources are highly desirable and should receive first consideration.

Local Arts Community

The county will support the local art community and its heritage of art. One of Chattooga County's most influential and famous citizens was the Reverend Howard Finster. Sometimes called the "Grandfather of Southern Folk Art", Mr. Finster used various types of folk artwork to spread his evangelical and humanitarian message to the world. In his lifetime, Mr. Finster created over 46,000 original pieces of artwork. His legacy and work are forever intertwined with Chattooga County and the national art community through his Paradise Garden. The Paradise Garden Foundation's mission is to preserve, maintain and showcase Rev. Howard Finster's visionary artistic site.



Howard Finster's Paradise Garden Art & Learning Center

PLAN TO LEVERAGE PRIVATE RESOURCES FOR REDEVELOPMENT

The County of Chattooga has identified multiple measures for the encouragement of private resources to redevelop the Urban Redevelopment Area (URA) in accordance with the Urban Redevelopment Plan (URP).

Chamber of Commerce

The Chattooga County Chamber of Commerce has set goals and implemented resources to continue the encouragement of economic growth in the community. By being an advocate for the entire business community of Chattooga County as a whole, staying connected to small businesses and formulating action plans, the Chattooga Chamber of Commerce works to find out what businesses need and provide those resources as well as investing into the high school age children to encourage entrepreneurship and trades. The implementation of programs such as “Leadership Chattooga” that focuses on economic development, community relations and leadership development are set in place to prepare for the next generation of economic growth.

Northwest Georgia Joint Development Authority

The Northwest Georgia Joint development authority has also made efforts by working to assist companies build, expand, and find work sites within Chattooga County. These efforts are used to promote growth in the community and provide planning assistance, research assistance on data, population, labor force and industry, advocacy for a better quality of life and working with the Georgia Economic Development Initiative as well as provide access by partnering with the major utility companies in the area. In Addition, The Northwest Georgia Joint Development Authority works as a liaison to continue the promotion of economic growth and provide assistance in the manufacturing and supply industry to develop high demand jobs based on service classifications.

Northwest Georgia Regional Commission

Chattooga County is one of the fifteen counties in the Northwest Georgia Region included in the 2017-2022 Regional Comprehensive Economic Development Strategy (CEDS). The Northwest Georgia’s Comprehensive Economic Development Strategy (CEDS) is a locally based, regionally driven economic development planning process that works to identify the strengths and weaknesses in the community’s economy. It contributes to effective economic development and serves to engage with community leaders, private sector involvement and establish a blueprint for regional collaboration. With CEDS, Chattooga County continues to implement and work to provide and build prosperity and resiliency within the community.

Georgia Initiative for Community Housing (GICH)

Chattooga County recently applied and was accepted into the Georgia Initiative for Community Housing (GICH) Program, a three-year program administered by the University of Georgia and the Georgia Department of Community Affairs to help communities improve their quality of life and economic vitality through the development of locally driven housing and revitalization strategies. Several initiatives Chattooga County intend to focus on through this program include target distressed neighborhoods for revitalization; remove abandoned or dilapidated homes and buildings, develop multi-family tax credit apartments; and, revise, adopt and enforce new codes and ordinances.

Enterprise Zone

The community will consider creating an Enterprise Zone, which will enable the community to maximize the potential local incentives for revitalization activities within the designated geographic boundary. Benefits may be available to residents or businesses that satisfy the job creation or revitalization goals identified in the establishing ordinance.

An Enterprise Zone will offer incentives to a number of businesses and industries which would help the Chattooga County achieve the goal of redevelopment (and private investment) within certain portions of the community. To accomplish this, Chattooga County will be required to determine appropriate levels of abatement or reduction of fees.

The success of an Enterprise Zone is extremely dependent upon the other local government's cooperative nature, desire to grow the mutual tax base, and support for recruitment of new commerce and industry.

Enterprise Zone Incentives:

- Property tax exemption – OCGA§36-88-3(1)
- Abatement or reduction in occupational taxes, regulatory fees, building inspection fees, and other fees that would otherwise be imposed on qualifying businesses – OCGA §36- 88-9(a)

Opportunity Zone

Upon approval of this URP, the community will consider seeking an Opportunity Zone designation. According to the Georgia Department of Community Affairs' (DCA):

“Opportunity Zones are intended to encourage development, redevelopment and revitalization in areas that have higher levels of poverty and are underdeveloped or suffer from blight. By combining the revitalization tools of an Opportunity Zone, the Zone’s employment incentives and the State’s existing economic development program within these “pockets of poverty”, some of the strongest incentive programs available can be created.”

Opportunity Zone Tax Credit Incentives:

- *the maximum Job Tax Credit allowed under law - \$3,500 per job created*
- *the lowest job creation threshold of any job tax credit program – 2 jobs*
- *use of Job Tax Credits against 100 percent of income tax liability and Withholding*
- *expansion of the definition of “business enterprise” to include all businesses of any nature*

Using this tool, Chattooga County will ensure that the best available package of State incentives is available to new and expanding businesses, thereby encouraging economic development and redevelopment in the targeted area, and yet remain competitive with surrounding communities.

Historic Preservation Incentives

Several historic properties in the URA are likely eligible for nomination to the National Register of Historic Places. Such properties are eligible for both Federal and State Tax Incentives programs, which according to the National Park Service’s website “attract private investment to the historic cores of cities and towns

[and] generate jobs, enhance property values, and augment revenues for State and local governments through increased property, business, and income taxes.”

For such properties inside the URA, the Chattooga County will provide field and technical assistance from the Planning Department to assist private partners with the completion of the forms and requisite processes to capitalize on these programs.

By using these Federal incentives in combination with the State and other incentives described in this section, residents and businesses will have maximum opportunity to make job creation and residential revitalization as financially feasible as possible.

Historic Preservation Incentive Programs:

- *Rehabilitation Investment Tax Credit Program & Charitable Contribution Deduction*
- *GA State Income Tax Credit Program for Rehabilitate Historic Property*
- *GA Preferential Property Tax Assessment Program for Rehabilitated Historic Property*

Low Income Housing Tax Credits

Various kinds of state and national tax credits can be used to encourage developers to build quality and affordable housing consistent with the URP. These include Low Income Housing Tax Credits to provide affordable housing to serve both family and senior households. Chattooga County is weak on housing programs which are utilized throughout the state to offer incentives to develop affordable housing options. Only three new construction multifamily units funded utilizing Low Income Housing Tax Credits have been developed in Chattooga County with only one project developed in the last 12 years. Current occupancy rates in existing low-income multifamily properties are very high exhibiting lengthy waiting lists. National and state tax credits can and should be layered along with soft and favorable financing for greater project feasibility.

Summerville Main Street Program

The mission of the Summerville Main Street Program is to manage and enhance the development of downtown as the cultural, historic, social, and economic center of the community. All citizens of Summerville and Chattooga County will have a greater appreciation, respect and understanding for the historic city center. The central business district will be valued as a vibrant economic and cultural district and a vital contributor to the community’s heritage and identity. The community will be better because of the partnerships, investments, and enhanced sense of place. Downtown will have an enriched quality of life in which to live, work, and play.

LAND ASSEMBLY AND PREFERRED DEVELOPMENT AGREEMENTS

Among the most substantial costs to a private developer is the time, difficulty, and financial costs of assembly of a large enough parcel to make development cost effective. Some communities have taken on the role of acquiring land and selling it to the developer for a reasonable profit. Another example of this technique is to assemble a listing of the land and solicit development proposals, with the land going to the developer with the preferred response. The land may be sold at market rates or below appraised value, but the developer signs a development agreement binding him to develop in the manner proposed including site amenities, such as open space, recreational facilities, parking, or public office space. As property owned or leased by the County remains tax exempt, the County's ability to hold the land until ready for development is an added incentive for the developer.

Project Assistance - Development Review Process & Waiver of Fees

Upon adoption of the URP, the Planning Department will offer project assistance for developers or property owners wishing to invest in the URA. Assistance will take the form of concept meetings, interpretation of development regulations, regulation exceptions, accelerated plat review, accelerated design review, accelerated plan review, and waiver or reduction of fees.

The County, or a committee thereof, with assistance from the Planning Department, a Chattooga County -appointed member of the Joint Planning Commission, and a member of the appropriate design review bodies (Historic Preservation, Chattooga County, or Development Authority) shall review plans and make a recommendation for approval by the County Commissioner for any regulation exceptions. Utilizing said committee, a called meeting of the County Commissioner monthly meeting schedule, the County Planning Department will be able to provide extraordinarily timely answers to vital development questions. Plat reviews for lot changes to allow for recombination of land and subdivision of parcels in compliance with the Land Development Ordinance (adopted March 2022) will be completed expeditiously. In terms of accelerated design and plan review for the URA, one member of the Planning Department will be dedicated to shepherding all development plans and the County of Chattooga will prioritize those reviews so that all necessary review processes can be condensed into a 2 to 4-week process, including revisions as necessary.

Impact Fee Waiver Recommendation

The County would like to specifically attract and bolster the development of several types of land uses within the URA: Commercial retail and services, hospital/emergency medical services, owner occupied single-family housing and multifamily housing. In instances where developers or interested parties are forthcoming with such proposals within the URA, the County may reduce or eliminate impact fees.

Grants & Other Funding Sources

Various grant and loan programs for rehabilitation, redevelopment, and community development will be sought to implement the URP. CDBG funds are channeled from the U.S. Department of Housing and Urban Development (HUD) to local communities for housing, public facilities and infrastructure primarily benefiting low to moderate income citizens. In Georgia, the Georgia Department of Community Affairs administers the competitive CDBG funding. Having an URP in place allows the County to apply for a special Revitalization Area Strategy designation which increases the project eligibility points and the likelihood of receiving an award and allows the County to apply annually for such grants instead of every other year.

Public-Private Partnerships - Private Donations & Land Contributions

Local matches for such grants can be obtained by soliciting area property owners, businesses, and residents. Private funds may also be used to fund specific “special interest” projects. Such private funds leverage local participation as well as grants and other funding sources.

United States Environmental Protection Agency (EPA)

The U.S. Environmental Protection Agency (EPA) Brownfields Program offers many resources for cleanup, assessment, and redevelopment of properties containing hazardous substances, pollutants, or contaminants. The purpose of the Brownfields Program is to “empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields.

OVERALL AREA DEVELOPMENT AND BUILDOUT

The Overall Area Development plan for the Urban Redevelopment Area (URA) is formed by this section. In addition to referencing the local Growth Management Tools, the County shall use these URA-specific tools to market, guide, and review redevelopment within the URA:

Character Area Goals

The four subareas used to evaluate existing conditions provided the information for the creation of the plan, so that the County can outline expectations for redevelopment per subarea.

Character Area: Commercial Area at Hwy 27 and Klatt Blvd/Underwood Drive

This character area a significant amount of vacant farmland consisting along with a Walmart, Wendy’s, and a strip retail center. The area includes vacant land on both sides of HWY 27 near the intersections of Klatt, Blvd, Underwood Drive, Back Penn Road, and Selman Drive. This area is ideal for additional development of mixed-use commercial uses to include retail, services, hotels, medical and multi-family development.

In November 2021, Atrium Health Floyd announced its intention to build a freestanding emergency department which would bring a higher level of emergency care to rural Northwest Georgia. The project will be located on vacant land adjacent to Walmart. The facility will provide emergency care services 24/7 and include six treatment rooms, along with onsite laboratory and imaging services, including e-ray and a computed tomography (CT) scanner. The new facility is projected to cost \$18.5 million and create 40 jobs for the community. If the Certificate of Need is award, this will be the first freestanding emergency care facility awarded in a rural area in the State of Georgia. It will be a regional impact project which will set the standard in bringing emergency care to citizens living in rural GA who desperately need it. Long range plans are to locate a hospital on the site as well.



Walmart and Adjacent Vacant Land



Proposed site for Atrium Emergency Department

Recommended Land Uses

- Mixed Use
- Commercial retail and services
- Multi-family residential
- Medical facilities
- Hotels

Implementation Strategies

- Promote well planned commercial and retail developments to provide economic stability
- Promote multifamily development
- Ensure adequate screening and buffering between commercial uses and lower intensity residential uses within the neighborhood
- Provide safe access for automobiles and pedestrian accessibility.
- Adopt and implement architectural design and sign standards and ordinances to increase attractive development.
- Adopt and implement landscape requirements within developments and along the corridor
- Utilize the Chamber of Commerce to provide information about local retailer and service providers to sustain and stimulate local businesses

Character Area: Highway 27 Corridor

The Highway 27 Corridor is a linear commercial corridor along GA Highway 27 serving the County of Chattooga. This area provides economic activity and employment opportunities to the community. Commercial development consists of national brand and local, independent restaurants, retailers and service providers, and restaurants. This includes office and light industrial developments and services which serve the community. Future development and redevelopment within these areas should focus on attractiveness, accessibility, and improved functionality.



View of Vacant Land Along Hwy 27

Recommended Land Uses

- Commercial retail and services, office, and restaurants
- Libraries, Post Office, police, fire, and rescue
- Multi-family
- Parks, recreational centers, and open space

Implementation strategies

- Promote the reinvestment and revitalization of existing structures
- Installation of broadband internet, street trees, lighting, and other public improvements
- Ensure public connectivity to all public places
- Establish architectural design standards
- Utilize Land Development Ordinance (adopted March 2022) to control development

Character Area: Peripheral Growth Areas

Land immediately outside of the Highway 27 corridor are part of the peripheral growth areas. Land uses consists primarily of agricultural uses, owner occupied single-family residences and single-family rental units. Much of the single-family housing on the southwest side of the URA consists of manufactured housing. Appropriate infill development with proper design and scale will be encouraged in these two

areas to retain integrity and sense of place. Much of the single-family housing in the neighborhoods needs rehabilitation.



View of Land off Hwy 27 Available for Development

Recommended Land Uses

- Single-family and multi-family residential
- Retirement communities and centers
- Traditional neighborhood development
- Owner occupied single-family development
- Parks, recreation, and open space areas



View of Land off Hwy 27 Available for Development

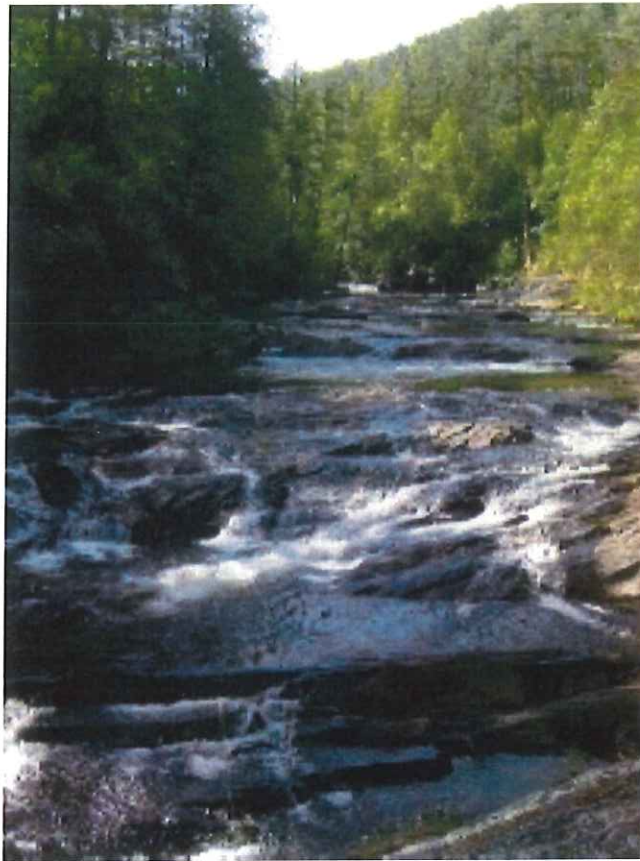
Implementation Strategies

- Rehabilitate viable residential structures; retain all historic structures; demo all non-historic dilapidated structures
- Facilitate the construction of new single family residential as infill
- Ensure compatibility of new development within the surrounding neighborhoods
- Ensure that multi-family developments are an appropriate scale and conform to the character of the surrounding neighborhood.
- Any commercial, office, or institutional uses should be small-scale developments, fitting into the community fabric, and providing goods and services to the neighborhood residents.
- Establish pedestrian connectivity to adjacent properties and activity centers.
- Allow for affordable workforce and senior housing development.
- Develop guidelines for development having architectural features, focal points, attractive signage, and connectivity to open space areas for residents.
- Seek to implement traffic calming measures and pedestrian crossing to ensure safety.

Character Area: Chattooga River Corridor

The Chattooga River forms the western border for the URA. This character area highlights the Chattooga River due to its importance as a natural and cultural resource but also for its role in eco-tourism. The protection

and promotion of this invaluable resource is a local priority. Opportunities exist to partner with adjacent jurisdictions to promote the Chattooga River as an official blue trail.



View of Chattooga River

Recommended Land Uses

- Passive parks and recreation
- Conservation
- Water trail development

Implementation Strategies

- Promote the river for eco-tourism, river recreation and a blue way.
- Utilize the river for environmental protection education.
- Buffer the river from any potential development.
- Partner with organizations such as The Chattooga River Group, The Nature Conservancy, the Georgia Conservancy, for the promotion and protection of the corridor.
- Establish boat ramps and create increased access points along the river.
- Partner with the Trust for Public Land for the acquisition of land along the corridor for future use and park space.
- Improve and promote established boat ramps and access points.

Long-Term Objectives

Land Use

- **Goal 1: Development Quality** - Chattooga County will ensure that land resources are allocated for uses that will accommodate and enhance economic development, protect natural and historic resources, ensure adequate community facilities, and provide a range of housing - resulting in the preservation of a high quality of life.
 - **Objective 1:** The economic and fiscal benefits of growth will be maximized, and the negative impacts of growth (i.e., traffic, land use, storm water, environmental, community character) will be minimized.
 - **Objective 2:** The design quality and appearance of new development in Chattooga County will be significantly improved. High standards for residential and commercial development quality will be implemented and enforced – with emphasis on land use compatibility, landscaping, signage, lighting, access management, traffic impact, and environmental impact.
 - **Objective 3:** The protection of natural resources and the preservation of environmentally sensitive areas will be promoted through a compact development pattern with new growth encouraged to occur in and around existing or planned service areas.

- **Goal 2: Efficient Growth** - Chattooga County will grow and develop efficiently relative to the cost and timing of providing infrastructure and public services.
 - **Objective 1:** Growth will be managed based on available or planned public services and infrastructure. Infrastructure will be used as a tool to guide growth, not simply in reaction to market forces.
 - **Objective 2:** Land use will be planned in concert with public services and infrastructure. Low density uses will be planned in areas not efficiently served with public services, and compatible higher densities will be planned in areas that can be efficiently served with public services.
 - **Objective 3:** A compact development pattern will be identified that results in a more cost-efficient infrastructure expansion.
 - **Objective 4:** New residential development, other than low density rural development will be directed to areas that are or can be efficiently provided with public services.

- **Goal 3: Fiscally Sound Growth** - Chattooga County will grow and develop with a fiscally responsible land use pattern consisting of a balance of housing and jobs that supports the economic health and vitality of residents and businesses.
 - **Objective 1:** There will be an appropriate balance targeted between the amount and type of growth of housing and business to assure long term fiscal health.
 - **Objective 2:** Land that is suitable for commercial or industrial uses is a valuable resource that will be discouraged from developing as residential.
 - **Objective 3:** The provision of infrastructure in areas with potential to attract commercial and industrial development is a higher short-range priority than infrastructure that supports new residential development.

- **Objective 4:** The costs of growth will be allocated fairly between local governments and the development community. Growth should generally pay its own way.
- **Goal 4: Urban and Rural Distinction** - Existing and planned urban areas will be stable, vibrant, and well defined; development in rural areas will reflect low density that maintains true rural character.
 - **Objective 1:** Chattooga County will maximize the use of existing infrastructure by encouraging compatible development or redevelopment of urban sites.
 - **Objective 2:** Sensitive and compatible infill and adaptive reuse that stabilizes and encourages reinvestment in urban areas will be promoted.
 - **Objective 3:** The Highway 27 corridor will continue to be focal point of the community, offering a friendly range of civic, retail, employment, dining, and entertainment uses.
 - **Objective 4:** New commercial development will be targeted in or around the existing commercial development to promote an efficient utilization of land while being compatible with existing development.
 - **Objective 5:** Development in rural areas will maintain rural character. Lower gross densities will be preserved in rural areas, with conservation subdivisions encouraged to permanently preserve open space, especially environmentally sensitive areas.
 - **Objective 6:** The continuation of agricultural uses is encouraged as long as it is feasible, but as such uses are converted to non-agricultural uses, rural density, character, and sensitive environmental features will be preserved.

Community Facilities and Services

- **Goal 1: Efficient Public Facilities and Services** - To foster a fiscally efficient provision of services, development will occur in a more compact form, with growth oriented in and around existing and planned service areas.
 - **Objective 1:** Growth will generally be directed toward existing or planned service areas and away from rural areas with low levels of services and dependence on septic systems.
 - **Objective 2:** Infrastructure will be targeted as priorities to areas suitable for commercial, industry, and business uses, but new residential uses (other than low density rural residential) will also be directed to areas that can be efficiently served with sanitary sewers.

Economic Development

- **Goal 1: Balanced Economy** - Chattooga County will have a growing and balanced economy, which equitably benefits all segments of the population, consistent with prudent management of the County's resources.
 - **Objective 1:** Chattooga County will promote the creation of new employment opportunities, both as a way to strengthen the economic base of the community, and to reduce the loss of revenues and the transportation impacts of regional commuting.
 - **Objective 2:** Chattooga County will promote the retention and expansion of existing businesses.
 - **Objective 3:** Businesses that generate higher paying jobs with above average wages, will be targeted through economic development efforts.
 - **Objective 4:** Chattooga County will work to put in place the prerequisites for quality economic development, including infrastructure, quality development standards, education and training, and a range of housing types needed to support desired economic growth.
 - **Objective 5:** Chattooga County will promote quality retail uses that encourage the capture of sales tax revenue in Chattooga County by planning for appropriate locations and adequate land for retail uses.
 - **Objective 6:** Chattooga County will promote tourism as a viable component of the local economy.

- **Goal 2: Balance of Housing and Jobs** - Chattooga County will have a fiscally healthy balance of employment and housing.
 - **Objective 1:** The relative rates of growth of residential and nonresidential uses will be brought into better balance in order that public service costs of growth and the revenues associated with new development can be more efficiently shared.
 - **Objective 2:** The relationship of tax revenues from residential and nonresidential uses will be improved through increased commercial, industrial, and business development so that the nonresidential uses are the dominant tax generator.

Housing

- **Goal 1: Quality and Diverse Housing** - Chattooga County will have a balanced range of adequate and affordable housing, making it possible for all who work in the community to also live in the community.
 - **Objective 1:** A full and balanced range of housing opportunities will be targeted, with an emphasis on providing support for economic development goals and objectives related to higher wage jobs.
 - **Objective 2:** A better balance of housing price points will be targeted in order to provide a diverse range of housing options.
 - **Objective 3:** Housing diversity will be further pursued to meet the needs of changing demographics, including higher density and attached housing options, particularly targeted at the aging population.
 - **Objective 4:** Affordable housing that meets high quality standards will be an important element of the overall housing mix. Affordable housing is appropriate only where its

design has been fully reviewed and evaluated according to standards designed to insure long-term sustainability of high quality and stable value.

- **Goal 2: Neighborhood Preservation and Housing Maintenance** - Existing neighborhoods will be maintained as stable and desirable places to live and raise families.
- **Objective 1:** Chattooga County will enforce land use and housing codes in order to promote the long-term integrity of existing neighborhoods.
- **Objective 2:** Chattooga County will continue to engage in land use planning and regulation that is designed to promote harmonious land use relationships and avoid land uses that are incompatible with residential neighborhood character.
- **Objective 3:** Chattooga County will continue to participate in, and support housing programs designed to provide housing that reinforces neighborhood preservation goals.

Objective 4: Chattooga County will identify mechanisms and programs to eliminate substandard or dilapidated housing.

Utilizing the existing growth management tools to smooth the interface of new development with long-term public plans for infrastructure, open space, and connectivity.

Open space

The County is actively conserving greenspace by encouraging set asides in subdivision regulations. There is no formal greenspace plan for connecting greenspaces and conservation subdivisions are not generally practical for counties of this size.

Connectivity

The County is very “pro-sidewalk”, the long-term plan for the public sidewalks system will require both aesthetic and safe feeling pedestrian paths, these paths have been identified; a new trail system would augment these pedestrian corridors. Bike routes have not been planned through the County because most people can simply use the street due to the small size of the town. Connectivity will assist in the stabilization of neighborhoods, the pedestrian nature of the whole county, and the community’s attractiveness to the overall housing market.

DEVELOPMENT MANAGEMENT APPROACH

The Urban Redevelopment Law authorizes the County to designate an Urban Redevelopment Agency (URA) for the purpose of implementation of the Urban Redevelopment Plan (URP). The County Commissioner will maintain authority for the implementation of the URP within the Urban Redevelopment Area (URA). The County Commissioner will be the redevelopment Agency for the URP.

DESIGNATION OF REDEVELOPMENT ENTITY

The County Commissioner has chosen to oversee implementation of the Urban Redevelopment Plan (URP). The Commissioner shall meet on at least a quarterly basis to review items related to the URP. Meetings of the Commissioner shall be open to the public. The Commissioner shall keep minutes of its proceedings. The Commissioner or his/her designee shall serve as the secretary for the meetings related to the URP.

All meetings shall be governed by the Georgia Open Meetings Law (O.C.G.A 50-14-1 et. seq.) and the Georgia Open Records Act (O.C.G.A 50-18-70 et. seq.).

It shall be the responsibility of the Commissioner and/or Commissioner staff to study, investigate, counsel, and further develop and administer the Urban Redevelopment Plan and all legally appropriate implementation tools. The Commissioner shall consider, investigate, make findings, and report and recommend upon any special matter or

COMMUNITY'S LAND USE OBJECTIVES

The Comprehensive Plan takes an assessment of the current and future utilizations of the land. The assessment examines where land is, what the land is currently utilized for and what will it be used for and how best to utilize. Some categories utilized to classify land include residential, commercial, industrial, public/institutional, transportation, communication, and utilities, parks/recreation/, conservation, agriculture/forestry. Open water and underdeveloped.

Because the Urban Redevelopment Area comprises a community between the Cities of Summerville and Trion, existing land use in the Urban Redevelopment Area is varied. The categories of land uses noted during site visits while developing the plan were: residential, commercial, and industrial.

The predominate housing within the plan area is single family residential dwellings with a small percentage of multifamily development consisting of two USDA Rural Development properties and a small conventional property. There are non-residential land uses contained with the area such as commercial retail and services, schools, civic, churches, and medical facilities.

Overall, the area is a mix of land uses, including residential and commercial. There are several areas that have significant disinvestment and contain pockets where the buildings and house are dilapidated or abandoned. The housing types consist of small wood frame homes on small lots and mobile homes. Several commercial buildings along Highway 27 are vacant and abandoned. There is a significant amount of commercial space and vacant infill that is need of revitalization.

Zoning and Ordinances are an integral part of redevelopment and rehabilitation of blighted areas. Currently, the County does not use zoning as a local government regulatory tool. Instead, development and community character regulation are limited to building codes and land development regulations associated with subdivision of property.

Strategy for Implementing the Urban Redevelopment Plan

The URP proposes a two-phase implementation of the plan's strategies.

First Phase – Target Completion Spring 2022

- Formal adoption of the Urban Redevelopment Plan
- Establish County Commissioner as implementing agent for URP

Second Phase – Target Completion 2021 and beyond

- Develop a list of dilapidated properties and vacant lots for possible redevelopment, including a spreadsheet containing basic tax information and property condition assessment.

- Prepare a comprehensive list of properties for possible redevelopment infill, or green space.
- Create a detailed database of available properties in the URA to assist in marketing vacant properties.
- Promote continued infrastructure improvements such as broadband internet, sewer, to make the area more accessible for visitors.
- Leverage designation as GICH community to foster residential and commercial development
- Pursue and support the appropriate use of federal and state financial assistance programs (including CDBG and LIHTC) to provide quality affordable rental housing and to improve low- and moderate-income neighborhoods.
- Allocate appropriate resources to establish and enforce housing and property maintenance codes, requiring that substandard or dilapidated housing be brought into compliance or demolished if compliance is not possible.
- Explore eligibility for designation of Opportunity Zone which would allow employers to take advantage of job tax credits offered by the state.
- Coordinate infrastructure expansion to areas identified as appropriate for new development and redevelopment

Recreational Destinations and Outdoor Attractions

With being a part of the Armuchee District of the Chattahoochee-Oconee National Forest and including portions of Johns Mountain and Taylor Ridge, Chattooga County has grown into a destination for historical, recreational, and outdoor options for all. With 19,573 acres of the Chattahoochee-Oconee National Forest located in Chattooga County, there is access to multiple trails and an array of parks and recreational centers within the unincorporated areas of the County as well as the established municipalities for those in the community to share. There are multiple parks, recreational centers, and complexes, as well as historical and cultural resources for curious minds to explore and learn. Each community embraces its beauty and works to ensure access is available for residents and tourist.

Community events engage with the public regularly and enhances the involvement of each individual. Though Chattooga County is known for its quaint lifestyle, the county is home to continuous activities regardless of the season. Family and fun are important to Chattooga County as well, as it showcases its rich culture and history with a variety of programs for all ages. A list of some of the major recreational destinations is as follows; Paradise Gardens, Sloppy H. Floyd State Park, canoe/kayak trail, Pinhoti Trail, Dowdy Park, Couey House and Willow Springs Park just to name a few. Each embraces its own individual charm with beautiful views and rich historical values.

APPENDIX A - BLIGHTED COMMERCIAL AND RESIDENTIAL BUILDINGS











APPENDIX B – PROPOSED EMERGENCY MEDICAL SERVICES DEPARTMENT



May 20, 2022

Chattooga Crossing, LP
404 E McKinney Ave.
Albertville, AL 35950

Re: Atrium Health Floyd
Proposed Freestanding Emergency Department, Chattooga County, GA
Third Party Capital Investment

To Whom It May Concern:

Atrium Health Floyd is providing this letter to confirm their receipt of a Certificate of Need from the Georgia Department of Community Health to develop a freestanding emergency department (FSED) to be located on the west side of Highway 27, south of Selman Drive and adjacent to Wal-Mart in Chattooga County, GA. The project will provide 24/7 emergency care and include six treatment rooms along with onsite laboratory and imaging services including x-ray and a computed tomography (CT) Scanner. The emergency department will serve residents of Chattooga County including Summerville, Trion, Lyerly, Menlo and surrounding communities. The FSED will fill a critical health care gap in Chattooga County, where accessing emergency care is difficult.

The new facility represents and \$18.4 million investment in Chattooga County and the creation of 44 new jobs in the county. The project is expected to be completed before January 1, 2025.

Atrium Health Floyd and all financing partners for the Chattooga County FSED are unrelated third parties to Chattooga Crossing, LP, the owner of a proposed 64-unit apartment complex proposed for development in proximity to the FSED on Underwood Drive in Chattooga County.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kurt Stuenkel", is written over a light blue horizontal line.

Kurt Stuenkel
President and CEO
Atrium Health Floyd

COVID Response: Get details about visitor restrictions, vaccine and testing locations. [View Resources \(/about-floyd/covid-19/Pages/default.aspx\)](#).

[Floyd \(/Pages/default.aspx\)](#) > [News Room \(/newsroom/Pages/default.aspx\)](#) > Details

[← Back to Results](#)



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Atrium Health Floyd Gets OK for Chattooga Emergency Department

05.06.2022

Facility Will be Built on U.S.27 next to Walmart

ROME, GA., May 5, 2022 – Chattooga County residents will have access to much needed emergency care after Atrium Health Floyd creates a freestanding emergency department (FSED) there. The Georgia Department of Community Health has approved the project that will provide 24/7 emergency care to residents of Summerville, Trion, Lyerly, Menlo and surrounding communities.

Atrium Health Floyd submitted the request last fall after identifying the need to provide around-the-clock emergency care to these rural communities. Georgia requires health care organizations to obtain a Certificate of Need (CON) before expanding some services or building new facilities. The Georgia Department of Community Health approved the CON on Wednesday.

The new FSED will be located next to Walmart on U.S. Highway 27. This will provide convenient and easy access to residents traveling from any point in the county. The facility will provide emergency care services 24/7 and include six treatment rooms along with onsite laboratory and imaging services, including x-ray and a computed tomography (CT) scanner.

The new facility represents an \$18.4 million investment in Chattooga County and the creation of 44 new jobs in the county. The facility is Atrium Health's first FSED in Georgia. Atrium Health operates seven FSEDs in North Carolina. Floyd has an option to purchase the 26-acres where the facility will be built.

"We are elated that the Department of Community Health has given us approval to proceed with this important rural health project, and we are grateful for the community support we have received," said Atrium Health Floyd President and CEO Kurt Stuenkel. "Blake Elsberry, Chattooga County's sole commissioner, recognized the need for emergency care in his community and championed our CON. His voice, together with the voices of Summerville Mayor Harry Harvey and Trion's former mayor Larry Stansell, along with others who wrote letters of support, helped us to communicate to the decision makers that the citizens of Chattooga County need and deserve 24/7 emergency care."

Stuenkel said he also is grateful for the continued support of the project by Rep. Eddie Lumsden, R-Armuchee, and Sen. Jeff Mullis, R-Chickamauga.

The FSED will fill a critical health care gap in Chattooga County, where accessing emergency care is difficult. Some Chattooga County patients currently have to travel an hour or more get to an emergency department.

Georgia Gov. Brian Kemp said he is pleased the project is moving forward.

"This is great news for the people of Chattooga County," Kemp said. "Access to quality health care is important for all Georgians, and particularly in rural areas. I am pleased this project is moving forward with the help of our Department of Community Health and given Atrium Health Floyd has consistently demonstrated itself as one of our state's health care leaders, I am confident it'll be successful."

About Atrium Health Floyd

Since 1942, Floyd, now [Atrium Health Floyd](http://www.floyd.org/) (<http://www.floyd.org/>), has worked to provide affordable, accessible care in northwest Georgia and northeast Alabama. Today, Atrium Health Floyd is a leading medical provider and economic force. As part of the largest, integrated, nonprofit health system in the Southeast, it is also able to tap into some of the nation's leading medical experts and specialists with Atrium Health, allowing it to provide the best care close to home – including advanced innovations in virtual medicine and care. At the hub of these services is Floyd Medical Center, a 304-bed full-service, acute care hospital and regional referral center. Atrium Health Floyd employs more than 3,400 teammates who provide care in over 40 medical specialties at three hospitals: Floyd Medical Center in Rome, Georgia; Floyd Cherokee Medical Center in Centre, Alabama; Floyd Polk Medical Center in Cedartown, Georgia, as well as Floyd Behavioral Health Center, a freestanding 53-bed behavioral health facility, also in Rome; and a primary care and urgent care network with locations throughout the service area of northwest Georgia and northeast Alabama.

Related Articles

Floyd Medical Center Records 500th Robotic Surgery

(</newsroom/pages/details.aspx?NewsID=377&category=Programs and Services>)

04.28.2022

Technology Growing at Atrium Health FloydROME, GA., April 28, 2022 – Atrium Health Floyd's commitme...

(</newsroom/pages/details.aspx?NewsID=377&category=Programs and Services>)

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APPENDIX C – URP PUBLIC HEARING AND SUPPORTIVE DOCUMENTS

COMMISSIONER OF CHATTOOGA COUNTY

Post Office Box 211 Summerville, Georgia 30747

Telephone (706) 857-0700

Fax (706) 857-0742

May 31, 2022

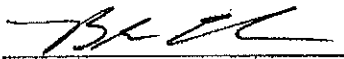
Re: Urban Redevelopment Plan
Chattooga, County, GA

The County of Chattooga has engaged and endeavored to establish an Urban Revitalization Plan (URP) that is compatible and complimentary to the Chattooga County Comprehensive Plan. The URP is designed to be specific to the County of Chattooga and to further support many revitalization efforts already in place or currently being considered and/or implemented. It is also our desire to identify and seek ways to secure funding and resources as necessary to achieve our goals.

The URP is being developed utilizing available demographic data, as well as input from the Chattooga County GICH committee, local community leaders, county officials, realtors, business owners, and the general public. Two public hearings were held to facilitate public input on the URP on May 18 and May 31, 2022, at the Chattooga County Civic Center in Summerville, GA. The response at both meetings was overwhelmingly supportive of the plans and goals set forth in the URP.

The URP has been completed, accepted, and approved as of May 31, 2022. The URP is always open for amendment and additions, including additional public input.

Sincerely,



Blake Elsberry
County Commissioner

**RESOLUTION
OF THE COUNTY COMMISSION OF CHATTOOGA COUNTY GA
TO ADOPT THE URBAN REDEVELOPMENT AREA
AND TO EXERCISE URBAN REDEVELOPMENT POWERS**

WHEREAS, the County Commissioner of the County of Chattooga, find that within the Area described by the following:

The redevelopment area encompasses that certain area lying within the corporate county limits of the County of Chattooga and being enclosed by the boundary identified in "Appendix C", Chattooga County, GA Urban Redevelopment Plan. See Appendix C.

As provided in Appendix C Map of the Urban Redevelopment Area, there exists one or more areas containing a need for improvements, revitalizing industrial, commercial retail and in housing by reason of dilapidation, deterioration, age, vacancy, or obsolescence; and in infrastructure – whether defective or inadequate street layout and/or utilities. Additionally, conditions within this delineated area suffer from slum and blighting influences under local standards, detrimental to the public health, safety, morals, and welfare, or the existence of conditions which endanger life or property by fire and other causes, thereby constituting a "slum area" as defined by O.C.G.A Sec. 36-1-2 (18); and,

WHEREAS, the County Commissioner of the County of Chattooga, find that the combination of such factors substantially impairs and retards the sound growth of the municipality, retards the provisions of housing accommodations, constitutes an economic and/or social liability, and is a menace to the public health, safety, morals, and welfare in its present condition and use, and that the property's deterioration is negatively affecting the community;

NOW THEREFORE, the County Commissioner of the County of Chattooga, do find and hereby designate by this Resolution, that the above defined area is designated as an "Urban Redevelopment Area" and is appropriate for redevelopment projects; and

WHEREAS, the County Commissioner of the County of Chattooga, find these conditions exist and that one or more areas of slum and blight do exist within the County, 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 Chattooga County; and furthermore,

WHEREAS, the County Commissioner of the County of Chattooga, desire to work with public and private sector partners to ensure that the desired redevelopment is achieved; and

WHEREAS, the County Commissioner of the County of Chattooga, hereby identify the influences on the geographic area designated and intend to work diligently to foster conditions conducive to redevelopment within the area; and

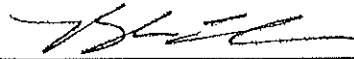
WHEREAS, the County Commissioner of the County of Chattooga find it necessary to exercise powers of urban redevelopment pursuant to the provisions of the Official Code of Georgia, Title 36, Chapter 61, do determine a "finding of necessity" of the specific geographic area;

NOW, THEREFORE BE IT RESOLVED, that the County Commissioner of the County of Chattooga cause to be prepared an Urban Redevelopment Plan, as defined in O.C.G.A. 36-1-2 (21), for the physical development of those portions of the County of Chattooga described herein, and to adopt that plan as the local government body.

This Resolution shall become effective on the 31st day of May, 2022.

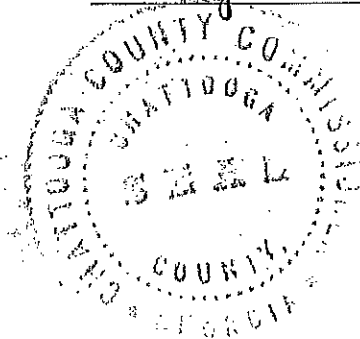
ADOPTED AND APPROVED this 31st day of May, 2022.

Chattooga County, GEORGIA



Blake Elsberry, County Commissioner

ATTEST:



County
(City's Seal)

**RESOLUTION
OF THE COUNTY COMMISSION OF CHATTOOGA COUNTY GA
TO ADOPT THE URBAN REDEVELOPMENT PLAN
AND DESIGNATE CHATTOOGA COUNTY GA,
AS AN URBAN REDEVELOPMENT AGENCY**

WHEREAS, the County Commissioner of the County of Chattooga, has defined an area of the County where slum and blight conditions exist; and,

WHEREAS, the County Commissioner of the County of Chattooga, describe that area in Appendix C: Maps; and,

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

WHEREAS, the County Commissioner of the County of Chattooga, find that:

1. The Urban Redevelopment Plan conforms to the Chattooga County Joint Comprehensive Plan 2011-2025 as a whole; and,
2. The Urban Redevelopment Act can be used alone, or in combination with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuse for old industrial facilities; and
3. The Urban Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the County, for the rehabilitation or redevelopment of the Urban Redevelopment Area by private enterprise;

WHEREAS, the County Commissioner of the County of Chattooga, believe that the County of Chattooga is the entity best suited to implement the provisions of the Urban Redevelopment Plan;

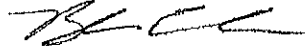
NOW THEREFORE, the County Commissioner of the County of Chattooga, Georgia adopts said plan as the Amended Urban Redevelopment Plan for the County of Chattooga; and furthermore,

BE IT RESOLVED, the County Commissioner of the County of Chattooga, Georgia pursuant to the provisions of the Official Code of Georgia Section 36-61-17, does hereby formally designate the County of Chattooga as the "Urban Redevelopment Agency", and delegate its redevelopment powers to itself as the Urban Redevelopment Agency, and vest in said County all of the "urban redevelopment project powers" as defined as O.C.G.A. 36-61-1, et. .seq.;

This Resolution shall become effective on the 31st day of May 2022.

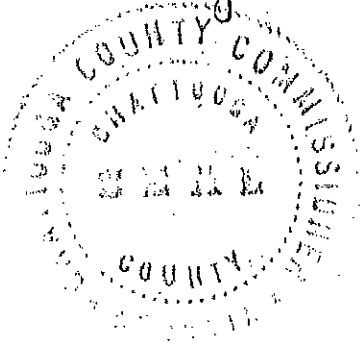

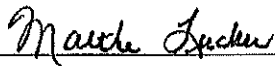
ADOPTED AND APPROVED this 31st day of May 2022.

COUNTY OF CHATTOOGA, GEORGIA

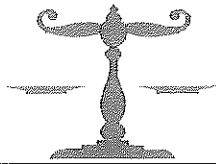


Blake Elsberry, County Commissioner

ATTEST:



County
(City's Seal)



PUBLIC NOTICES

"BECAUSE THE PEOPLE MUST KNOW"

CHATTOOGA COUNTY JUNE 2022 TAX SALE

Reference Deed: 676/676
 Property Description: All and only that parcel of land designated as Tax Parcel 15--97-F, lying and being in Land Lot 151 of the 13th Land District, 4th Section, Chattooga County, Georgia, containing 25.00 acres, more or less, being Tract 2, shown in Plat Book 14, Page 184, described in Deed Book 676, Page 676, the description contained herein by this reference, located on Sunnydale Road.
 Years Due: 2020

File #59
 Map/Parcel Number: 40B--2

Defendant(s) in FiFa: Pope, Latrissa; 40B--2 / Lot 2 Spring Sub

Current Property Owner: Same as Defendant(s) in FiFa
 Reference Deed: 576/134
 Property Description: All and only that parcel of land designated as Tax Parcel 40B--2, lying and being in Land Lot 74 of the 14th Land District, 4th Section, Chattooga County, Georgia, being Lot 2, Spring Subdivision, described in Deed Book 576, Page 134, the description contained herein by this reference, known as 41 April Drive.
 Years Due: 2020

File #65
 Map/Parcel Number: 38-106-T21-H

Defendant(s) in FiFa: Smith, Shauna Lee;

38--106-T21-H / 1.00 AC Tr after Splits

Current Property Owner: Same as Defendant(s) in FiFa
 Reference Deed: 684/498
 Property Description: All and only that parcel of land designated as Tax Parcel 38-106-T21-H, lying and being in Land Lot 33 of the 13th Land District, 4th Section, Chattooga County, Georgia, containing 1.00 acre, more or less, being a portion of Tract 21, shown in Plat Book 9, Page 78 and described in Deed Book 684, Page 498, the description contained herein by this reference, located on Preston Drive.
 Years Due: 2020

File #71
 Map/Parcel Number: 16--37

Defendant(s) in FiFa: Tucker, Larry Blake; 16--37 / S of Cnty Rd LL 13/4

Current Property Owner: Armstrong, Ethel Allred
 Reference Deed: 398/665;398/667
 Property Description: All and only that parcel of land designated as Tax Parcel 16--37, lying and being in Land Lot 183 of the 13th Land District, 4th Section, Chattooga County, Georgia, containing 5 acres, more or less, described in Deed Book 398, Page 667, the description contained herein by this reference, known as 511 Peach Orchard Road.
 Years Due: 2019-2020

File #83
 Map/Parcel Number: 13--25

Defendant(s) in FiFa: Yarbrough, Sherry; 13--25 / LL 165 196 Tr 4 & 5
 Current Property Owner: Same as Defendant(s) in FiFa
 Reference Deed: 206/775
 Property Description: All and only that parcel of land designated as Tax Parcel 13--25, lying and being in Land Lot 165 of the 13th Land District, 4th Section, Chattooga County, Georgia, being a portion of the property described in Deed Book 206, Page 775, the description contained herein by this reference, known as 29124 Highway 157.
 Years Due: 2020
 6-2c

IN THE JUVENILE COURT OF CHATTOOGA COUNTY STATE OF GEORGIA

IN THE INTEREST OF:
 K.I.L. Age: 2 DOB: 03/24/2020
 Sex: Male Case No. 22JV2036
 A Child Under 18 Years of Age.
NOTICE OF SUMMONS TO AMBER HOVATER, PETE HEWITT AND ANY UNKNOWN PUTATIVE FATHERS, TO WHOM IT MAY CONCERN, AND ANYONE CLAIMING TO HAVE A PARENTAL INTEREST IN THE ABOVE-NAMED MINOR CHILD BORN TO AMBER HOVATER, MOTHER, ON THE DATE LISTED ABOVE.

You are hereby notified that the above-styled action seeking the termination of the parental rights of the parents of the above-named minor child was filed against you in said Court on the 10th day of May, 2022, and that an Order for Service of Publication was entered by the Court on the 10th day of May, 2022.

You are hereby commanded and required to appear before the Juvenile Court of Chattooga County, Georgia, in Summerville, Georgia, on the 15th day of August, 2022, at 1:30 o'clock p.m. The hearing is for the purpose of determining whether or not said parental rights should be terminated.

A copy of the Petition may be obtained from the Clerk of the Juvenile Court at the Courthouse located at 10035 Commerce Street, Summerville, Georgia, 29947, during regular business hours, Monday through Friday, exclusive of Holidays. The Clerk's telephone number is 706-857-0706. A free copy shall be available to the parents. Upon request, the copy will be mailed to the requester. The child is in the present physical custody of the Chattooga County Department of Family and Children Services.

NOTICE OF EFFECT OF TERMINATION JUDGMENT: Georgia law provides that you can permanently lose your rights as a parent. A petition to terminate parental rights has been filed requesting the court to terminate your parental rights

to your child. A court hearing of your case has been scheduled for the 15th day of August 2022, at 1:30 o'clock p.m., at the Juvenile Court of Chattooga County, Chattooga County Courthouse, Summerville, GA 30747.

If you fail to appear, the court can terminate your rights in your absence. If the court at the final trial finds that the facts set out in the petition to terminate parental rights are true and that termination of your rights will serve the best interests of your child, the court can enter a judgment ending your rights to your child.

If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. Your child will be legally freed to be adopted by someone else.

Even if your parental rights are terminated, you will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is adopted; and

(2) Your child can still inherit from you unless and until your child is adopted. This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire any attorney and to have him or her represent you. If you cannot afford to hire an attorney, the court will appoint an attorney if the court finds that you are an indigent person. Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case to call witnesses on your behalf, and to question those witnesses through your attorney.

The biological/putative father is hereby placed on notice that pursuant to O.C.G.A. Section 15-11-223 he may lose all rights to the above named child and will not be allowed to object to termination of his rights to such child unless, within 30 days of receipt of notice, you file a petition to legitimate the child as well as a notice of filing of the petition to legitimate with the Chattooga County Juvenile Court where the termination proceeding is pending. Additionally, the court may enter an order terminating all the parental rights of a biological father, including the right to object thereafter to such proceedings if the biological father fails to timely legitimate the child named above.

The general nature of the allegations are: the parents have failed to complete their case plans for reification. All concerned parties are informed that they are entitled to have an attorney represent them, and if a party is entitled to Counsel during the proceedings, the Court will appoint Counsel, at no cost if the party is unable, without undue financial hardship, to employ Counsel.

If you have any questions concerning this notice, you may call the telephone number of the clerk's office which is 706-857-0706.

Witnessed the Honorable Steven M. Ellis, Judge of said Court.
 This 23rd day of May, 2022.
 Kim Windle James
 Clerk, Chattooga County Juvenile Court

GEORGIA, CHATTOOGA COUNTY
 All creditors of the estate of Cece Rounsaville, late of said county, deceased, are hereby notified to render their demands to the undersigned, according to

law, and all persons indebted to said estate are required to make immediate payment to us, this 18th day of April, 2022.

Melanie King
 2262 June Springs Dr.
 Marietta, GA 30068

IN THE PROBATE COURT OF CHATTOOGA COUNTY STATE OF GEORGIA

IN RE: ESTATE OF GRETA KINSLEY SMITHSON, DECEASED
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To Whom It May Concern: Mercedes Marie Elliot and Thomas Paul Smithson have petitioned for Mercedes Marie Elliot and Thomas Paul Smithson to be appointed administrators of the estate of Greta Kinsey Smithson, deceased of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. Section 53-2-21.) All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be held scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

De Notified Further: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be held scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Judge of the Probate Court
 By Rebecca W. Duke
 Clerk of the Probate Court
 P.O. Box 467
 Summerville, GA 30747
 706-857-0709

IN THE PROBATE COURT OF CHATTOOGA COUNTY STATE OF GEORGIA

IN RE: ESTATE OF DORIS MARIE RICKETT, DECEASED
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To Whom It May Concern: Jimmy Lamar Rickett has petitioned for Jimmy Lamar Rickett to be appointed administrator of the estate of Doris Marie Rickett, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. 53-2-21.) All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections and must be filed with the Court on or before June 14, 2022.

De Notified Further: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be held scheduled at a later date.

Judge of the Probate Court
 By Rebecca W. Duke
 Clerk of the Probate Court
 P.O. Box 467
 Summerville, GA 30747
 706-857-0709

date. If no objections are filed, the Petition may be granted without a hearing.

Judge of the Probate Court
 By Rebecca W. Duke
 Clerk of the Probate Court
 P.O. Box 467
 Summerville, GA 30747
 706-857-0709

IN THE PROBATE COURT OF CHATTOOGA COUNTY STATE OF GEORGIA

IN RE: ESTATE OF GEORGE D. RHODES, DECEASED
NOTICE

The petition of Mildred Hurley, for an order declaring no administration is necessary in the above-referenced estate having been duly filed,

To Whom It May Concern: This is to notify you to file objection, if there is any, to the petition, in this Court on or before June 14, 2022. De Notified Further: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Judge of the Probate Court
 By Rebecca W. Duke
 Clerk of the Probate Court
 P.O. Box 467
 Summerville, GA 30747
 706-857-0709

NOTICE OF INTENT TO INCORPORATE

Notice is given that Articles of Organization which will incorporate Fisher's Chapel Church, Inc., will be delivered to the Georgia Secretary of State for filing in accordance with the Georgia Business Corporation Code, (O.C.G.A. § 14-2-201.1) The initial registered office of the corporation will be located at 7205 Day Creek Road, Summerville, Georgia 29977, and the initial registered agent will be: Jashawn Jackson, Farrar & Corbin, P.C. Attorneys at Law
 P.O. Box 736
 Summerville, GA 30747
 706-857-3497

NOTICE TO DEBITORS AND CREDITORS

STATE OF GEORGIA COUNTY OF CHATTOOGA IN RE: ESTATE OF DEMISEY LAWSON, DECEASED

All creditors of the estate of Demsey Lawson, deceased, late of Chattooga County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.

This 23rd day of May, 2022.
 Bradley Steven Lawson
 1146 Black Birch Circle
 Mount Pleasant, SC 29466
 c/o Catherine Farrar Jackson

NOTICE

THE TOWN OF TRION WOULD LIKE TO ASK EVERYONE TO ABSTAIN FROM PLAYING SPORTS ON THE TRACK FIELD DURING THE NEXT FEW WEEKS WHILE THE FLAGS ARE ON DISPLAY HONORING OUR VETERANS.

IF YOU HAVE ANY QUESTIONS PLEASE CALL THE OFFICE AT 706-734-2332 BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M.

APARTMENTS FOR RENT

Devonwood & Silverleaf/Goldleaf now accepting applications for one & two bedroom apartments. \$200 Security Deposit We now accept Section 8 Vouchers Please call for appointment at 706-734-7834 TDD # 1-800-255-0056

Stewart Management, Inc. This institution is an equal opportunity provider and employer.

PUBLIC NOTICE

NOTICE!

The Mayor and Council of the City of Summerville will hold the second reading and adoption to amend Chapter 4 of the Alcoholic Beverage Ordinance to authorize the issuance of retail liquor license on Monday, June 13, 2022, at 5:00 p.m. at City Hall. The public is invited to attend.

CITY OF SUMMERVILLE

PUBLIC NOTICE

The Town of Trion will have a regular Workshop/Council Meeting in the Town Hall Conference Room, Thursday, May 26, 2022. The Workshop will begin at 6:00 p.m. and the Regular Meeting will follow shortly after. If you have any questions or comments, please contact

JOHNSTON GUTTERS & GARAGE DOORS

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 Fred Scott
 706-857-3220 706-734-4345



Notice is given for a final reading of an ordinance amending the Town of Trion's Code of Ordinances Chapter 4 regarding alcoholic beverages and retail liquor licenses at a regular meeting of the Town of Trion Council on Thursday, May 26, 2022 at 6:00 p.m.

A copy of the ordinance is available for viewing at Town Hall.

Submitted by Lanny E. Thomas
Mayor, Town of Trion, Georgia

Lanny E. Thomas, Mayor

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and Field Lines

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Sealed Bid Notice

Pursuant to an act of Legislature HB No. 404 (Georgia Laws 1956, as amended), the Chattooga County Commissioner is rebidding the following: (no bids were received by the May 13th bid date).

Labor and materials to install new HVAC System at the future location of the Chattooga County Sheriff's Department located at 533 Underwood Drive, Trion, GA 30753. There were no bids received on the previous bid.

Please contact Chattooga County Sheriff Mark Schrader at 706-857-3411 for additional specifications and other needed information on this bid.

Sealed bids must be sealed with the words "Sealed Bid" written across the outside of the envelope and received in the office of the Commissioner located at 10102 Commerce Street, Summerville, Georgia, on or before 10 a.m., Friday, May 27, 2022, at which time bids will be opened.

The Commissioner reserves the right to reject any or all bids.

Blake Elsberry, Commissioner

PUBLIC NOTICE

The Chattooga County GICH Team invites the public to attend a public hearing on the proposed **Urban Redevelopment Plan for Chattooga County** to be held on Tuesday, May 31, 2022, at 10 a.m., at the Chattooga County Civic Center, located at 44 Highway 48, Summerville, GA 30747.

For more information, contact Cindy Rivers McGraw at 706-857-4033 or by email exec-director@chattoga-chamber.org.

Blake Elsberry
Commissioner

Assessor's Office Increasing Property Visits

The Chattooga County Board of Assessors plans more field visits, as recommended by the Department of Revenue (DOR). This is to ensure that all properties are visited on a three year cycle per DOR Regulation 560-11-10-.09(2)(d)4(iii).

We have had concerns from property owners regarding our field appraisers reviewing properties. In accordance with O.C.G.A. 48-5-264.1, the Chattooga County Appraisal Staff may go upon property outside of buildings in order to carry out the duty of making appraisals of the fair market value of taxable property in the county.

Our field appraisers will be visiting properties daily for data collection. During training, there may be more than one appraiser per vehicle. A complete property review includes sketching the residential improvement, taking photographs of the house and any accessories, and verifying and updating our records to maintain accuracy.

The Chattooga County field appraiser staff will have photo identification and will be driving a marked county vehicle. They will never ask to go inside your residence. If a door hanger was left at your home or should you have any questions regarding the review and visit to properties performed by this office do not hesitate to contact us at 706-857-0737.



You are invited to a

PUBLIC HEARING

The Chattooga GICH Team invites the public to attend
a public hearing on the proposed
Urban Redevelopment Plan for Chattooga County.

Tuesday, May 31st at 10a

Chattooga County Civic Center

44 GA Hwy 48, Summerville, GA

For more info:

Contact Cindy Rivers McGraw at 706.857.4033
execdirector@chattoogachamber.org

UPCOMING EVENTS AND LATEST NEWS

May 18

Public Hearing: Urban Redevelopment Plan

Led by the Chattooga GICH Team, this public meeting focuses on a proposed Urban Development Plan and requests public input. The meeting will be held at the civic center in Summerville at 10:00a, and it will be followed by our regular meeting.

[Review the plan](#)



LET'S CHATTI!

SIGN IN SHEET

Chattooga GICH Team Meeting

May 19, 2022 Civic Center, Summerville

18

NAME	AFFILIATION	BEST PHONE	EMAIL
Gindy Rivers McCreath Heidi Burroughs	Chattooga Chamber	706.866.9014	execdirector@chattoogachamber.org
Jennie Burroughs STEVE WENZEL		706-676-1289 706-936-7159 706-859-1500	
Blair Estrom Samantha Rupp Debra Spahr	NWERC NWERC	706-857-0700 706-865-6485	
Betsy Algood CHARLES POPE	HFA - CU OLYMPIA CONST.	706.802.2554 256.572-5691	
Carol Tucker Deana Terry Susan Lockler Gina Turney Jenny Bricker Marilyn Kelly	RealEstate Windstream City of Summerville Helping Hands Early Days THE Braden Group Chattooga Family Cemetery	706-506-8108 706-676-4084 706-778-0456 706-844-4014 706-766-1095	harwardcarl@smul.com Jenny At The Braden Group, Inc
Sandy Matheson	Primary Healthcare	706-388-9819 403-421-4092	mathesons@primaryhealthcare ceshter.org

SIGN IN SHEET

Chattooga GICH Team Meeting

May 25, 2022 Civic Center, Summerville

NAME	AFFILIATION	BEST PHONE	EMAIL
Cindy R McGraw	Chamber	706 466 9014	execdirector@chattoogachamber.org
Bret Richardson	Olympia	256 572-2000	forbaker51@yahoo.com
Miss Bassinger	City of Chattooga County	706-674-2000	
Brian Childers	NGEMC	404.308.9531	biann@ngemc.com
Diane Vinyard	NGEMC	706-581-6172	benjib@ngemc.com
Harriette Stokes	Living Life on Target	678-232-2074	Diane.Vin@livinglifontarget.com
Bob & Sue Burdick	NGEMC		hstokes@ngemc.com
Jake Burdick	Burdick Enterprises	706 889 8758	Jakeburdick JB@Gmail.com



Your opinion matters!

The Chattooga GICH Team is doing a housing assessment to address our housing shortage needs. Please, help us by answering the questions below.

See (*) on reverse for online option.

Welcome Home, Chattooga...A Vibrant GICH Community

Which category below includes your age?

17 or younger 18-20 21-29 30-39 40-49 50-59 60 or older

To what extent are you able to find affordable housing suitable for your family size within your community? On a scale of 1 to 5, 1 being the least likely and 5 being the most likely.

1 2 3 4 5
SCAN THE CODE & GO!

To what extent are you able to stay in the same dwelling from year to year (e.g., you are not forced to move every year due to rising rental costs)? On a scale of 1 to 5, 1 being the least likely and 5 being the most likely.

1 2 3 4 5

To what extent do you feel you would lose your housing if you were unexpectedly unemployed? On a scale of 1 to 5, 1 being the least likely and 5 being the most likely.

1 2 3 4 5

If you needed to find temporary shelter, to what extent would you be able to find someplace within your community? On a scale of 1 to 5, 1 being the least likely and 5 being the most likely.

1 2 3 4 5

What is your housing status?

I'm renting I own my home I live in a motel I live with friends/family

Other: _____

Would you be open to any of the following housing options in your neighborhood? (Check all that apply.)

Townhome Tiny home (600 square feet or less) Multi-use housing (e.g. apartment over store)
 Multi-family housing Outside the box suggestion: _____

What do you think is the most important HOUSING need in Chattooga County?

Does your family share housing with another family, or do you know of families sharing housing because there is not enough housing available?

Yes No Comments: _____

What one thing could be done to improve the quality and availability of Chattooga's housing?

What would you like to say about HOUSING in Chattooga County?

Where do you live?

___ in the county ___ in Summerville ___ in Trion ___ in Lyerly ___ in Menlo

What kind of entertainment would like to see in Chattooga, especially for youth?

___ bowling alley ___ skating rink ___ movie theater ___ other: _____

Are you interested in doing something to help improve housing conditions in Chattooga and work with us?

___ Absolutely! ___ Maybe. I'd like more information. ___ Thank you, but not at this time.

___ Other: _____

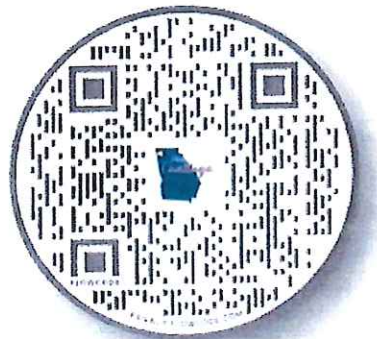
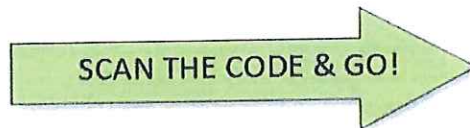
Please, provide your name and best contact information if you'd like to help.

You may drop this survey in the dropbox at the Chattooga Chamber, 44 Hwy 48, Summerville, GA 30747 or mail it to Chattooga Chamber, PO Box 217, Summerville, GA 30747

Questions? Contact Cindy Rivers McGraw at 706.857.4033 or execdirector@chattoogachamber.org

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Online Option



Thank you so much for your time!