

Southwest Griffin Urban Redevelopment Plan



Prepared By
Planning and Development Services Department
Adopted March 23, 2010

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OVERVIEW OF GRIFFIN'S HISTORY

In the early 1800s, the City of Griffin was formed around the placement of two railroad system back in the early 1800s. The railroad, owned and operated by General Lewis Lawrence Griffin, received authority to build a line from Macon to Forsyth in 1833. More charters were granted to other companies. Tracks were planned to connect Macon to Savannah, Augusta to Madison and Chattanooga to a tiny town called Terminus.

General Griffin envisioned a town that would prosper at the crossings of a North-South line and a tract running East-West. After determining where these railroads would meet, he bought 800 acres in Pike County from Bartholomew Still. Griffin made a plan for the new town which included wide roadways, plots for six churches, two schools, parade grounds, and a cemetery. William Leak bought the first acre on June 8, 1840 for the tremendous sum of \$1000.00. In 1842, the first steam engine came through town.

The railroad attracted cotton growers who supported merchants in town. Soon, professional people were settling in a place which was wilderness only a few years before. Griffin was officially incorporated on December 28, 1843. That same year, Marthasville (once Terminus) was incorporated, and in two years would be renamed Atlanta.

The Depression of 1843 halted the Monroe Railroad's construction. Plans of an East-West line to connect in Griffin were forgotten. After the Monroe Railroad was sold under court order, the Georgia Railroad's line was extended to Atlanta, not Griffin, as the General had hoped. In 1855, a fire destroyed an entire block on the east side of Hill Street. But also in that year, the town emerged from the depression, cotton flourished once again, and business and population boomed.

Original Map of Griffin





A RESOLUTION

A RESOLUTION TO DESIGNATE THE SOUTHWEST GRIFFIN NEIGHBORHOOD AS MEETING THE CRITERIA FOR AN URBAN REDEVELOPMENT AREA, PURSUANT TO THE AUTHORITY OF GEORGIA URBAN REDEVELOPMENT ACT (O.C.G.A. §36-66-1, et seq.); AND TO APPROVE THE SOUTHWEST GRIFFIN URBAN REDEVELOPMENT PLAN.

WHEREAS, the Southwest Griffin neighborhood is defined as the area in the City of Griffin between Highway 19/41, Meriwether and West College Street to the west and north; South 8th and South Hill Street to the south and east; and Airport Road to the south. These boundaries include Everee Inn Road, Scales Street, Anne Street, Camp Northern Road and portions of South 9th Street; and

WHEREAS, Southwest Griffin residents and City staff have prepared an Urban Redevelopment Plan to address blight conditions in the neighborhood; and

WHEREAS, the City Commission makes the following findings: that the Southwest Griffin Urban Redevelopment Plan conforms to the comprehensive plan for the City of Griffin; and that the Plan affords maximum opportunity for rehabilitation and redevelopment; and

WHEREAS, adoption of this Plan is necessary to designate the Southwest Griffin neighborhood as an Urban Redevelopment Area, in accordance with Title 36, Chapter 61 of the Code of Georgia, as amended; and

WHEREAS, such designation as an Urban Redevelopment Area will enable the City to undertake activities necessary to implement the proposed improvements and to revitalize buildings and infrastructure;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the City of Griffin does hereby adopt this Urban Redevelopment Plan for Southwest Griffin, which is Phase III of the overall City wide Redevelopment Initiative.

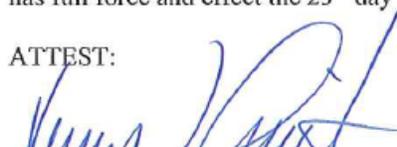
BE IT RESOLVED this 23rd day of March 2010.


Cynthia Reid Ward, Chairperson

CERTIFICATION

I do hereby certify that the foregoing is a true and correct copy of the Resolution duly adopted by the City of Griffin on the date so stated in said Resolution. I further certify that I am the Secretary and that said Resolution has full force and effect the 23rd day of March 2010.

ATTEST:


Kenny L. Smith, Secretary/Manager

REDEVELOPMENT PLAN OVERVIEW

BACKGROUND AND PURPOSE

In the early 1900s the City of Griffin became an economic hub within the Southern Crescent. Griffin prospered as a center of textile manufacturing, with roughly 11 mills being built either within or adjacent to the city limits. For much of Griffin's history the textile companies provided housing and base services to its employees and residents of the surrounding communities. The textile industry remained the largest employer in the area throughout the 20th century despite the changes in company ownership. However, in the 1970s and 1980s, mill owners decided to get out of the housing business and began to sell the homes in the mill villages to private ownership; individuals for rental investment acquired much of the property.



As the textile industry has waned over the last two to three decades, and as original homeowners have passed on, 80% or more of the homes in these areas have now become rental property. Along with the decrease in home ownership and increase in rental property over a period of years, and fostered by non-caring landlords, deterioration of these communities became and continues to be a problem. Moreover, the area's industrial and commercial base has fallen upon disrepair due to their age and multiple tenants over the years.

To assist with halting the decline and transforming these critical areas, on July 12th, 2005, the City of Griffin Board of Commissioners approved an Urban Redevelopment Area (URA) in accordance with OCGA 36-61-1, which was the start of Griffin's redevelopment initiative. Over the last five years, the City of Griffin has adopted a Downtown Redevelopment Plan, North Hill Street Redevelopment Plan, West Griffin Redevelopment Plan as well as the Thomaston Mill Redevelopment Plan. The Griffin Board of Commissioners, on October 13th, 2009, expanded its URA to include the present airport, NACOM site and the emerging medical area. The State of Georgia, adopted the Urban Redevelopment Act (O.C.G.A. 36-61-1et.seq) in 1955, in response to the urban renewal movement then sweeping the country. Today, the Urban Redevelopment Act is a key tool in the state's toolbox for eliminating slum and blight and tasked with its oversight is the Georgia Department of Community Affairs (DCA). The Department of Community Affairs has utilized Urban Redevelopment Plans as the prerequisite



CONSISTENCY WITH COMPREHENSIVE PLAN

The Southwest Griffin Urban Redevelopment Plan is consistent with Griffin’s 2024 Comprehensive Plan. Specifically, the 2024 Comprehensive Plan identifies the areas covered by this plan as areas in need of redevelopment. Listed below are those areas where the Southwest Griffin Redevelopment Plan is consistent with the 2024 Comprehensive Plan:

Comprehensive Plan Goal Section: 3.18 Economic Development Goals

1. Attract high paying jobs to the city, especially in the Manufacturing, Warehousing, and Service and Retail sectors.
2. Revitalize distressed residential areas and redevelop abandoned and underutilized commercial areas.
3. Improve educational opportunities for existing residents and job training partnerships with local businesses.

Goal #2: Revitalize distressed residential areas and redevelop abandoned and underutilized commercial areas.

Action Item	Responsible Party	Time Frame
Prepare draft regulatory incentives to encourage the adaptive reuse and redevelopment of abandoned buildings and vacant sites, such as density bonuses or streamlined procedural requirements in select target areas, and bring before the City Commissioners for adoption.	Griffin Planning & Development Dept	On-going
Support the creation of Community Improvement Districts – identify existing commercial areas that need special improvements to stimulate renewal, and identify local business leaders to champion the establishment of a CID, which would allow them to raise their own taxes to pay for improvements.	City Commission, Spalding County Chamber of Commerce	On-going

Comprehensive Plan Section: 4.9.1 Housing Goals

Based on the analysis of current and future housing needs, the City of Griffin should strive to:

- Encourage home ownership.
- Reduce the cost burden for housing.
- Promote stronger neighborhood identity with diversity and improved walkability.
- Encourage the development of housing options for all income ranges or ensure consistency with the economic goals of the City.
- Encourage property maintenance and reduce the percentage of substandard housing.

As was evident in the housing inventory conducted two years ago, Griffin's housing problems are concentrated in several geographic areas. This plan calls for the targeted approach rather than general broad brush one. **Figure B-3 in Appendix B** presents a target area map for the community that identifies areas where the community should focus its efforts and seek to fulfill these goals first.

The targeted areas include:

- Medical Center
- Ellis Crossing and Oxford Village commercial redevelopment areas
- Meriwether Street Redevelopment
- Airport
- Several corridors leading into downtown:
 - West Poplar and West Solomon Streets
 - US 19/41
 - Highway 362 (Meriwether Street)

Detailed descriptions of each of these areas and recommended implementation strategies can be found in the Land Use chapter, section 7.8



Comprehensive Plan Section 7.7 Land Use Target Areas

During the public involvement efforts for this plan, citizens identified target areas for redevelopment, infill and mixed-use opportunities. These target areas are illustrated in **Figure B-3 in Appendix B** and include:

- **Medical Center:** A transitioning area with Griffin Regional Hospital at its center.
- **Commercial Redevelopment Areas:** Two abandoned strip malls with redevelopment potential.
- **Meriwether Street Redevelopment Area:** A residential area in need of housing assistance.
- **Airport:** A City asset whose future is uncertain, but whose future affects surrounding land uses.
- **Corridors:** Three critical corridors within the City in need of individual study and policy action.

The initiatives of the Southwest Griffin Urban Redevelopment Plan are consistent with the aforementioned goals and policies of the City of Griffin 2024 Comprehensive Plan.

Comprehensive plan partial update 2009

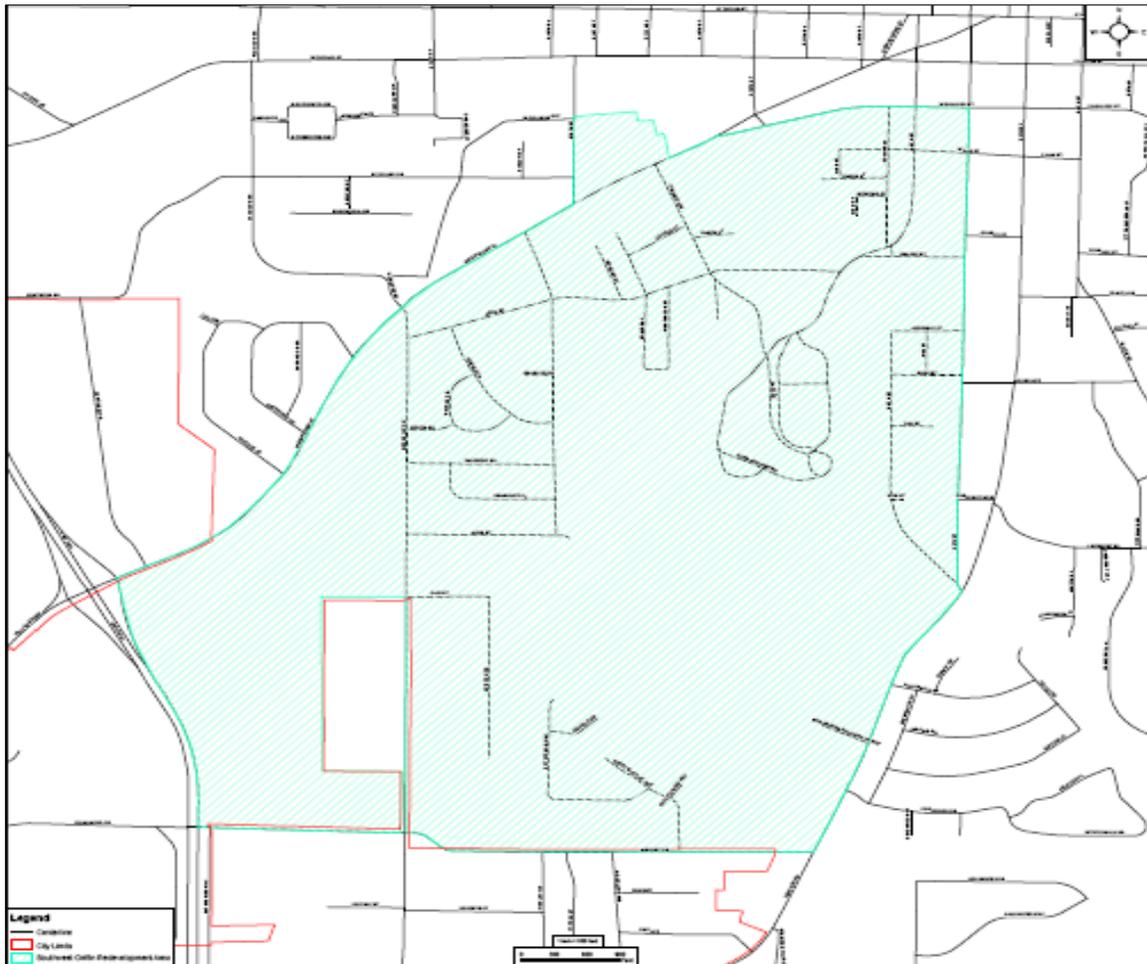
POLICIES AND IMPLEMENTATION

- ☑ QC-3 Encourage better quality of life for the diversity of individuals who live in the city by providing better multi-modal access to key points in the city
- ☑ QC-4 Support initiatives to provide a diversity of housing choice options for a variety of socio-economic levels
- ☑ PD-2 Incentives and/or Strategic investment opportunities to catalyze redevelopment in the community
- ☑ H.3 The City of Griffin will promote and utilize available policy and/or regulatory tools to address affordable housing issues facing residents (specifically, aiming to reduce percentage of population classified as cost-burdened).
- ☑ IC-2 Establish incentives to entice new industries for job development through a joint partnership between City of Griffin, Spalding County and the Griffin-Spalding Development Authority
- ☑ T-1 The city is seeking to address access management and parking lot design in areas of the city which are geared toward walkable, pedestrian-friendly developments.

SOUTHWEST GRIFFIN URBAN REDEVELOPMENT PLAN AREA (URA) BOUNDARIES

Before this plan can be successfully implemented, physical and demographic conditions within the plan area (URA) must be objectively assessed to determine the level of “blight and distress”. On October 13th, 2009, the Mayor and Board of City Commissioners by resolution determined certain properties located within the City and more particularly described below to be a “slum area” within the meaning of 36-61-2 of the Official Code of Georgia Annotated and did designate such properties as appropriate for an urban redevelopment project. Such properties more particularly described below (and on Figure 1) are the “Urban Redevelopment Area” (hereinafter referred to as the “Southwest Griffin URA”) for the purpose of this Southwest Griffin Urban Redevelopment Plan:

The area generally bounded by Meriwether Street to the north; Martin Luther King Boulevard to the west; Airport Road to the south; South Hill Street to the east; South 8th Street to the east; and west College Street (Figure 3 below).



Southwest Griffin Urban Redevelopment Plan Area (Figure3)

GOALS & OBJECTIVES

The planning team has met with numerous area stakeholders and city officials and researched various planning studies to build upon past efforts and bring together local concerns. What follows is a brief synopsis of common themes that emerged through such efforts.

STAKEHOLDERS ISSUES

The Planning Team conducted one on one stakeholder's interviews on February 19th, 2010; listed below are the names of some of those stakeholders and their comments, concerns and issues:

Commissioner Joanne Todd, District 4

Mr. Rodney McCord, Community Resident and Former District 6 Commissioner

Property Owner/Commissioner Douglas Hollberg, At-Large

Mr. Shaheer Beyah, Community Resident

There were many common issues and themes from these interviews, including:

- Elimination of substandard housing and vacant commercial/industrial sites
- Attract new businesses and sustaining them via incentive programs
- Relocating the airport due to the perception of it being unsafe
- Provide for the redevelopment of the area
- Improving pedestrian options such as sidewalks and bike paths
- Improve the corridor by attracting new viable land uses
- Protect and or enhance the existing golf course

ADDITIONAL GOALS AND OBJECTIVES

This process builds upon the goals developed during the 2024 Comprehensive Plan and the 5 Year Comprehensive Plan Update and provides more specificity regarding future development potential, public improvement and accompanying financial strategies within the Southwest Griffin area. Listed below are a set of goals and objectives for this effort to include:

- Provide a framework for potential financing, phasing and implementation of future growth
- Develop realistic conceptual plans for sustainable development projects
- Identify opportunities for public investments
- Target specific areas to accommodate future housing
- Restrict enforcement of the building code violations
- Aggressive property maintenance code enforcement

On Tuesday, March 23, 2010 the City of Griffin held a public hearing to receive comments on the Southwest Griffin Urban Redevelopment Plan.

ISSUES AND OPPORTUNITIES

The inventory of existing conditions contains an assessment of the physical conditions for all properties within the plan area based on the following categories; land use, building conditions, building occupancy and zoning. Additionally, in the appendix of the document is a copy of the results of the windshield survey conducted by the City of Griffin Building Inspection Division over a 15 month period from 2006 to 2008.

The existing condition in the Southwest Griffin area was evaluated by compiling information into an extensive GIS database. The building inspection team conducted a windshield survey of all buildings and parcels within the study area. The overall goal was to identify blocks of land conducive for redevelopment and specifically, buildings eligible for rehabilitation and or demolition. The overall goal was to identify blocks of land conducive for redevelopment and buildings eligible for rehabilitation; the structural condition survey provides a good basis for understanding the overall property condition in the community, and consequently future development and redevelopment opportunities. In addition, it provides the legal framework for reconfirming the area's status as containing "slum and blight" as defined by the official State of Georgia urban redevelopment legislation.

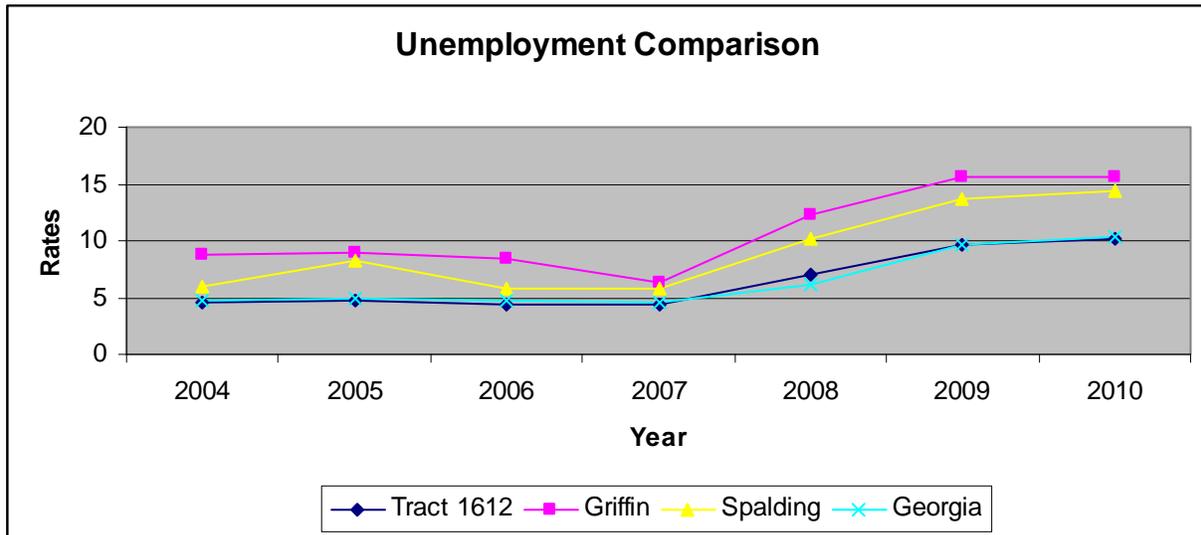
NEGATIVE CONDITIONS WITHIN URBAN REDEVELOPMENT AREA

- **GREATER THAN TWENTY PERCENT (20%) POVERTY WITHIN THE PLAN AREA**
The Urban Redevelopment Plan Area is located wholly within census tract 1612, which is designated by the Department of Community Affairs (DCA) as meeting and or exceeding 20% below poverty. The URA has roughly 653 residences and 226 households living within its boundaries. The URA is predominately African-American, who make up ninety-six (96%) percent of the population, while Whites make up four (4%) percent.
- **GENERAL PROPERTY DISTRESS**
Between 2007 and 2008, the building inspectors of the Building Safety Division conducted a housing and commercial structures condition survey. This survey was a continuation of a 2002 survey conducted by JJ&G Consulting firm in conjunction with the development of the City's 2020 Comprehensive Plan. Many of the structures identified in the surveys suffered from severe exterior neglect to include broken windows, missing windows and doors, holes in foundations, shifted foundations, shagging rooflines, damage roofs, shifting walls as well as high and overgrown yard and trash.
- **HIGH UNEMPLOYMENT RATES**
Historically, minorities and their communities are hardest hit during economic downturns and this URA is no exception. African-Americans make up 96% of the population residing within the URA and the unemployment rate has doubled since 2004. Also impacting the high unemployment rate is the historic characteristics of Griffin and the residual effect of the closing of seven mills over the last 15 years. Unemployment in African-American communities nationwide is 7 percentage points higher than with

whites. Among young males, the unemployment rate is over 10 percentage points higher. Listed below is the unemployment rate for the URA census tract over the last 5 years and a comparison of the census tract's unemployment rates to that of the city, county and state numbers.

Griffin Estimates by Census Tract #1612				
Population: 7,790				
FIPS	Labor Force	Employed	Unemployed	Rate
2004	3,675	3,510	165	4.5
2006	4,002	3,825	178	4.4
2007	3,969	3,792	177	4.4
2008	3,812	3,542	270	7.1
2009	3,596	3,250	346	9.6
2010	3,620	3,251	369	10.2

Georgia Department of labor



- **VACANT AND ABANDON LOTS FOR DEMOLITION AND REMOVAL OF SUBSTANDARD STRUCTURES**

Within the URA, the City has been able to document a high number of vacant and abandon lots; approximately 57% of the 503 parcels are currently vacant or abandoned. The URA is divided into four basic land uses categories which include residential, industrial, commercial and institutional/government. Of the vacant or abandoned parcels 84% are residential, 78% are industrial and 37% are commercial. Over the last 10 years many vacant properties have become code enforcement nuisance and tracking down absentee owners has been a high priority of the City Commissioners.

- **HIGH LEVEL OF SUBSTANDARD HOUSING IN NEIGHBORHOODS**

In the recent housing condition survey, almost forty percent (40%) of the 503 parcels in the URA were considered deteriorated or dilapidated. This includes residential, commercial and industrial properties that have been maintained in a substandard state. As

noted elsewhere in this document, there are three distinct residential areas within the URA and of those two are in transition. One is transitioning from residential to medical uses and the second from residential to mixed use.

- **DECLINING STREET INFRASTRUCTURE (POT HOLES, LACK OF CURB AND GUTTER, DRAINAGE)**

The streets within the URA are among the oldest in the City of Griffin. Some of the issues impacting these streets include the lack of curb and gutter as well as deteriorating pavement. Also within the URA are existing streets that lack modern recognized rights of way and street width standards. There are flooding issues associated with the lack of adequate drainage systems.

- **AGING COMMERCIAL AND INDUSTRIAL BUILDING**

The commercial and industrial buildings within the URA are some of the oldest buildings in the City of Griffin; many have out lived their 25 year life span. Upon conducting a review of the property tax records, it is estimated that 55% of all the commercial buildings within the URA were constructed before 1960, 25% of the commercial and industrial buildings were constructed prior to 1970. Many of these buildings are either vacant or underutilized.

- **HIGH LEVELS OF TRASH AND DEBRIS WITHIN STUDY AREA**

The URA is within one of the most troubled and high scoring zones in the city of Griffin as it relates to trash and debris. Specifically, 48% of all warnings and citations issued for trash and debris throughout the city are issued within the URA. Also, trash and debris are illustrated as a criterion of the housing and commercial structures condition survey (see appendix) of which 95% of all the dilapidated and deteriorated properties has high scores in the area.

- **HIGH LEVELS OF CRIMINAL ACTIVITIES (DRUGS, PROSTITUTION)**

Over the past five years (2005 to 2010), the City of Griffin Police Department has documented over 589 Part 1 crimes (felony activities) or 7.5% of the total Part 1 crimes in the City of Griffin within the URA. Burglaries and theft by taking were the two predominate criminal activities to occur within the URA, with 117 burglaries and 233 thefts by taking being documented. Also, of all the assaults and batteries reported within the City of Griffin over the five (5) year period, over 14.7% or 70 were reported within the URA.

Eleven percent (11%) of all the arsons reported within the city of Griffin during the reporting period were perpetrated within the defined boundaries of the URA. Of all the Part 1 crimes conducted within the city of Griffin between 2005 and 2010, only two were not reported within the URA; murders and bank robberies.

- **DIFFICULTIES IN ATTRACTING NEW BUSINESSES**

Due to the deterioration of buildings and the community, there has been little to no new viable businesses to locate within the URA. Specifically, many of the available buildings within the URA are over 30 years old and are classified as substandard. Without the

creation of a plan for redevelopment and revitalization as well as instituting incentive programs, attracting new businesses to the URA will be near impossible.

Vacant and Dilapidated Structures in Southwest Griffin Urban Redevelopment Area



COMMUNITY'S LAND USE OBJECTIVES

Land uses and the relationship between them impact the quality of life in a community. Different land uses have varying impacts on transportation and utility systems. The arrangement of land uses and their proximity also support or discourage different modes of transportation, including bicycling and walking; this can directly impact the vehicular system by reducing or increasing traffic.

Cities such as Griffin were traditionally built as mixed use environments with housing, shop, offices, religious institutions, schools, parks, and factories all within a short walk of one another. As the benefits of mixed use areas are rediscovered, it is increasingly important to understand the uses that can operate within an acceptable walking distance. Many uses are compatible, including retail, office, open space, civic, and residential uses. Others, such as industrial and transportation services, are more difficult to reconcile in a mixed use building.

The Southwest Griffin Urban Redevelopment Plan area is a diverse mix of residential, commercial, institutional and industrial land uses. With this in mind, the plan will be divided into four parts to cover each of these distinct areas separately. Specifically, the plan will look at impacts of these categories on the state of Griffin today and what needs to be done to correct the negative impacts

RESIDENTIAL LAND USE CONDITIONS

Within Southwest Griffin Urban Redevelopment Plan area, residential properties are in a general decline. There are three predominantly residential neighborhoods in the study area where homeownership rates have declined to 34% with rental occupancy rates increasing to 66% or greater. The Spring Hill Neighborhood, which is located in the northern portion of the plan area, has seen the most drastic decline of the other residential areas. According to the city's housing condition survey conducted between 2006 and 2008 roughly 95% of the occupied structures within the Spring Hill Neighborhood are rental occupied and of those 68% are in substandard condition. The Anne Street Neighborhood has been declining slower than the Spring Hill Neighborhood. Presently, the neighborhood is about 50% rental to owner occupied with some substandard housing, most of which is concentrated along the Pamela Drive area.

Also, the residential neighborhood along South Ninth Street just below the Griffin Spalding Regional Hospital is also in transition. This community has been transitioning from residential to medical over the last 15 years and as such,



many of the remaining residential structures are vacant and are in a substandard state. As in the Spring Hill Neighborhood, this area is almost 94% rental occupied with homeownership eroding drastically.

ZONING- RESIDENTIAL

High Density Residential “B” (HRD-B). This district is reserved for development of high density residential uses only. The provisions which apply to this district are designed and intended to encourage the formulation and continuation of a staple, healthy environment for the residents of multi-family dwellings and to prevent developments that may adversely affect the intended character or integrity of the district.



Low Density Residential “B” (LDR-B). It is the intent of this zoning district to be reserved for development of low density residential uses only, which are intended to provide and encourage the formation and continuation of a stable, healthy environment for single-family dwellings situated on lots having an area of one-half acre (21,780 square feet) or more. The provisions are also intended to discourage development that may adversely affect the residential character and integrity of the district.

INDUSTRIAL LAND USE CONDITIONS

The Southwest Griffin Urban Redevelopment Area contains numerous industrial zoned and developed properties. As illustrated in the zoning and future land use maps (see appendix), the area is approximately twenty-five (25%) percent industrial zoned and or developed.



These properties signified Griffin’s first attempt at creating an industrial based economy outside of its original textile mills. This movement was sparked by the development of the 19/41 (MLK Boulevard) Highway interchanges, its proximity to rail and the connection to Highway 16 and eventually Interstate 75. Within the plan area, the industrial properties are primarily located adjacent to Highway 19/41 and along the Meriwether Street and Everee Inn Road corridors. The industrial land uses are broken down into light manufacturing, storage facilities and processing. Over the last fifteen years; however, the Griffin Spalding Development Authority (GSDA) has changed focus as it relates to the type of industrial prospect it has and is recruiting. Specifically, the GSDA’s focus is now on large manufacturing and distribution centers with a mix of associated office and service uses.



This is reflected in the most recent industrial buildings constructed in the plan area, the former NACOM building. This type of industrial building presently propagate the newer industrial parks located within the Highway 16 (AK Bolton Parkway). Presently, this building is vacant and has been for over a year; it joins a list of industrial zoned and constructed properties within the plan area that are vacant and or underutilized. Approximately forty-five percent (45%) of the buildings are either vacant or can be considered underutilized and most were constructed over 25 years ago. There are numerous small and older industrial buildings within the plan area that are vacant and in decline. The City's future land use map and zoning map illustrates these properties as continuing their industrial capacity for the foreseeable future.

ZONING – INDUSTRIAL

This district was established to provide sites for light industrial uses which are not significantly objectionable in terms of appearance, noise, odor, fumes, etc. to surrounding properties. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible environment for uses of a light industrial nature, to protect and preserve underdeveloped areas of the city which are suitable for such industries and to discourage encroachment by other uses which are capable of adversely affecting the limited industrial character of the district.

COMMERCIAL LAND USE CONDITIONS

Commercial land use conditions within the plan area are similar to the industrial use conditions. Within the plan area, the commercial land uses are located mostly along Meriwether Street, Everee Inn Road and the medical district of South 8th and 9th Streets. The commercial land uses along Everee Inn Road and Meriwether Street are the oldest in the plan area; these uses have seen the most decline. Buildings along the Everee Inn Road and Meriwether Street corridors have been utilized for heavy commercial uses and many are underutilized and in distress. Specifically along the Meriwether Street corridor, the uses are dominated by auto and truck repair shops and a mix of small retail uses that change tenants consistently. Along Everee Inn Road, most of the commercial uses include a mix of offices, auto repair and retail. Many of the structures within these two areas have been classified as deteriorated.

The commercial uses along South 8th and South 9th Streets can be chiefly characterized as professional offices and medical related uses. This area over the last 15 years has grown, as many of the single-family and multi-family structures have been converted into office and commercial land uses. Many of the structures constructed for commercial use are older buildings but continue to be rated low to medium on the commercial structures condition survey. There is a large area within the portion of the plan area that



has older substandard cinder block multi-family structures surrounded by numerous vacant parcels. Between 1998 and 2005, many of the areas substandard houses were demolished by both city and private interest; however, there has been no reinvestment into this area over the last 10 years.

ZONING – COMMERCIAL

This district was established to encourage the best possible site plan and building arrangements under a redevelopment plan rather than under lot by lot regulations. In such situation, possible benefits for a developer include highest and best potential land use, economy in the provision of roads and utilities and flexibility in design. The city gains the advantage of a variety in building types, compatibility of uses and optimum community development. The Planned Commercial Development (PCD) zoning district is intended to encourage ingenuity and resourcefulness in land planning and to assure the provision of adequate land facilities for the use of the occupants of the development.

GOVERNMENT LAND USES CONDITION

Government related land uses make up the largest uses within the plan area. Specifically, these uses are concentrated around the airport and the city golf course. The Griffin Spalding Airport has been at its present location since the early 1940s and was utilized as a training facility during World War II. The airport consists of roughly 200 acres of land with a 3,701 feet long runway. Over the last three years, the City and County have been working to relocate the airport all while expanding the length of the runway to accommodate 99% of the aviation fleet. The site selection process was completed in 2009 and the preferred and alternate sites were selected. With the relocation of the airport, the city and county are required to vacate and sell the current facility thus there will be the need to redevelop this site in the near future.



The other primary government use is the city golf course, which consists of 18 holes on 120 acres. Portions of the course were part of the civil war training facility called Camp Northern. This land is protected via a covenant that was approved by the General Assembly as part of the land being donated to the City for public recreational uses. The golf course was developed in the 1930s with 9 holes.

COMMUNITY LAND USE GOALS

It is the goal of the City of Griffin to maintain most of the present zoning within the defined plan area. There are however, key areas where the land use will be changed to facilitate the redevelopment and revitalization of the area.

- ☑ The Anne Street Neighborhood is a small residential community in transition; many of the single family residential units are converting from owner occupied to rental occupied. It is the goal of the city to strongly enforce the property maintenance and nuisance abatement codes to assist with keeping the neighborhood safe and clean.
- ☑ Spring Hill Neighborhood is also a small residential community adjacent to the Anne Street Neighborhood which has transitioned to a mostly rental occupied area. It is the goal of the city to have this entire community redeveloped in part or whole as it relates to the Housing Authority's redevelopment project.
- ☑ Industrial Properties within the plan area contain a mix of sites either in standard or substandard condition. It is the goal of the city that the standard properties continue to be utilized in such capacities and to assist and promote their use. The city will aggressively enforce property maintenance and nuisance abatement codes to have those identified substandard properties abated or demolished and redeveloped.
- ☑ Commercial Properties within the plan area are a mix of sites that are either in standard or substandard condition. It is the goal of the city to enhance the opportunity for the redevelopment of the substandard properties into high performing uses. Specifically, those commercial uses located within the South 8th and South 9th Street corridors will be designated for the proposed of a Medical Overlay District. Also, it is the city's goal to incentivize to encourage the redevelopment of blighted and vacant tracts.
- ☑ Government properties within the plan area are under consideration for redevelopment due to the potential relocation of the existing airport and the development of a new airport. It is the goal of the city to promote and offer incentives for the redevelopment of this site upon the startup of the new airport. Presently, the city has no conceptual plan for this location; however, it will seek a site specific plan for the new airport and potentially the golf course.

Listed below is the City of Griffin’s definitions of and classifications of structures located within its jurisdictional boundaries.

Conditions	Description
Adequate	No defects or slight defects correctable with normal maintenance. There may be slight damage to porches, steps, roofs; slight wearing away of mortar between bricks, stones, or concrete blocks; small cracks in walls or chimney; cracked windows; lack of paint; slight wear on steps, doors, and door and window sills and frames.
Deteriorating	Intermediate defects requiring repair if unit is to provide safe and adequate shelter; more serious defects than those correctable by routine maintenance. These defects may include holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, or roof (up to ¼ of wall or roof); shaky, broken, or missing steps or railings; numerous missing and cracked window panes; some rotted or loose windows or doors (no longer wind and waterproof); missing bricks or cracks in chimney or makeshift (un-insulated) chimney.
Dilapidated	Serious defects making the building a safety hazard or creating unhealthy environment. These defects may include holes, open cracks, or rotted, loose, or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large areas of foundation, walls, or roof; substantial sagging of roof, floors, or walls; extensive damage by fire, flood, or storm; inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

DESCRIPTION OF PARCEL TO BE ACQUIRED

At this time, the City of Griffin does not intend on evoking its eminent domain powers as it relates to private property located within the plan area. If at such time circumstances necessitate the acquisition of specific lots or properties for the successful implementation of the goals and objectives, this plan will be amended to reflect those changes.

PLAN TO LEVERAGE PRIVATE RESOURCES

The City of Griffin is aggressively pursuing large commercial and industrial prospects to redevelop and or rehabilitate a significant portion of the plan area. The City is also pursuing the use of an Opportunity Zone and Enterprise Zone designation within specific areas of the plan area. The Opportunity Zone application must be reviewed and approved by the Georgia Department of Community Affairs prior to taking effect within the city. The Enterprise Zone application is reviewed and approved by the State of Georgia Revenue Department.

1. CITY INCENTIVE POLICY

The City of Griffin will provide incentives on a project by project basis and determine its incentive package based upon a qualitative and quantitative review of the overall impact of the proposed development. The City of Griffin will leverage development through the

reduction and or elimination of building fees, tap fee reduction or elimination, and the reduction and elimination of dump fees as it relates to the development of the site. Also the expediting of review and permit processes.

2. OPPORTUNITY ZONE

The City of Griffin is pursuing the establishment of an Opportunity Zone within the plan area, which will include the industrial property of NACOM and the Medical Overlay District. A map of the proposed Opportunity Zone Area is included in this Plan. Opportunity Zones direct State resources towards “pocket of poverty” to encourage development in smaller geographic areas that are served by existing economic development programs. With Opportunity Zone designation the City would be able to offer the maximum job tax credit of \$3,500 for each new job created. This job tax credit is available for “any lawful business” of any nature which creates at least two jobs. The job tax credits can be used against 100% of the income tax liability and employee withholding tax liability of the business.

Opportunity Zone requirements and documentation of need are as follows:

1. Pervasive Poverty. As indicated by the attached map, the Plan area is entirely within a Census Block Group with a poverty rate of 15 percent or greater.
2. Underdevelopment. There is significant documentation of underdevelopment within the Plan area. Some problems include inadequate utilities for commercial and industrial development and a predominance of abandoned, dilapidated or deteriorated residential and commercial buildings.
3. General Distress. Adverse conditions in the Plan Area include health and safety issues. As observed in Appendix, select buildings within the plan area have reached a point of deterioration that poses a threat to any occupant or renders such building uninhabitable.
4. Blight. A resolution of the Board of Commissioners on October 13, 2009 declared the plan area a blight “slum area”. As observed in appendix C there are a number of abandoned buildings in despair. Furthermore, there are occurrences of dumping trash and debris within the plan area as observed in appendix C.

3. ENTERPRISE ZONE

The City of Griffin is pursuing the establishment of an Enterprise Zone within the plan area to strategically target and encourage private businesses to reinvest and rehabilitate specific geographic areas within the plan boundaries. Specifically, the Enterprise Zone would allow for the 10 year abatement of property taxes to be attributed to improvements made within the defined area with private investments. Also, the abatement or reduction in occupational taxes, regulatory fees, building inspection fees, etc can be made available to qualifying private businesses or entities.

The Enterprise Zone area must meet at least four of five criteria:

1. Pervasive poverty (at least 20%)
2. Unemployment at least 10% higher than State (or significant job dislocation)
3. Underdevelopment compared to the rest of the jurisdiction
4. General distress and adverse conditions (population decline, health and safety issues, etc.)

5. General blight evidenced by inclusion of any portion of area in an urban redevelopment area.

To qualify a business or service enterprise should meet state minimum thresholds as it relates to business activities and investments.

- Must create at least five or more full time jobs
- Must provide “economic stimulus” as determined by the designating local government
- When possible, 10% of new employees shall be low and moderate income individuals
- Any entity constructing new, or rehabilitating existing housing where the value of improvements exceeds 500% of land value.

4. TAX ALLOCATION DISTRICT (TAD)

The City of Griffin is also pursuing the establishment of a Tax Allocation District (TAD) for a specific geographic area within the plan boundaries. The city and county have agreed to relocate the existing airport from the central city to a more suitable location that would allow for an expansion and enhancement of this economic engine. Presently, the City of Griffin and Spalding County have completed a site selection study and are in the process of conducting the environmental assessment on the preferred, alternate and existing airport sites. With the relocation, it is anticipated that the 200 acres will have to be redeveloped into a mixed use project that would work in conjunction with the municipal golf course property. The City of Griffin wishes to encourage the private redevelopment of this site with the assistance of TAD to incentivize the project. Tax Allocation Districts allow for the issuance of TAD bonds to fund the following activities that would be repaid from the incremental increase in property taxes from new developments.

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION:

The City of Griffin Planning and Development Services Department certifies it will follow a residential anti-displacement and relocation assistance plan in accordance with the Georgia Relocation Act and the Federal Uniform Relocation Act. However, it is the intent of this redevelopment plan to target vacant properties and vacant substandard dwelling units for rehabilitation, demolition or condemnation.

As work associated with the implementation of the redevelopment plan policies proceed, it is possible that the work can interrupt certain occupied dwelling units. Moreover, the redevelopment area is also the target area for future Community Development Block Grant (CDBG) Program funds as it relates to economic development, housing, water and sewer improvements. It is not the plan for the City of Griffin to displace any of its residents; however, if the needs arises, the City of Griffin would be subject to The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (46 U.S.C. 4601) and regulations at 49 CFR, part 24. Additionally, the City of Griffin will follow the amendments in Section 104(D) of the Housing and Community Development Act, (24 CFR Part 42: (1) the one-for-one replacement of certain housing units demolished as a direct result of any CDBG project, and (2) the expanded relocation assistance benefit payment for certain displaced tenants.

Any resident displaced during the construction/reconstruction process of the redevelopment plan will be properly and reasonably assisted with financial needs in order to be housed in an appropriate apartment or rental house space. Costs concerning moving and storage will be reasonably accommodated. While residents are free to re-locate to areas of their choosing, the City of Griffin will endeavor to assist them in locating housing that is convenient to current needs, such as health care, jobs and grocery stores.

The City further understands the work associated with any storm water drainage, pavement upgrade, construction of sidewalks and cul-de-sacs will be subject to the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (URA), as amended and as implemented by the Department of Transportation (DOT) regulations 49 CFR Part 24, which applies whenever a local government recipient of federal funds needs to acquire property. There is potential for right of way acquisition for sidewalk and storm water drainage as well as for the construction of the cul-de-sacs at the end of the four streets within the neighborhood.

REDEVELOPMENT AGENCY

The City of Griffin Board of Commissioners is hereby designated as the Redevelopment Agency for this project and the defined redevelopment area adopted by the City Commissioners in May 2009 by unanimous vote. This Board has worked with the Planning and Development Services staff to institute this redevelopment planning effort since early 2005 with the resolution to implement a redevelopment and revitalization program by unanimous vote for the much underserved and minority areas of the City.

COVENANTS AND RESTRICTIONS ON PROPERTIES

No covenants or restrictions will be placed in the properties at this time; however, the City of Griffin does reserve the right to implement restrictions and covenants in the future.

POLICY RECOMMENDATIONS

Area Housing Policies:

1. Utilize substandard housing abatement program to demolish vacant substandard houses.
2. Develop standards for infill housing so as to establish a character for the block and neighborhood.
3. Encourage private and non-profit assistance for job training and social service assistance.
4. Encourage the upgrading of deteriorating structures to standard building code.
5. Investigate methods to increase opportunities for resident's ownership of properties.
6. Involve absentee property owners in efforts to improve neighborhood appearance and safety.
7. Enhance policing activities within the plan area and surrounding neighborhood.
8. Enforcement of Building Codes and Nuisance Abatement Codes

Land Use Policies:

1. Encourage re-subdivision of land with the plan area and surrounding area
2. Encourage the development of vacant lots with owner occupied houses
3. Develop program to amortize non-conforming uses within the plan area.

Transportation /Circulation Policies:

1. Develop sidewalk installation program within the plan area
2. Initiate a road enhancement program
3. Review rights-of-way within the plan area and surrounding neighborhood

Capital Improvement Policies:

1. Develop an improvement program for water and sewer systems
2. Investigate means to enhance capacity and stability of systems
3. Review and initiate a clean up of creek and stream beds

Property Management Policies:

1. Institute a program to clear and clean vacant lots
2. Enhance existing solid waste pickups
3. Develop program to cut and clean overgrown lots
4. Encourage the removal of inoperable vehicles from the neighborhood

Targeted Properties- Vacant Overgrown and Vacant Substandard Structures:

The properties listed as vacant overgrown and or contain dilapidated structures shall comply with the requirements listed below for the removal of slum and blight from the Thomaston Mill Neighborhood. Targeted Vacant Overgrown and Dilapidated Structures Properties Policies:

1. The owner of a vacant overgrown property identified in the Housing and Commercial Condition Survey list above shall submit a plan to the Building Safety Division Inspector outlining the problems to be corrected. There shall be a strict timeline outline in the plan as to the completion of the action. The completion for clearing the property shall not exceed 15 days from submittal of the plan and (6) months for the construction of the new dwelling unit. The failure to comply with the above listed requirement shall result in the City of Griffin seeking condemnation of the property.



2. The owner of a property that is overgrown and contains a dilapidated structure “dwelling unit” shall submit a plan to the Building Safety Division Inspector outlining the problems with the structure and or property to be corrected. The plan shall detail the clearing of the property of vegetation and debris and the demolition and replacement of all dilapidated structures. There shall be a clear and concise timeline outlining the completion of all the actions. The completion for clearing the property shall not exceed 15 days from submittal of the plan and 30 days for the demolition of the dilapidated structure. The failure to comply with the above listed requirements shall result in the City of Griffin seeking condemnation of the property.



3. The owner of a property that contains a dilapidated structure “dwelling unit” shall submit a plan to the Building Safety Division Inspector outlining the problems with the structure to be corrected. The plan shall detail the rehabilitation of the structure that meets all required City of Griffin Building and Housing Codes. The completion for rehabilitation of the dilapidated structure shall not exceed 30 days from submittal of the plan. The failure to comply with the above listed requirements shall result in the City of Griffin seeking condemnation of the property.



4. Sell property to the City of Griffin to be demolition, clear or resell for the construction of adequate safe housing and revitalize neighborhood.

IMPLEMENTATION

Area Housing:

1. Reactivate substandard abatement program utilizing building inspector to implement the program.
2. Create conservation overlay district with design guidelines for all vacant lots
3. Request Griffin Spalding Collaborative, Griffin Technical College to assist with providing direct support services to the plan area and surrounding neighborhood
4. Reapply for Community Development Block Grant (CDBG) funds to assist with owner occupied housing rehabilitation and to strictly enforce the building codes for rental properties.
5. Enhance CDBG application to include CHIP funds for \$400,000 toward down payment and closing cost assistance.
6. Engage absentee property owners via correspondence and enforcement of codes to improve their properties for a safe and livable neighborhood
7. Engage in consistent and aggressive community policing activities within the plan area and surrounding neighborhood and reactivate the Watch and Pray program.

Land Use:

1. Under the SW Griffin Urban Redevelopment Plan, institute a change in the zoning to allow for uniform land re-subdivision
2. Notify absentee property owners of the city's goals for their property and give them first option to build on the property, or utilize the city's condemnation powers; place covenants on vacant parcels that dictate homeownership once built
3. Enforce substandard building program to tag vacant non-conforming uses; enforce non-conforming provision of the zoning code.

Transportation/Circulation

1. Utilize sidewalk funds in City budget for plan area and surrounding neighborhood
2. Focus repaving and curbing in long underserved areas
3. Measure and record all road widths and rights of ways within the plan area and surrounding neighborhood.

Capital Improvements

1. Study the water and sewer systems within the plan area and surrounding neighborhood to ascertain the scope of the problem
2. Submit CDBG application for water and sewer system upgrade and improvement
3. Clean all creeks and stream bed of debris to assist with flow reduction within the plan area and surrounding neighborhood

Property Management

1. Strictly enforce the nuisance codes on all vacant properties and process landlords through the court system
2. Increase trash and solid waste pickups within the plan area and surrounding neighborhood; institute roving trash patrol to cut down on debris pile ups
3. Clear and clean all vacant properties and serve liens against those properties for costs associated with the clean up.

**IMPLEMENTATION PROGRAM
SOUTHWEST GRIFFIN REDEVELOPMENT PLAN**

Housing/Area Livability

Description	Timeframe Begin/End	Cost Estimate	Responsible Agency (s)
Target substandard abatement program utilizing building inspector to implement	March 2011	\$100,000	Planning and Development
Create conservation overlay district with design guidelines for all vacant lots	January 2011	Staff Time	Planning and Development
Request Griffin Spalding Collaborative, Griffin Technical College to assist with providing direct support service to the plan area and surrounding neighborhood	January 2011	N/A	Planning and Development
Apply for Community Development Block Grant (CDBG) funds to assist with owner occupied housing rehabilitation and to strictly enforce the building codes for rental properties.	April 2012 -14	20% Match	Planning and Development
Enhance CDBG application to include CHIP Grant for \$400,000 toward down payment and closing cost assistance.	April 2012	No Match	Planning and Development
Engage absentee property owners via correspondence and enforcement of codes to improve their properties for a safe and livable neighborhood	September 2010	N/A	Planning and Development And Code Enforcement
Engage in consistent community policing activities within the plan area and surrounding neighborhood and reactivate the Watch and Pray program.	September 2010 – Continuous	N/A	Public Safety

**IMPLEMENTATION PROGRAM
SOUTHWEST GRIFFIN REDEVELOPMENT PLAN**

Land Use

Description	Initiation Year	Cost Estimate	Responsible Agencies
Develop Medical Overlay District (MOD) to facilitate the redevelopment of vacant blight properties in the South 8 th and 9 th Street Corridor	June 2010	Staff Time	Planning and Development
Notify absentee property owners of the city's goals for their property and give them first option to build on the property, or utilize the city's condemnation powers; place covenants on vacant parcels that dictate homeownership once built	September 2010	N/A	Planning and Development
Conduct in-depth study/conceptual plan for Springhill Neighborhood and Meriwether Street Corridor	November 2011	Staff Time	Planning and Development And Code Enforcement

**IMPLEMENTATION PROGRAM
SOUTHWEST GRIFFIN REDEVELOPMENT PLAN**

Transportation/Circulation

Description	Initiation Year	Cost Estimate	Responsible Agency(s)
Utilize sidewalk funds in budget for plan area and surrounding neighborhood	August 2011	N/A	Public Works
Focus repaving and curbing within the SW Griffin Area	October 2012	N/A	Public Works
Measure and record all road widths and rights of ways within the plan area and surrounding neighborhood	April 2011	N/A	Public Works

Capital Improvements

Description	Initiation Year	Cost Estimate	Responsible Agency(s)
Study the water and sewer systems within the plan area and surrounding neighborhood to ascertain the scope of the problem	Ongoing	N/A	Public Works
Submit CDBG application for owner occupied rehabilitation	April 2012	20% Match	Planning and Development And Public Works
Clean all creeks and stream bed of debris to assist with flow reduction within the plan area and surrounding neighborhood	June 2011	N/A	Public Works

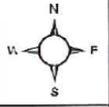
**IMPLEMENTATION PROGRAM
SOUTHWEST GRIFFIN REDEVELOPMENT PLAN**

Property Management

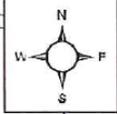
Description	Initiation Year	Cost Estimate	Responsible Agency(s)
Strictly enforce nuisance codes on all vacant properties and process landlords through the court system	May 2010	N/A	Code Enforcement
Increase trash and solid waste pickups within the plan area and surrounding neighborhood; institute roving trash patrol to cut down on debris pile ups	May – September 2010	N/A	Central Services
Clear and clean all vacant properties and serve liens against those properties for costs associated with the clean up	September 2010	N/A	Public Works and Central Services
Strictly enforce the inoperable vehicle ordinance	September 2010		Code Enforcement
Create a neighborhood association made up of all homeowners and as many renters as possible	January 2011	N/A	Planning and Development
Strictly enforce the zoning ordinance with regards to permitted land uses within the zoning district	September 2010		Code Enforcement

APPENDIX

Spring Hill Neighborhood



Anne St. Neighborhood

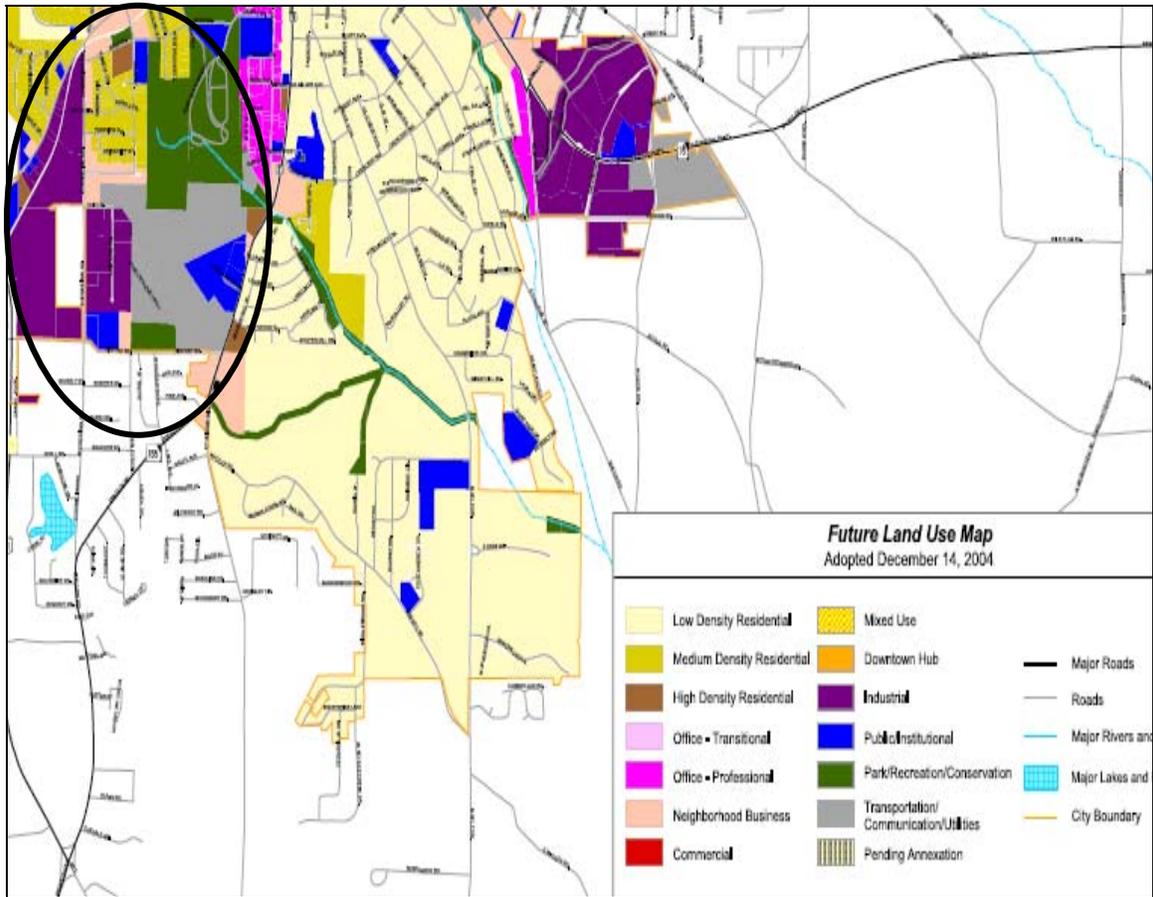


1 inch = 250 feet

RENTAL

ANNE ST

OWNER



Zoning Summary of URA:

Residential: 11.4%
 Industrial: 26.4%
 Commercial: 62.2%

503 Vacant Parcels constituting
 57.7% of URA

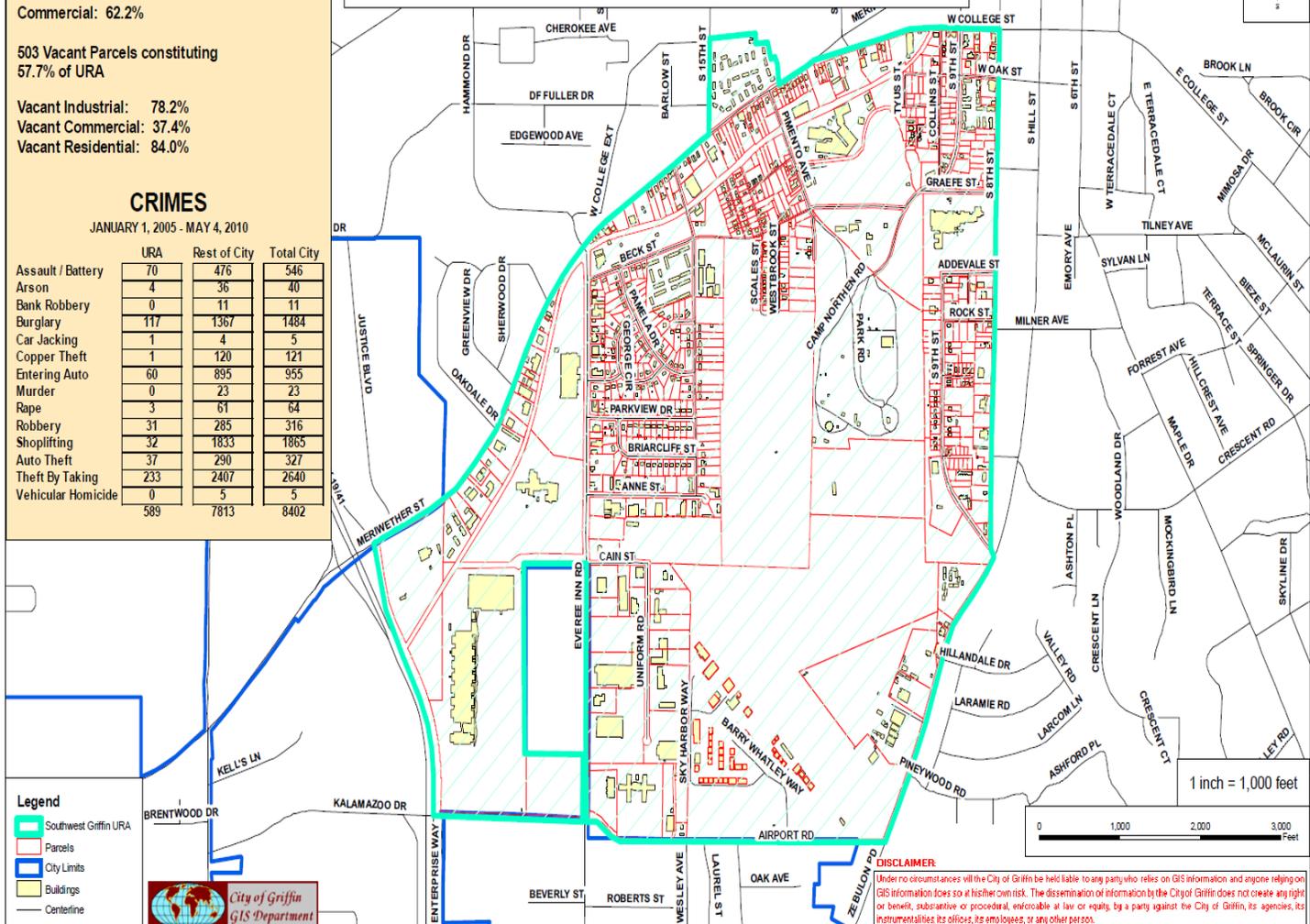
Vacant Industrial: 78.2%
 Vacant Commercial: 37.4%
 Vacant Residential: 84.0%

CRIMES

JANUARY 1, 2005 - MAY 4, 2010

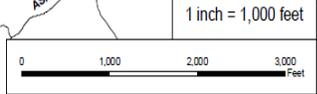
	URA	Rest of City	Total City
Assault / Battery	70	476	546
Arson	4	36	40
Bank Robbery	0	11	11
Burglary	117	1367	1484
Car Jacking	1	4	5
Copper Theft	1	120	121
Entering Auto	60	895	955
Murder	0	23	23
Rape	3	61	64
Robbery	31	285	316
Shoplifting	32	1833	1865
Auto Theft	37	290	327
Theft By Taking	233	2407	2640
Vehicular Homicide	0	5	5
	589	7813	8402

Southwest Griffin Urban Redevelopment Area



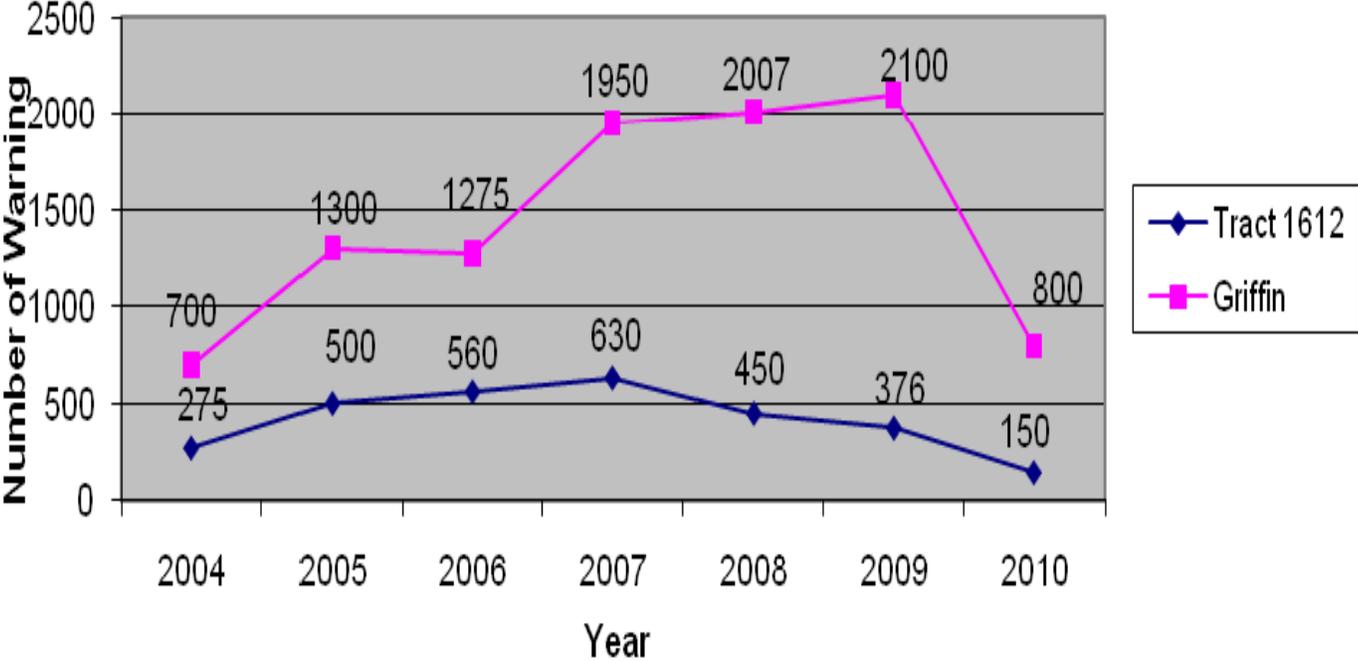
Legend

- Southwest Griffin URA
- Parcels
- City Limits
- Buildings
- Centerline

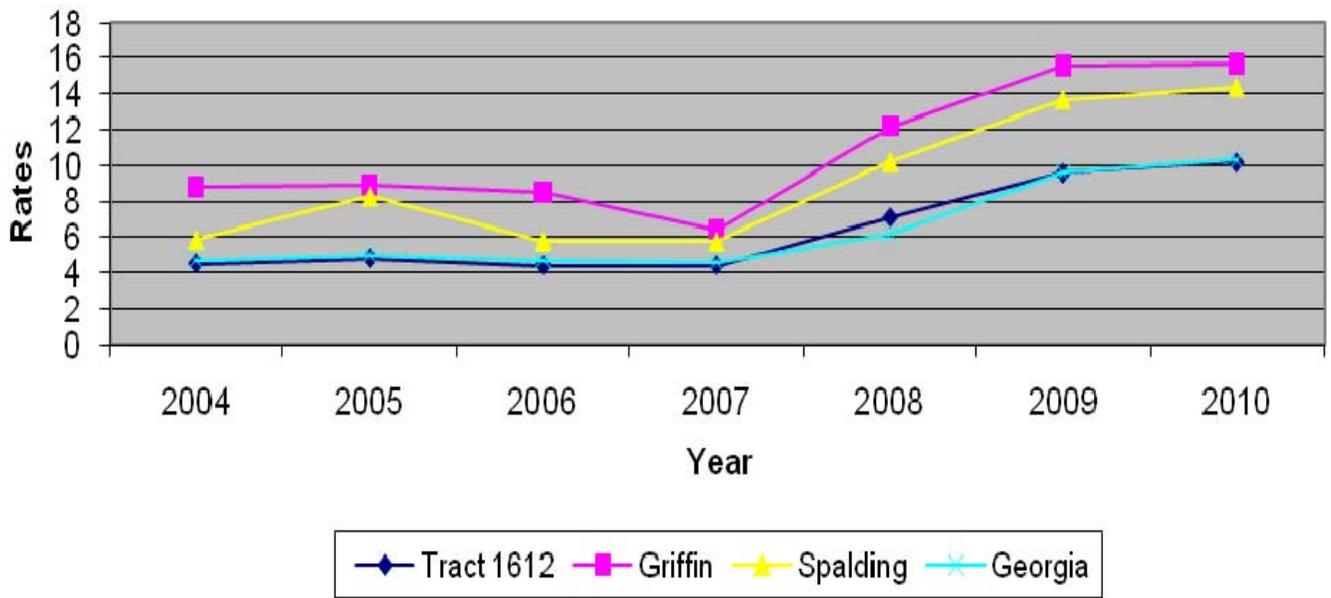


DISCLAIMER:
 Under no circumstances will the City of Griffin be held liable to any party who relies on GIS information and anyone relying on GIS information does so at his/her own risk. The dissemination of information by the City of Griffin does not create any right or benefit, substantive or procedural, enforceable at law or equity, by a party against the City of Griffin, its agencies, its instrumentalities, its officers, its employees, or any other person.

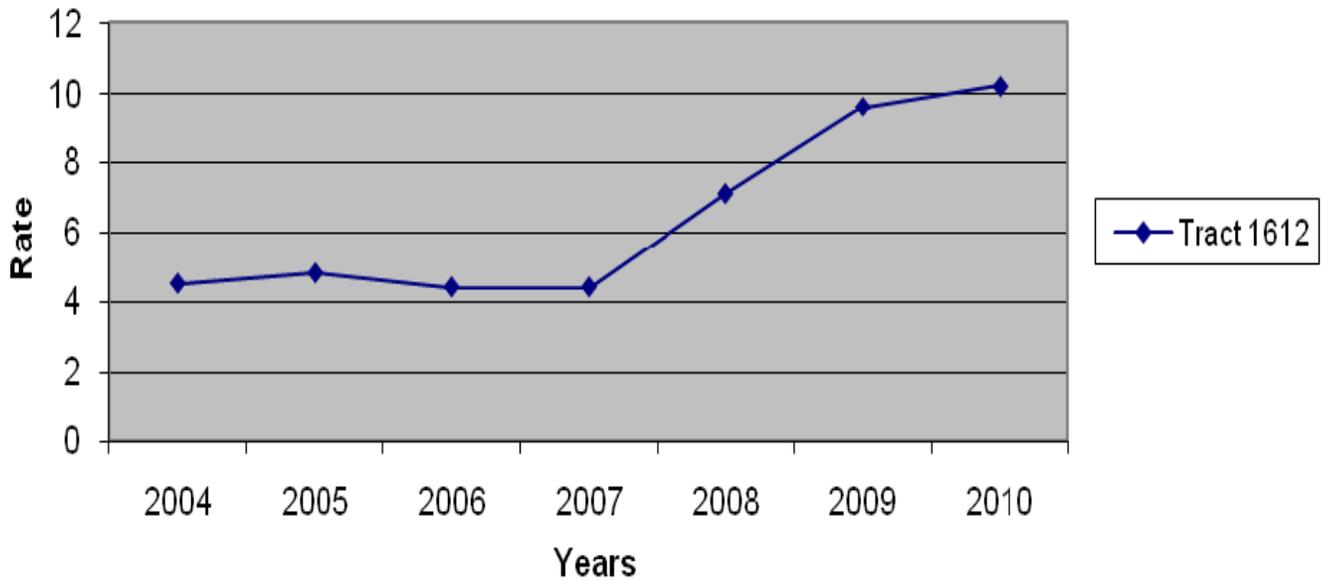
Code Enforcement Warning



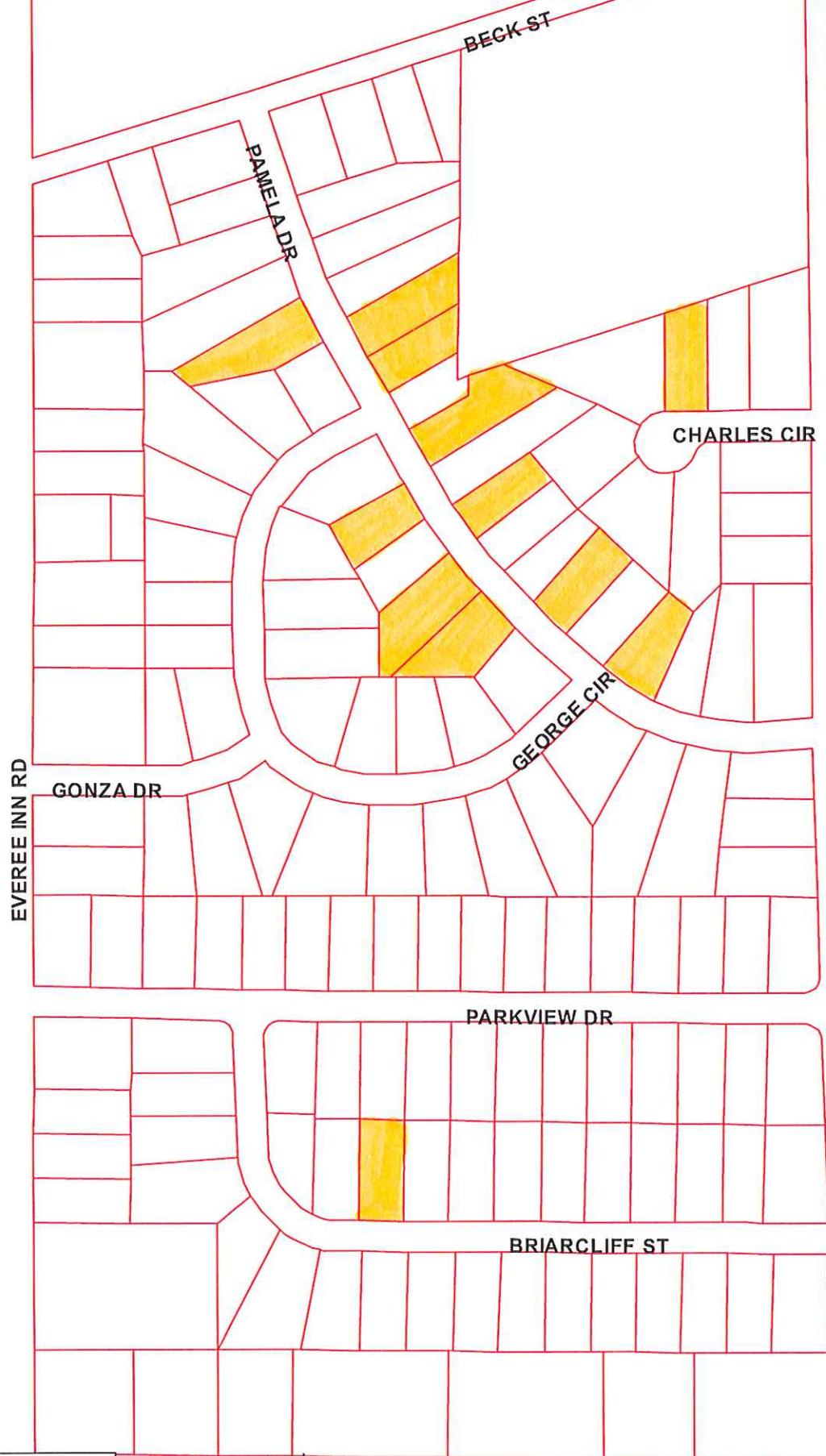
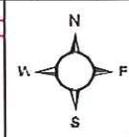
Unemployment Comparison



Unemployment Rate 2004-2010



Anne St. Neighborhood

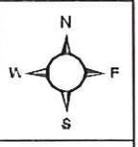


1 inch = 250 feet

Substandaad 

ANNE ST

Spring Hill Neighborhood



1 inch = 200 feet

Substandard Structures 

A RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, IN FURTHERANCE OF THOSE CERTAIN RESOLUTIONS, ENACTED JULY 12, 2005 AND DECEMBER 11, 2008, FINDING AND DECLARING THE NECESSITY WITHIN THE CITY OF GRIFFIN FOR A PLAN OF URBAN REDEVELOPMENT; MODIFYING AND REDEFINING THOSE AREAS OF THE CITY IN WHICH CONDITIONS OF SLUM AND BLIGHT NOW EXIST OR WHICH , IF NOT ADDRESSED, ARE LIKELY TO BECOME AREAS OF SLUM AND BLIGHT; ADOPTING A WORKABLE PROGRAM, AS RECOMMENDED BY THE CITY MANAGER AND HIS STAFF, TO ELIMINATE AND PREVENT THE SPREAD OF SLUMS; TO PROVIDE A GENERAL PLAN FOR URBAN REDEVELOPMENT UPON WHICH MORE SPECIFIC PLANS MAY BE BASED; AND FOR OTHER PURPOSES.

WHEREAS, the this Board of Commissioners, at its regular meeting held July 12, 2005, adopted a Resolution, pursuant to O.C.G.A. Title 36, Chapter 61 URBAN REDEVELOPMENT, finding and declaring the necessity within the City of Griffin for a plan of urban redevelopment, to identify those areas of the city in which conditions of slum and blight, as defined by O.C.G.A. 36-61-2, exist or which, if not addressed would likely to become areas of slum and blight;

WHEREAS, following a duly advertised public hearing, this Board of Commissioners designated an area, principally being that area of the city lying north and southwest of the railroad, as its Urban Redevelopment District;

WHEREAS, subsequent thereto, and after diligent study by qualified housing consultants, urban planners, economic development specialists, and city staff, including the Livable Centers Initiative conducted on behalf of the Atlanta Regional Commission, staff recommended the area designated as the city's Urban Redevelopment District be expanded to include the traditional downtown business district of Griffin; which was accomplished by Resolution, enacted at the regular meeting held December 11, 2007;

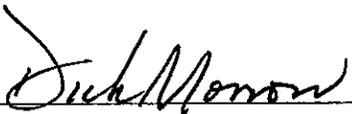
WHEREAS, the City Manager and his staff now recommend to this Board further expansion and designation in the Urban Redevelopment District to include the areas of the Griffin Spalding Airport and the industrial properties east and west of Martin Luther King Parkway (Hwy 19/41) south within the city limits of Griffin;

WHEREAS, this Board has conducted a public hearing, duly advertised as required by law, at which citizens and private property owners in the area proposed for district designation have been afforded opportunity for comment on the proposed redesigned area;

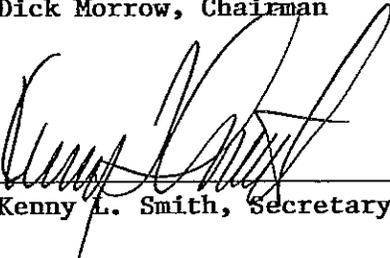
NOW, THEREFORE, BE IT RESOLVED BY THIS BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA:

1. That the proposed URBAN REDEVELOPMENT PROGRAM, be amended to redefine this Urban Redevelopment District. The City Manager and his staff are hereby directed to recommend specific plans, in accordance with the general plan, to achieve the objectives of this program through future Board action, including annual funding of such specific plans.
2. That the Urban Redevelopment District, as heretofore designated, be amended and enlarged to include the areas of the Griffin Spalding Airport, and the industrial properties east and west of Martin Luther King Parkway (Hwy 19/41) south within the city limits of Griffin. As amended, the boundaries of the Urban Redevelopment District shall be shown as Exhibit "B", appended to the Urban Redevelopment Program, to include those properties on both sides of the street shown as the boundaries of said district.
3. That the Director of Planning and Development Services, in consultation with the City Manager, annually present a proposed program budget, including recommended funding for specific plans and capital improvements to be made within the District in accordance with the implementation, utilizing to the greatest extent possible, available grants, loans, the creation of tax allocation district, enterprise zone and opportunity zones, and private sector investment.

SO RESOLVED, this 13th day of October, 2009.

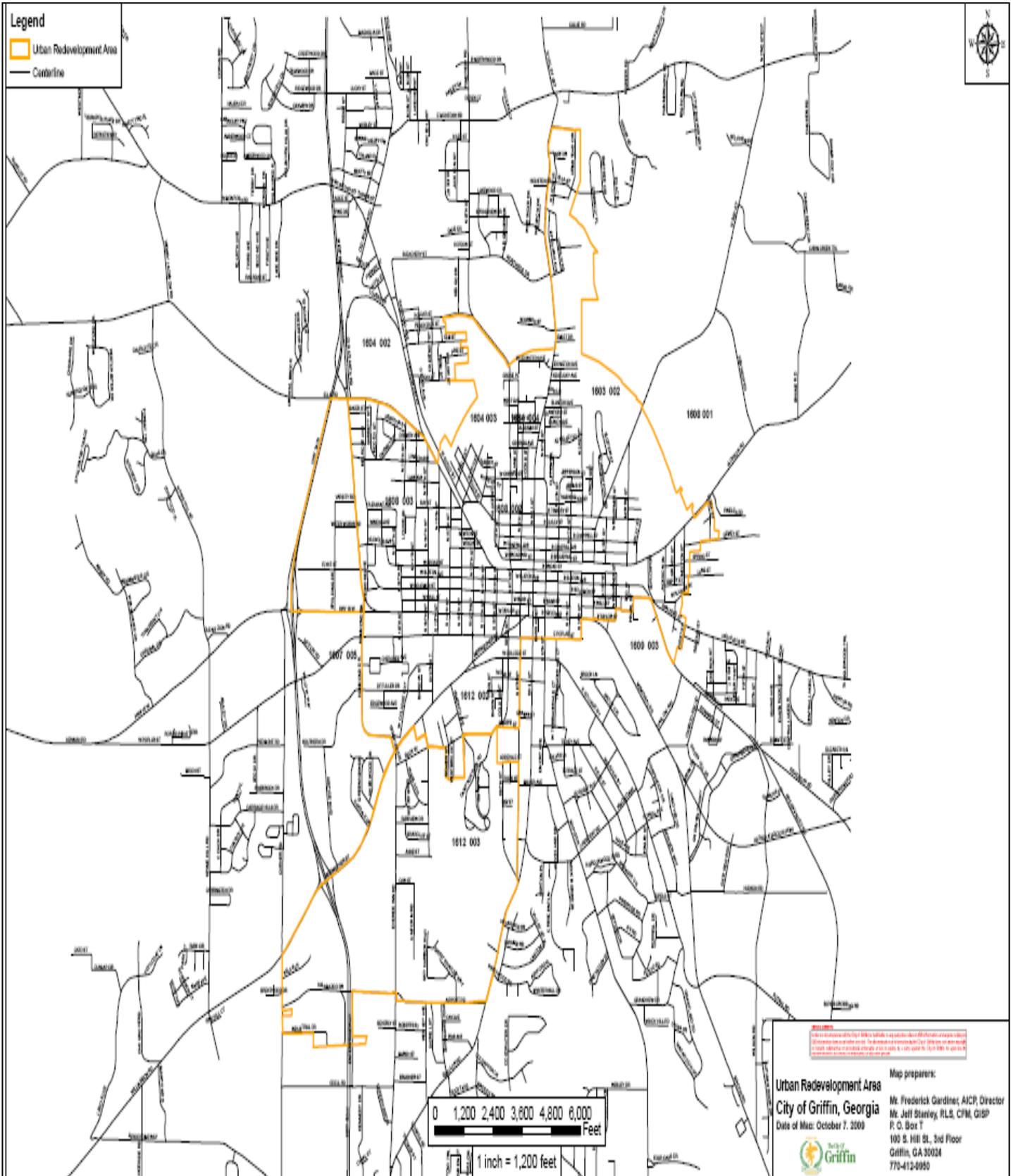


Dick Morrow, Chairman



Kenny L. Smith, Secretary

GRIFFIN URBAN REDEVELOPMENT PLAN MAP



SUB-STANDARD HOUSING TABLE1

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
731 Pimento Ave		3	3	2	2	3	2	1	16	Deteriorated
741 Pimento Ave		3	3	3	3	3	3	2	20	Deteriorated

SUB-STANDARD HOUSING TABLE1

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
869 Booker St		4	3	4	4	3	3	3	24	Dilapidated
867 Booker St		4	3	4	4	3	3	3	24	Dilapidated
865 Booker St		4	3	4	4	3	3	3	24	Dilapidated
859 Booker St		4	3	4	4	3	3	3	24	Dilapidated
853 Booker St		4	3	4	4	3	4	3	24	Dilapidated
850 Booker St		3	3	2	2	2	2	2	160	Deteriorated
849 Booker St		4	3	4	4	3	4	3	25	Dilapidated
847 Booker St		4	3	4	4	4	4	2	25	Dilapidated
845 Booker St		4	4	4	4	3	4	2	25	Dilapidated
842 Booker St		2	2	2	2	2	1	1	12	Good
841 Booker St		4	3	3	3	3	4	3	23	Dilapidated

SUB-STANDARD HOUSING TABLE1										
ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
839 Booker St		4	4	3	3	3	4	3	24	Dilapidated
821 A-C Booker St		3	2	2	2	2	3	3	17	Deteriorated
817 Booker St		3	2	3	2	3	3	2	18	Deteriorated
810 Booker St		3	3	3	3	3	3	2	20	Deteriorated

UB-STANDARD HOUSING TABLE1										
ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
723 English St		2	1	2	1	1	2	1	10	Good
736 English St		3	3	2	2	2	3	3	18	Deteriorated
728 English St		3	2	2	2	2	3	3	17	Deteriorated
726 English St		2	1	2	2	2	2	3	14	Fair
722 English St		3	3	2	3	3	3	3	20	Deteriorated
721 English St		2	2	2	1	2	2	2	13	Fair
720 English St		3	3	3	3	3	3	3	21	Dilapidated
719 A/B English St		3	3	3	3	3	3	3	21	Dilapidated
718 English St		3	3	2	3	3	3	4	21	Dilapidated
715 English St		3	2	3	3	3	3	3	20	Deteriorated
714 English St		2	3	3	3	2	2	2	17	Deteriorated
713 English St		3	3	3	3	3	3	3	21	Dilapidated
710/12 English St		3	3	2	3	2	3	2	18	Deteriorated

UB-STANDARD HOUSING TABLE1

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
711 English St		3	3	3	3	3	3	3	21	Dilapidated
709 English St		3	2	3	2	3	3	3	19	Deteriorated
707 English St		3	3	3	3	3	3	2	20	Deteriorated
706/08 English St		3	3	2	3	2	3	2	18	Deteriorated
705 English St		2	2	2	2	2	2	3	15	Fair
704 English St		3	3	2	3	2	3	2	18	Deteriorated
701 English St		2	2	2	2	2	3	3	16	Deteriorated

SUB-STANDARD HOUSING TABLE1

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
555 Basin St		3	3	2	3	3	2	3	19	Deteriorated
553/51 Basin St		3	3	2	3	3	2	3	19	Deteriorated
546/44/42 Basin St		3	3	2	3	3	2	3	19	Deteriorated
549/47/43 Basin St		3	3	2	3	3	2	3	19	Deteriorated
541 Basin St		3	3	2	3	3	2	3	19	Deteriorated

SUB-STANDARD HOUSING TABLE1										
ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
829 Scales St		3	3	2	3	2	2	3	18	Deteriorated
819 Scales St		3	3	4	3	4	3	3	23	Deteriorated
818 Scales St		4	3	3	3	3	3	3	22	Dilapidated
815 Scales St		3	3	3	3	3	3	3	21	Dilapidated
812 Scales St		3	2	2	3	3	3	3	19	Deteriorated
807 Scales St		3	3	2	3	2	2	3	18	Deteriorated
806 Scales St		3	2	2	3	3	3	3	19	Deteriorated
805 Scales St		3	3	2	3	3	3	3	20	Deteriorated

SUB-STANDARD HOUSING TABLE1										
ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
756 Scales St		3	2	2	3	2	3	3	18	Deteriorated
754 Scales St		3	3	3	3	3	3	3	21	Dilapidated
753 Scales St		3	3	3	3	3	3	3	21	Dilapidated
752 Scales St		3	2	3	3	3	3	3	20	Deteriorated
746 Scales St		4	4	4	4	4	4	4	28	Dilapidated
737 Scales St		4	4	3	3	3	3	4	24	Dilapidated
735 Scales St		2	2	2	2	2	2	2	14	Fair
731 Scales St		4	4	4	4	4	4	4	28	Dilapidated
721 Scales St		3	3	3	3	3	3	4	22	Dilapidated
719 Scales St		4	3	3	3	3	4	4	24	Dilapidated

SUB-STANDARD HOUSING TABLE1										
ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
717 Scales St		3	3	3	3	3	3	3	21	Dilapidated
703 Scales St		4	3	3	3	3	4	3	23	Dilapidated

SUB-STANDARD HOUSING TABLE1										
ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
812 Westbrook Ave		4	3	3	3	3	3	4	23	Dilapidated
814 Westbrook Ave		3	3	2	2	3	3	2	18	Deteriorated
815 Westbrook Ave		3	3	2	2	2	2	3	17	Deteriorated
817 Westbrook Ave		3	3	3	3	3	3	3	21	Dilapidated
825 Westbrook Ave		3	2	2	3	3	3	3	19	Deteriorated
828 Westbrook Ave		4	3	3	3	4	4	4	25	Dilapidated
829 Westbrook Ave		3	3	2	3	2	3	3	19	Deteriorated
833 Westbrook Ave		4	3	4	3	4	3	4	25	Dilapidated
840 Westbrook Ave		3	3	2	2	3	2	3	18	Deteriorated

SUB-STANDARD HOUSING TABLE1

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
557 Collins St		3	3	2	3	2	2	3	18	Deteriorated
555 Collins St		2	3	2	2	2	2	1	14	Fair
549 Collins St		3	3	3	3	3	3	2	20	Deteriorated
447 Collins St		3	3	3	3	3	3	2	20	Deteriorated
427 Collins St		3	3	3	3	2	2	3	19	Deteriorated
423 Collins St		2	2	1	2	2	1	1	11	Good
422 Collins St		3	3	2	3	2	2	2	17	Deteriorated

SUB-STANDARD HOUSING TABLE1

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
864 Scales St		4	4	4	4	4	4	3	27	Dilapidated
854 Scales St		3	2	2	3	2	2	3	17	Deteriorated
850 Scales St		3	2	2	3	3	2	3	18	Deteriorated
846 Scales St		3	3	2	3	3	2	3	19	Deteriorated
842 Scales St		3	3	3	3	3	3	3	21	Dilapidated
838 Scales St		3	3	3	3	3	3	3	21	Dilapidated
832 Scales St		3	2	3	3	3	3	3	20	Deteriorated
830 Scales St		3	3	3	3	3	3	2	20	Deteriorated

SUB-STANDARD HOUSING TABLE1										
ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
St										
734 S 9th St		3	3	3	3	3	3	3	21	Dilapidated
732 S 9th St		3	3	3	3	3	3	3	21	Dilapidated
730 S 9th St		3	3	3	3	3	3	2	20	Deteriorated
727 S 9th St		2	2	2	2	2	2	2	14	Fair
708 S 9th St		3	3	2	3	2	2	1	16	Deteriorated
706 S 9th St		4	3	3	3	3	3	3	22	Dilapidated
700 S 9th St		4	3	3	3	3	2	3	21	Dilapidated

SUB-STANDARD HOUSING TABLE1										
ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
558 S 9th St		3	3	3	3	2	2	3	19	Deteriorated
537 S 9th St		4	4	3	3	3	3	2	22	Dilapidated
535 S 9th St		4	4	4	4	4	4	4	28	Dilapidated
425 S 9th St		3	3	3	3	2	2	2	18	Deteriorated
403 S 9th St		2	2	2	1	2	2	1	12	Good
320 S 9th St		2	2	2	2	2	2	1	13	Fair

SUB-STANDARD HOUSING TABLE1

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
843 Westbrook Ave		4	3	3	4	3	3	4	24	Dilapidated
851 Westbrook Ave		3	3	2	3	2	2	3	18	Deteriorated
852 Westbrook Ave		3	3	2	3	3	2	2	18	Deteriorated
853 Westbrook Ave		3	3	2	3	2	2	2	17	Deteriorated
854 Westbrook Ave		3	3	2	3	2	3	3	19	Deteriorated
856 Westbrook Ave		3	3	2	3	3	3	3	20	Deteriorated

SUB-STANDARD HOUSING TABLE1

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
701 Pimento Ave		4	4	4	4	4	4	4	28	Dilapidated
703 Pimento Ave		4	4	4	4	4	4	4	28	Dilapidated
705 Pimento Ave		4	4	4	4	4	4	4	28	Dilapidated
707 Pimento Ave		4	4	4	4	4	4	4	28	Dilapidated

SUB-STANDARD HOUSING TABLE1

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
1102 Beck St		3	1	2	1	2	2	3	14	Fair
1022 Beck St		3	2	2	2	2	2	1	14	Fair
1018 Beck St		3	2	2	2	2	2	2	15	Fair
1016 Beck St		1	1	2	1	1	1	1	8	Excellent
1012 Beck St		1	2	1	1	1	1	1	8	Excellent
1010 Beck St		1	2	1	1	1	1	1	8	Excellent
1008 Beck St		1	2	1	1	1	1	1	8	Excellent
1006 Beck St		1	2	1	1	1	1	1	8	Excellent
835 Beck St		3	3	3	3	2	2	2	18	Deteriorated
831 Beck St		3	3	2	3	2	2	2	17	Deteriorated
825 Beck St		3	2	2	2	2	2	2	15	Fair
824 Beck St		3	3	3	2	3	3	2	19	Deteriorated
823 Beck St		2	2	3	2	2	2	1	14	Fair
819 Beck St		4	4	2	4	4	4	4	26	Dilapidated

SUB-STANDARD HOUSING TABLE1

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
872 S 9th St		4	3	2	3	2	2	3	19	Deteriorated
866 S 9th St		4	3	2	3	2	2	3	19	Deteriorated
864 S 9th St		4	3	3	3	2	3	3	21	Dilapidated
862 S 9th St		4	4	2	3	2	3	4	22	Dilapidated
811 S 9th St		3	2	2	3	2	2	2	16	Deteriorated
809 S 9th St		3	2	2	2	2	2	2	15	Fair
807 S 9th St		2	1	1	1	2	1	2	10	Good
806 S 9th St		3	2	2	3	2	2	2	16	Deteriorated
805 S 9th St		2	3	2	2	2	2	2	15	Fair
804 S 9th St		2	3	3	2	2	2	3	17	Deteriorated
803 S 9th St		2	2	2	2	2	2	1	13	Fair
802 S 9th St		3	3	3	3	2	2	2	18	Deteriorated
754 S 9th St		2	2	2	2	2	2	1	13	Fair
747 S 9th St		3	3	2	3	2	2	1	16	Deteriorated
745 S 9th St		3	4	2	3	3	2	2	19	Deteriorated
743 S 9th St		3	3	2	2	2	3	3	18	Deteriorated
741 S 9th St		2	3	2	2	2	2	2	15	Fair
740 S 9th St		4	3	3	3	2	2	4	21	Dilapidated
739 S 9th St		4	3	3	3	2	3	2	20	Deteriorated
738 S 9th St		3	3	3	3	3	3	2	20	Deteriorated
736 S 9th St		3	3	3	3	3	3	1	19	Deteriorated

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
819 Pamela Dr		3	3	2	3	3	2	3	19	Deteriorated
820 Pamela Dr		2	2	2	2	2	2	1	13	Fair
821 Pamela Dr		3	3	2	1	2	2	2	15	Fair
822 Pamela Dr		3	3	2	3	2	3	2	18	Deteriorated
823 Pamela Dr		3	3	2	3	2	3	2	18	Deteriorated
824 Pamela Dr		2	2	2	2	2	2	2	14	Fair
825 Pamela Dr		3	3	2	2	3	2	2	17	Deteriorated
826 Pamela Dr		3	2	2	2	2	2	1	14	Fair
828 Pamela Dr		3	3	2	3	2	2	2	17	Deteriorated
830 Pamela Dr		1	1	2	1	2	2	2	11	Good
832 Pamela Dr		3	3	2	3	3	3	2	19	Deteriorated
833 Pamela Dr		3	2	2	2	2	1	2	14	Fair
834 Pamela Dr		2	2	2	2	2	2	2	14	Fair
835 Pamela Dr		2	2	2	2	2	2	1	13	Fair

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
801 Pamela Dr		2	2	2	1	1	1	2	11	Good
802 Pamela Dr		2	2	2	2	2	2	2	14	Fair
805 Pamela Dr		2	2	2	1	2	1	2	12	Good
806 Pamela Dr		2	1	1	2	1	2	2	11	Good
807 Pamela Dr		2	2	2	2	2	2	3	15	Fair
808 Pamela Dr		2	2	2	2	2	2	2	14	Fair
809 Pamela Dr		2	2	2	2	2	2	2	14	Fair
810 Pamela Dr		2	2	2	2	2	2	2	14	Fair
811 Pamela Dr		2	3	2	2	2	2	3	16	Deteriorated
812 Pamela Dr		4	3	2	3	2	3	4	21	Dilapidated
814 Pamela Dr		3	2	2	2	2	2	3	16	Deteriorated
816 Pamela Dr		2	2	2	2	2	2	1	13	Fair
818 Pamela Dr		3	2	2	2	2	2	3	16	Deteriorated

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
1118 Briarcliff St		3	2	1	2	2	2	1	13	Fair
1117 Briarcliff St		2	2	1	2	2	1	2	12	Good
1116 Briarcliff St		2	2	1	2	2	2	1	12	Good
1115 Briarcliff St		2	2	1	2	2	1	2	12	Good
1114 Briarcliff St		2	2	1	2	2	2	1	12	Good
1113 Briarcliff St		3	2	1	2	1	1	2	12	Good
1112 Briarcliff St		3	2	1	2	2	1	1	12	Good
1111 Briarcliff St		2	2	1	2	2	1	2	12	Good
1110 Briarcliff St		2	2	1	2	2	2	1	12	Good
1109 Briarcliff St		1	2	1	1	1	1	2	9	Excellent
1108 Briarcliff St		2	2	1	2	2	2	2	13	Fair
1107 Briarcliff St		1	2	1	1	2	1	1	9	Excellent
1106 Briarcliff St		3	2	1	2	2	2	3	15	Fair

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
1105 Briarcliff St		1	2	1	1	1	1	1	8	Excellent
1104 Briarcliff St		1	2	2	1	2	2	1	11	Good
1103 Briarcliff St		3	2	1	3	2	2	2	15	Fair
1102 Briarcliff St		1	2	1	2	2	1	2	11	Good

SUB-STANDARD HOUSING TABLE1										
ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
1132 Briarcliff St		2	2	1	1	1	1	1	9	Excellent
1128 Briarcliff St		2	2	1	1	1	1	1	9	Excellent
1124 Briarcliff St		2	2	1	1	1	1	3	110	Good
1121 Briarcliff St		2	3	2	2	1	1	4	15	Fair
1120 Briarcliff St		2	3	1	2	1	2	2	13	Fair
1119 Briarcliff St		4	3	4	4	4	4	4	27	Dilapidated

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
836 Pamela Dr		2	2	2	2	2	2	1	13	Fair
837 Pamela Dr		2	2	2	2	2	2	2	14	Fair

SUB-STANDARD HOUSING TABLE1										
ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
821 Charles Cir		3	3	2	2	2	1	2	15	Fair
823 Charles Cir		3	3	3	3	2	3	3	20	Deteriorated
825 Charles Cir		2	2	1	1	2	2	1	11	Good
827 Charles Cir		3	2	2	2	2	1	1	13	Fair
829 Charles Cir		2	2	2	2	1	1	3	13	Fair
831 Charles Cir		1	2	1	2	2	1	2	11	Good

SUB-STANDARD HOUSING TABLE1

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
1131 Parkview Dr		1	2	1	1	2	1	1	9	Excellent
1129 Parkview Dr		1	2	1	1	1	1	1	8	Excellent
1128 Parkview Dr		2	2	1	1	1	1	1	9	Excellent
1127 Parkview Dr		1	2	1	1	1	1	1	8	Excellent
1125 Parkview Dr		2	2	1	2	2	1	1	11	Good
1123 Parkview Dr		1	1	1	1	2	1	1	8	Excellent
1122 Parkview Dr		2	2	1	2	2	1	2	12	Good
1121 Parkview Dr		2	2	1	2	2	1	1	11	Good
1120 Parkview Dr		2	1	2	1	2	1	1	10	Good
1119 Parkview Dr		1	2	1	1	1	1	1	8	Excellent
1118 Parkview Dr		2	2	1	2	2	1	2	12	Good
1117 Parkview Dr		1	2	1	1	1	1	2	9	Excellent
1116 Parkview Dr		3	2	1	2	2	1	2	13	Fair
1115 Parkview Dr		2	2	1	1	2	2	2	12	Good

SUB-STANDARD HOUSING TABLE1

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
1114 Parkview Dr		2	1	1	1	2	1	1	9	Excellent
1113 Parkview Dr		3	2	2	2	3	1	2	15	Fair
1112 Parkview Dr		2	2	1	1	2	1	1	10	Good
1111 Parkview Dr		3	2	1	2	1	1	3	13	Fair
1110 Parkview Dr		2	2	1	1	2	1	2	11	Good
1109 Parkview Dr		2	2	1	1	2	1	1	10	Good
1108 Parkview Dr		2	2	1	1	2	1	2	11	Good
1107 Parkview Dr		1	2	1	1	1	1	2	9	Excellent
1106 Parkview Dr		2	2	1	1	2	2	1	11	Good
1105 Parkview Dr		2	2	1	2	2	2	2	13	Fair
1104 Parkview Dr		2	2	1	1	1	1	1	9	Excellent
1103 Parkview Dr		1	2	1	2	1	1	1	9	Excellent
1102 Parkview Dr		3	2	1	1	2	2	3	14	Fair

SUB-STANDARD HOUSING TABLE1

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
432 Meriwether St		3	3	3	2	2	2	4	19	Deteriorated
430 Meriwether St		3	3	3	3	2	2	3	19	Deteriorated
426 Meriwether St		3	3	3	3	3	3	3	21	Dilapidated
422 Meriwether St		3	3	3	3	3	3	3	21	Dilapidated
418 Meriwether St		2	2	3	2	2	2	2	15	Fair
400 Meriwether St		2	2	2	2	2	2	1	13	Fair
431 Meriwether St		3	3	3	3	2	3	2	19	Deteriorated
502 Meriwether St		3	3	3	3	2	3	3	20	Deteriorated
505 Meriwether St		3	3	2	2	2	3	3	18	Deteriorated
509 Meriwether St		3	3	2	2	2	3	3	18	Deteriorated
515 Meriwether St		3	2	2	3	2	3	3	18	Deteriorated
516 Meriwether St		2	2	1	1	1	2	1	10	Good
519 Meriwether St		3	3	3	3	2	3	3	20	Deteriorated
521 Meriwether St		3	2	2	2	3	2	2	16	Deteriorated

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
402 Meriwether St		3	3	3	2	2	2	1	16	Deteriorated
406 Meriwether St		4	3	3	3	2	3	2	20	Deteriorated
408 Meriwether St		3	3	3	3	2	2	2	18	Deteriorated

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
414 Meriwether St		3	3	3	3	2	3	3	20	Deteriorated
1239 Meriwether St		2	2	1	2	1	2	1	11	Good
1231 Meriwether St		2	2	1	1	3	2	1	12	Good
1225 Meriwether St		3	3	2	2	2	2	1	15	Fair
1139 Meriwether St		3	3	1	2	3	2	2	16	Deteriorated
1117 Meriwether St		3	3	3	2	3	2	1	17	Deteriorated
1105 Meriwether St		3	2	3	3	2	3	2	18	Deteriorated
1102 Meriwether St		3	3	2	3	3	3	3	20	Deteriorated
1101 Meriwether St		4	4	4	4	4	3	3	26	Dilapidated
1026 Meriwether St		3	3	3	3	3	3	2	20	Deteriorated
1025 Meriwether St		3	2	3	2	3	3	3	19	Deteriorated
1021 Meriwether St		3	2	3	2	2	2	2	16	Deteriorated
1020/18 Meriwether St		3	3	3	3	2	2	1	17	Deteriorated
1012 Meriwether St		3	2	2	2	2	2	1	14	Fair
1007 Meriwether St		3	3	3	3	2	3	2	19	Deteriorated
1006 Meriwether St		3	3	3	3	2	3	2	19	Deteriorated
1005 Meriwether St		4	3	3	4	4	4	4	26	Dilapidated
1001 Meriwether St		3	3	3	3	3	3	2	20	Deteriorated
931 Meriwether St		4	4	4	4	2	2	1	21	Dilapidated
931A Meriwether		3	3	3	3	2	3	3	20	Deteriorated

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
St										
930 Meriwether St		2	1	1	2	2	1	1	10	Good
925 Meriwether St		3	3	3	3	3	3	2	20	Deteriorated
925A Meriwether St		3	3	3	3	3	3	3	21	Dilapidated
912/10 Meriwether St		4	3	2	3	3	3	3	21	Dilapidated
911 Meriwether St		4	4	4	4	4	4	4	28	Dilapidated
909 Meriwether St		3	3	3	3	3	3	3	21	Dilapidated
907 Meriwether St		4	3	3	3	3	3	3	22	Dilapidated
904/02 Meriwether St		2	2	2	3	3	2	3	17	Deteriorated
851 Meriwether St		3	2	2	2	2	2	1	14	Fair
845 Meriwether St		3	2	2	2	2	2	1	14	Fair
839 Meriwether St		3	2	2	2	2	2	1	14	Fair
831 Meriwether St		3	2	2	2	2	2	1	14	Fair
826 Meriwether St		2	2	2	1	2	1	1	11	Good
825 Meriwether St		3	2	2	2	2	2	1	14	Fair
820 Meriwether St		3	3	4	3	3	3	3	22	Dilapidated
814 Meriwether St		3	3	4	3	3	3	3	22	Dilapidated
808 Meriwether St		4	3	4	4	4	4	3	26	Dilapidated
803 Meriwether St		3	2	2	2	2	2	2	15	Fair
802 Meriwether St		3	2	2	3	3	3	3	19	Deteriorated

ADDRESS	TAX PARCEL ID	EXTERIOR	WINDOWS	FOUNDATION	DOORS	ROOF LINE	WALLS	TRASH	TOTAL	EXISTING HOUSING CONDITION
759 Meriwether St		3	2	2	2	3	2	2	16	Deteriorated
750 Meriwether St		4	3	3	3	3	3	3	22	Dilapidated
748 Meriwether St		3	3	2	3	3	3	3	20	Deteriorated
742 Meriwether St		3	3	2	3	3	3	2	19	Deteriorated
740/38 Meriwether St		3	3	2	3	3	3	3	20	Deteriorated
732 Meriwether St		2	2	2	3	3	3	2	17	Deteriorated
726 Meriwether St		3	2	3	3	3	3	3	20	Deteriorated
720 Meriwether St		3	3	3	3	3	3	2	20	Deteriorated
714 Meriwether St		3	2	3	2	2	3	2	17	Deteriorated
708 Meriwether St		3	2	2	2	3	3	2	17	Deteriorated
636 Meriwether St		3	2	2	2	3	2	1	15	Fair
634 Meriwether St		3	2	2	2	2	3	1	15	Fair
631 Meriwether St		2	2	2	2	2	2	2	14	Fair
629 Meriwether St		2	2	2	2	2	2	2	14	Fair
625 Meriwether St		2	2	2	2	2	2	2	14	Fair
621 Meriwether St		2	2	2	2	2	2	2	14	Fair
619 Meriwether St		2	2	2	2	2	2	2	14	Fair
528 Meriwether St		3	3	3	2	2	3	2	18	Deteriorated
522 Meriwether St		3	2	2	2	2	3	2	16	Deteriorated

Griffin City, GA CLF Estimates for January - December 2009

<u>Area</u>	<u>Month</u>	<u>Employed</u>	<u>UnEmployed</u>	<u>Labor Force</u>	<u>Rate</u>	<u>Year</u>
Griffin City	1	8,392	1,326	9,718	13.6	2009
Griffin City	2	8,319	1,399	9,718	14.4	2009
Griffin City	3	8,270	1,282	9,552	13.4	2009
Griffin City	4	8,242	1,408	9,650	14.6	2009
Griffin City	5	8,213	1,462	9,675	15.1	2009
Griffin City	6	8,119	1,918	10,037	19.1	2009
Griffin City	7	8,194	2,002	10,196	19.6	2009
Griffin City	8	8,119	1,717	9,836	17.5	2009
Griffin City	9	8,111	1,737	9,848	17.6	2009
Griffin City	10	8,094	1,611	9,705	16.6	2009
Griffin City	11	8,150	1,646	9,796	16.8	2009
Griffin City	12	8,110	1,501	9,611	15.6	2009

Spalding County GA CLF Estimates by Census Tract - Preliminary January 2010

<u>FIPS</u>	<u>Name</u>	<u>Population</u>	<u>Labor Force</u>	<u>Employed</u>	<u>UnEmployed</u>	<u>Rate</u>
255						
255	Spalding	58,417	28,601	24,297	4,304	15.0
255	161200	7,790	3,624	3,238	387	10.7
255	161100	3,445	1,689	1,585	103	6.1
255	161000	5,114	2,556	2,349	206	8.1
255	160900	2,922	1,391	1,108	283	20.4
255	160800	4,492	2,041	1,499	541	26.5
255	160700	5,813	2,786	2,244	541	19.4
255	160600	3,672	1,944	1,738	206	10.6
255	160500	5,254	2,675	2,340	335	12.5
255	160400	6,292	2,959	2,264	696	23.5
255	160300	3,514	1,749	1,337	412	23.6
255	160200	4,445	2,395	2,034	361	15.1
255	160100	5,664	2,769	2,588	180	6.5
Griffin City	1	23,470	9,682	8,011	1,671	17.3

Spalding County, GA CLF Estimates by Census Tract - Revised January 2009

<u>FIPS</u>	<u>Name</u>	<u>Population</u>	<u>Labor Force</u>	<u>Employed</u>	<u>UnEmployed</u>	<u>Rate</u>
255						
255	Spalding	58,417	28,626	25,235	3,391	11.8
255	161200	7,790	3,667	3,363	305	8.3
255	161100	3,445	1,728	1,647	81	4.7
255	161000	5,114	2,603	2,440	162	6.2
255	160900	2,922	1,374	1,151	223	16.3
255	160800	4,492	1,984	1,557	426	21.5
255	160700	5,813	2,757	2,331	426	15.5
255	160600	3,672	1,968	1,805	162	8.3
255	160500	5,254	2,694	2,430	264	9.8
255	160400	6,292	2,899	2,351	548	18.9
255	160300	3,514	1,714	1,389	325	19.0
255	160200	4,445	2,397	2,113	284	11.9
255	160100	5,664	2,830	2,688	142	5.0

Spalding County, GA CLF Estimates by Census Tract - Revised February 2009

<u>FIPS</u>	<u>Name</u>	<u>Population</u>	<u>Labor Force</u>	<u>Employed</u>	<u>UnEmployed</u>	<u>Rate</u>
255						
255	Spalding	58,417	28,439	25,015	3,424	12.0
255	161200	7,790	3,641	3,333	308	8.4
255	161100	3,445	1,714	1,632	82	4.8
255	161000	5,114	2,583	2,419	164	6.4
255	160900	2,922	1,366	1,141	226	16.5
255	160800	4,492	1,974	1,544	431	21.8

255	160700	5,813	2,741	2,311	431	15.7
255	160600	3,672	1,954	1,790	164	8.4
255	160500	5,254	2,676	2,409	267	10.0
255	160400	6,292	2,884	2,330	554	19.2
255	160300	3,514	1,705	1,377	328	19.2
255	160200	4,445	2,381	2,094	287	12.1
255	160100	5,664	2,808	2,665	144	5.1

Spalding County, GA CLF Estimates by Census Tract - Revised March 2009

<u>FIPS</u>	<u>Name</u>	<u>Population</u>	<u>Labor Force</u>	<u>Employed</u>	<u>UnEmployed</u>	<u>Rate</u>
255						
255	Spalding	58,417	28,246	24,868	3,378	12.0
255	161200	7,790	3,617	3,314	303	8.4
255	161100	3,445	1,704	1,623	81	4.7
255	161000	5,114	2,567	2,405	162	6.3
255	160900	2,922	1,356	1,134	223	16.4
255	160800	4,492	1,959	1,535	425	21.7
255	160700	5,813	2,722	2,297	425	15.6
255	160600	3,672	1,941	1,779	162	8.3
255	160500	5,254	2,658	2,395	263	9.9
255	160400	6,292	2,863	2,317	546	19.1
255	160300	3,514	1,692	1,369	324	19.1
255	160200	4,445	2,365	2,082	283	12.0
255	160100	5,664	2,791	2,649	142	5.1

Spalding County, GA CLF Estimates by Census Tract - Revised April 2009

<u>FIPS</u>	<u>Name</u>	<u>Population</u>	<u>Labor Force</u>	<u>Employed</u>	<u>UnEmployed</u>	<u>Rate</u>
255						
255	Spalding	58,417	28,421	24,782	3,639	12.8
255	161200	7,790	3,629	3,302	327	9.0
255	161100	3,445	1,704	1,617	87	5.1
255	161000	5,114	2,571	2,396	174	6.8
255	160900	2,922	1,370	1,130	240	17.5
255	160800	4,492	1,987	1,529	458	23.0
255	160700	5,813	2,747	2,289	458	16.7
255	160600	3,672	1,947	1,773	174	9.0
255	160500	5,254	2,670	2,387	283	10.6
255	160400	6,292	2,897	2,309	588	20.3
255	160300	3,514	1,712	1,364	349	20.4
255	160200	4,445	2,380	2,075	305	12.8
255	160100	5,664	2,792	2,640	153	5.5

Spalding County, GA CLF Estimates by Census Tract - Revised May 2009

<u>FIPS</u>	<u>Name</u>	<u>Population</u>	<u>Labor Force</u>	<u>Employed</u>	<u>UnEmployed</u>	<u>Rate</u>
255						
255	Spalding	58,417	28,505	24,697	3,808	13.4
255	161200	7,790	3,633	3,291	342	9.4
255	161100	3,445	1,703	1,612	91	5.4
255	161000	5,114	2,571	2,388	182	7.1

255	160900	2,922	1,377	1,126	251	18.2
255	160800	4,492	2,003	1,524	479	23.9
255	160700	5,813	2,760	2,281	479	17.3
255	160600	3,672	1,949	1,767	182	9.4
255	160500	5,254	2,675	2,378	296	11.1
255	160400	6,292	2,916	2,301	616	21.1
255	160300	3,514	1,724	1,359	365	21.2
255	160200	4,445	2,387	2,068	319	13.4
255	160100	5,664	2,790	2,631	160	5.7

Spalding County, GA CLF Estimates by Census Tract - Revised June 2009

<u>FIPS</u>	<u>Name/Census T.</u>	<u>Population</u>	<u>Labor Force</u>	<u>Employed</u>	<u>Unemployed</u>	<u>Rate</u>
255	Spalding	58,417	29,235	24,414	4,821	16.5
255	161200	7,790	3,686	3,253	433	11.7
255	161100	3,445	1,709	1,593	115	6.8
255	161000	5,114	2,592	2,361	231	8.9
255	160900	2,922	1,431	1,113	318	22.2
255	160800	4,492	2,113	1,507	606	28.7
255	160700	5,813	2,861	2,255	606	21.2
255	160600	3,672	1,978	1,747	231	11.7
255	160500	5,254	2,726	2,351	375	13.8
255	160400	6,292	3,054	2,274	779	25.5
255	160300	3,514	1,805	1,344	462	25.6
255	160200	4,445	2,448	2,044	404	16.5
255	160100	5,664	2,803	2,601	202	7.2

Spalding County, GA CLF Estimates by Census Tract - Revised July 2009

<u>FIPS</u>	<u>Name</u>	<u>Population</u>	<u>Labor Force</u>	<u>Employed</u>	<u>UnEmployed</u>	<u>Rate</u>
255						
255	Spalding	58,417	29,793	24,640	5,153	17.3
255	161200	7,790	3,746	3,283	463	12.4
255	161100	3,445	1,731	1,608	123	7.1
255	161000	5,114	2,629	2,383	247	9.4
255	160900	2,922	1,463	1,124	339	23.2
255	160800	4,492	2,169	1,521	648	29.9
255	160700	5,813	2,924	2,276	648	22.2
255	160600	3,672	2,010	1,763	247	12.3
255	160500	5,254	2,774	2,373	401	14.5
255	160400	6,292	3,129	2,295	833	26.6
255	160300	3,514	1,850	1,356	494	26.7
255	160200	4,445	2,495	2,063	432	17.3
255	160100	5,664	2,841	2,625	216	7.6

Spalding County, GA CLF Estimates by Census Tract - Revised August 2009

<u>FIPS</u>	<u>Name</u>	<u>Population</u>	<u>Labor Force</u>	<u>Employed</u>	<u>UnEmployed</u>	<u>Rate</u>
255						
255	Spalding	58,417	28,818	24,413	4,405	15.3
255	161200	7,790	3,649	3,253	396	10.8
255	161100	3,445	1,698	1,593	106	6.2
255	161000	5,114	2,572	2,361	211	8.2

255	160900	2,922	1,403	1,113	290	20.7
255	160800	4,492	2,061	1,507	554	26.9
255	160700	5,813	2,809	2,255	554	19.7
255	160600	3,672	1,958	1,747	211	10.8
255	160500	5,254	2,694	2,351	343	12.7
255	160400	6,292	2,987	2,274	712	23.8
255	160300	3,514	1,766	1,343	422	23.9
255	160200	4,445	2,413	2,044	369	15.3
255	160100	5,664	2,785	2,601	185	6.6

Spalding County, GA CLF Estimates by Census Tract - Revised September 2009

<u>FIPS</u>	<u>Name</u>	<u>Population</u>	<u>Labor Force</u>	<u>Employed</u>	<u>UnEmployed</u>	<u>Rate</u>
001						
255						
255	Spalding	58,417	28,793	24,389	4,404	15.3
255	161200	7,790	3,646	3,250	396	10.9
255	161100	3,445	1,697	1,591	105	6.2
255	161000	5,114	2,569	2,358	211	8.2
255	160900	2,922	1,402	1,112	290	20.7
255	160800	4,492	2,059	1,505	554	26.9
255	160700	5,813	2,807	2,253	554	19.7
255	160600	3,672	1,956	1,745	211	10.8
255	160500	5,254	2,692	2,349	343	12.7
255	160400	6,292	2,984	2,272	712	23.9
255	160300	3,514	1,764	1,342	422	23.9
255	160200	4,445	2,411	2,042	369	15.3
255	160100	5,664	2,783	2,598	185	6.6

Spalding County, GA CLF Estimates by Census Tract - Revised October 2009

<u>FIPS</u>	<u>Name</u>	<u>Population</u>	<u>Labor Force</u>	<u>Employed</u>	<u>UnEmployed</u>	<u>Rate</u>
255						
255	Spalding	58,417	28,475	24,337	4,138	14.5
255	161200	7,790	3,615	3,243	372	10.3
255	161100	3,445	1,687	1,588	99	5.9
255	161000	5,114	2,552	2,353	198	7.8
255	160900	2,922	1,382	1,110	273	19.7
255	160800	4,492	2,022	1,502	520	25.7
255	160700	5,813	2,768	2,248	520	18.8
255	160600	3,672	1,939	1,741	198	10.2
255	160500	5,254	2,666	2,344	322	12.1
255	160400	6,292	2,936	2,267	669	22.8
255	160300	3,514	1,736	1,339	396	22.8
255	160200	4,445	2,385	2,038	347	14.5
255	160100	5,664	2,766	2,593	173	6.3

Spalding County, GA CLF Estimates by Census Tract - Revised November 2009

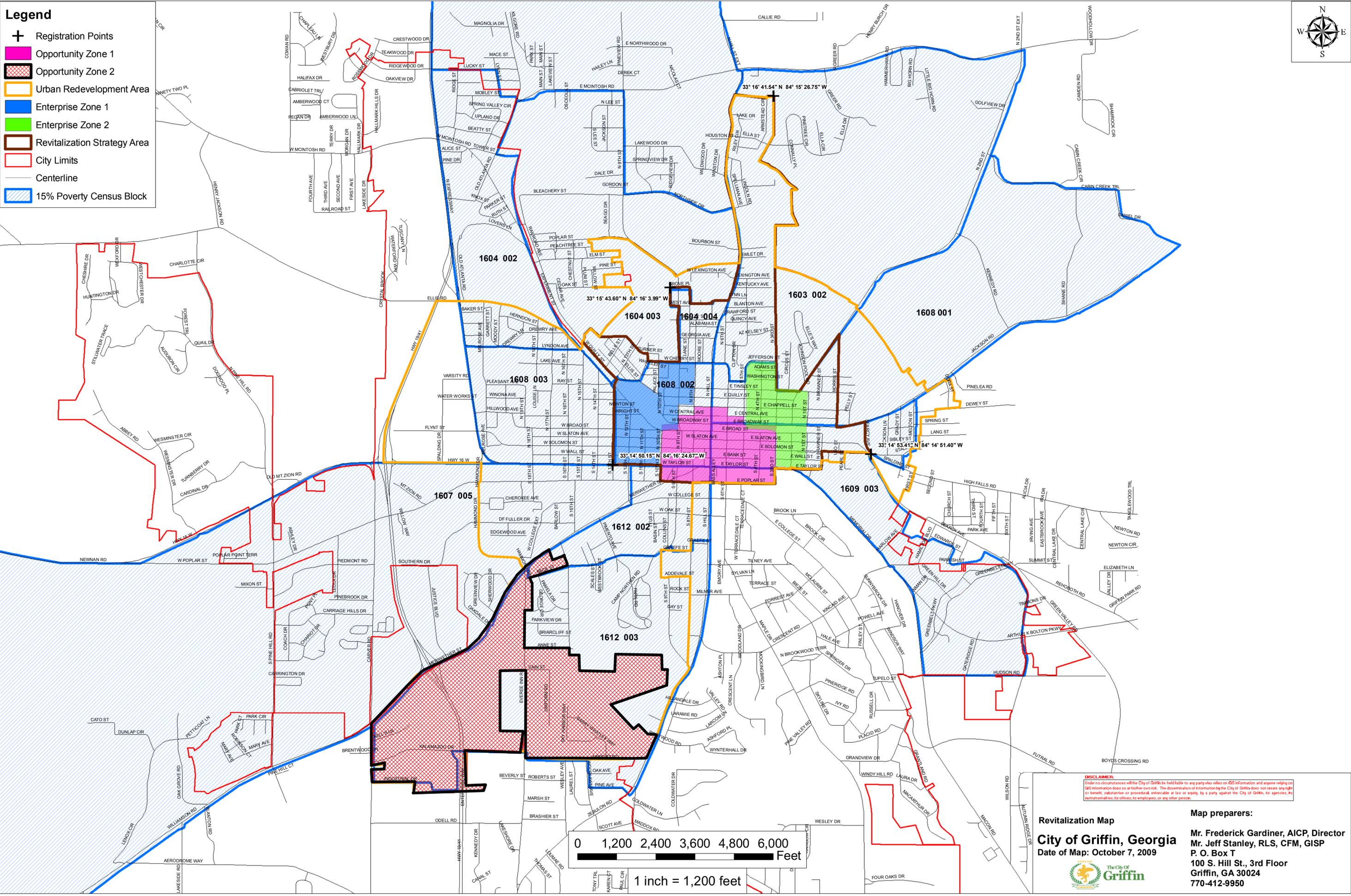
<u>FIPS</u>	<u>Name</u>	<u>Population</u>	<u>Labor Force</u>	<u>Employed</u>	<u>UnEmployed</u>	<u>Rate</u>
255						
255	Spalding	58,417	28,655	24,507	4,148	14.5
255	161200	7,790	3,638	3,266	373	10.2
255	161100	3,445	1,698	1,599	99	5.8
255	161000	5,114	2,568	2,370	199	7.7

255	160900	2,922	1,391	1,117	273	19.6
255	160800	4,492	2,034	1,512	522	25.6
255	160700	5,813	2,785	2,264	522	18.7
255	160600	3,672	1,952	1,753	199	10.2
255	160500	5,254	2,683	2,360	323	12.0
255	160400	6,292	2,954	2,283	671	22.7
255	160300	3,514	1,746	1,349	397	22.8
255	160200	4,445	2,400	2,052	348	14.5
255	160100	5,664	2,784	2,611	174	6.2

Spalding County, GA CLF Estimates by Census Tract - Preliminary December 2009

<u>FIPS</u>	<u>Name</u>	<u>Population</u>	<u>Labor Force</u>	<u>Employed</u>	<u>UnEmployed</u>	<u>Rate</u>
255						
255	Spalding	58,417	28,244	24,387	3,857	13.7
255	161200	7,790	3,596	3,250	346	9.6
255	161100	3,445	1,684	1,591	92	5.5
255	161000	5,114	2,543	2,358	185	7.3
255	160900	2,922	1,366	1,112	254	18.6
255	160800	4,492	1,990	1,505	485	24.4
255	160700	5,813	2,738	2,253	485	17.7
255	160600	3,672	1,929	1,745	185	9.6
255	160500	5,254	2,649	2,349	300	11.3
255	160400	6,292	2,895	2,272	624	21.5
255	160300	3,514	1,712	1,342	370	21.6
255	160200	4,445	2,365	2,042	323	13.7
255	160100	5,664	2,759	2,598	162	5.9

- Legend**
- + Registration Points
 - Opportunity Zone 1
 - Opportunity Zone 2
 - Urban Redevelopment Area
 - Enterprise Zone 1
 - Enterprise Zone 2
 - Revitalization Strategy Area
 - City Limits
 - Centerline
 - 15% Poverty Census Block

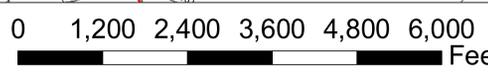


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Revitalization Map
City of Griffin, Georgia
Date of Map: October 7, 2009



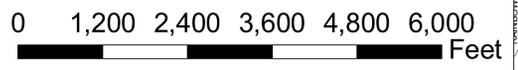
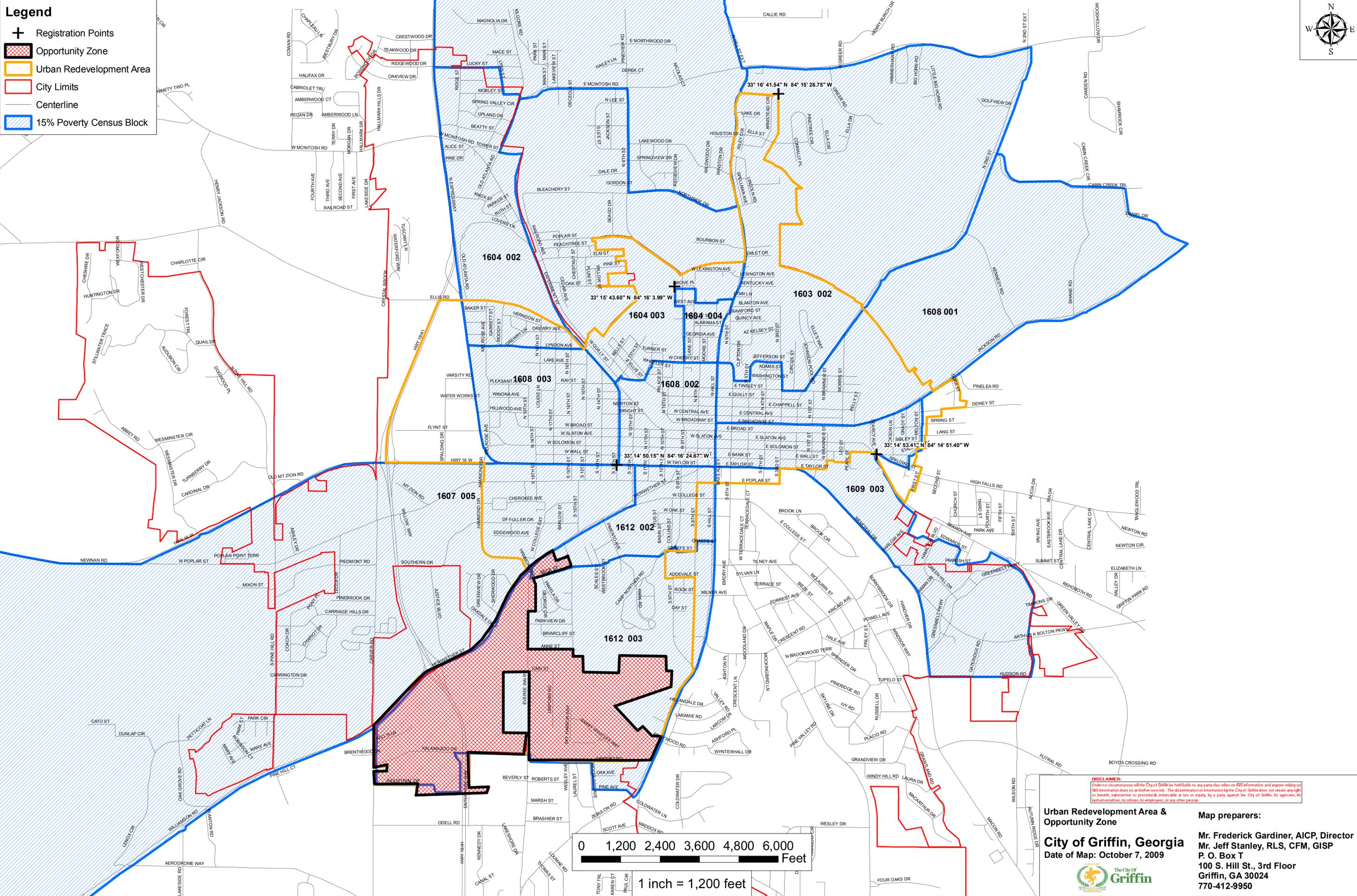
Map preparers:
Mr. Frederick Gardiner, AICP, Director
Mr. Jeff Stanley, RLS, CFM, GISP
P. O. Box T
100 S. Hill St., 3rd Floor
Griffin, GA 30024
770-412-9950



1 inch = 1,200 feet

Legend

- Registration Points
- Opportunity Zone
- Urban Redevelopment Area
- City Limits
- Centerline
- 15% Poverty Census Block



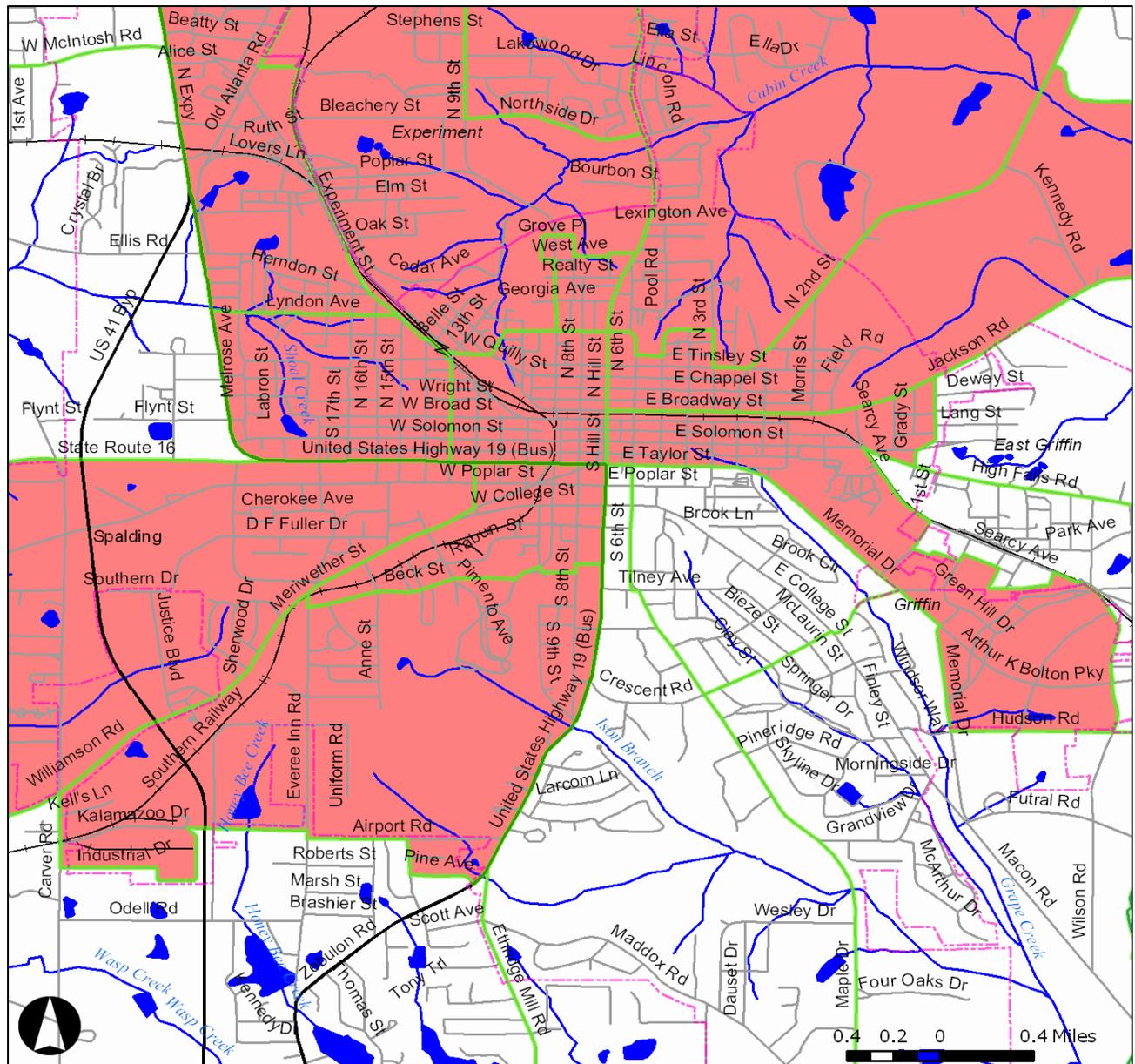
1 inch = 1,200 feet

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Urban Redevelopment Area & Opportunity Zone
City of Griffin, Georgia
Date of Map: October 7, 2009



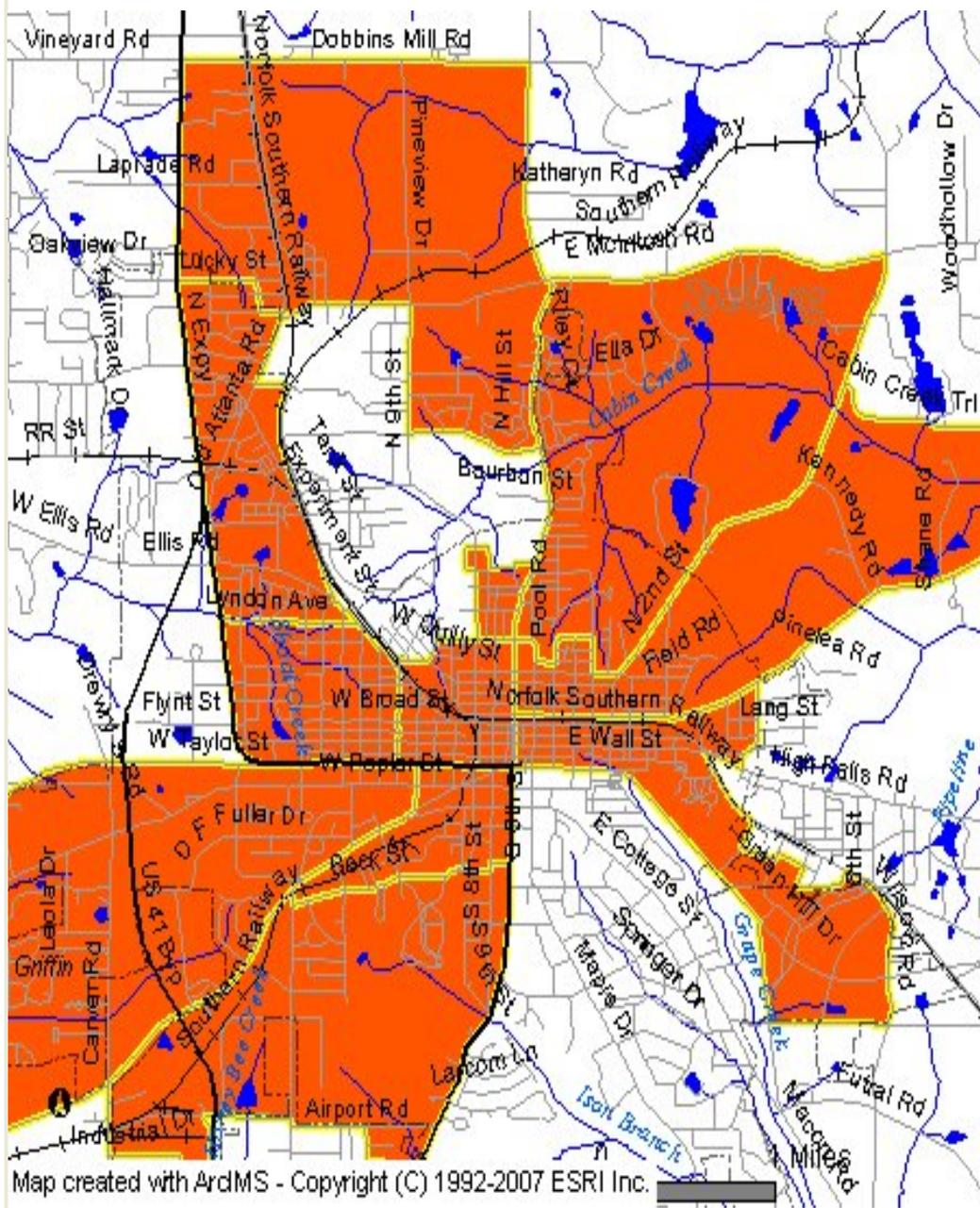
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P. O. Box T
100 S. Hill St., 3rd Floor
Griffin, GA 30024
770-412-9950



Griffin 15% Poverty Map



Griffin's 20% Poverty Map



- Legend
- County
 - City
 - Interstate Highway
 - US Highway
 - State Highway
 - Local Road
 - Railroad
 - Stream
 - Water Body
 - GT 20-Pct Below Poverty

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