

## Thomaston Mill Neighborhood Urban Redevelopment Plan



Prepared By  
Planning and Development Services Department  
Adopted May 13, 2008  
By  
The Griffin Board of Commissioners

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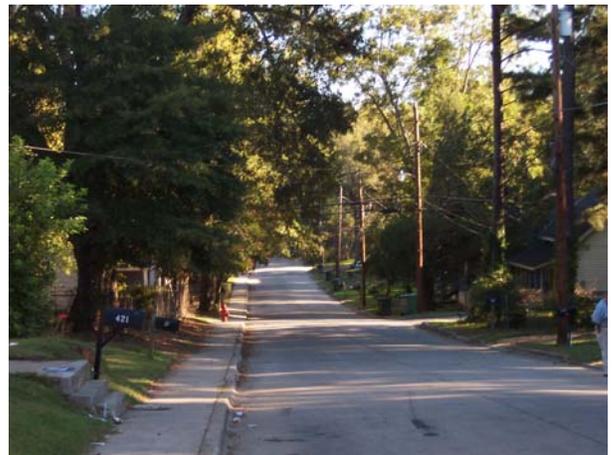
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## Introduction

This document, the Thomaston Mill Neighborhood Redevelopment Plan, presents a base of knowledge from which informed decisions about the future of the neighborhood will be made. The plan includes documentation necessary to designate the Thomaston Mill neighborhood as an Urban Redevelopment Area, and will direct efforts intended to enhance the livability and quality of life in the neighborhood.

More specifically, this neighborhood redevelopment plan will create an action agenda based on the assessment of substandard conditions throughout the plan area. This assessment can assist future revitalization actions for individual properties, and also provide cost estimates for such actions. The ultimate intent of the plan is to outline steps necessary to create an environment that is clean, livable, safe, well maintained, aesthetically pleasing, and economically viable.

This neighborhood redevelopment plan will meet the requirements of Title 36, Chapter 61 of the Code of Georgia, as amended, known as the Urban Redevelopment Law. Compliance with this law grants certain powers to the City of Griffin that are necessary to carry out redevelopment activities in the area. This document contains the existing conditions and recommended strategies for the revitalization of this neighborhood.



Resolution of Support from City of Griffin Board of CommissionersRESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, IN FURTHERANCE OF THAT CERTAIN RESOLUTION, ENACTED JULY 12, 2005, FINDING AND DECLARING THE NECESSITY WITHIN THE CITY OF GRIFFIN FOR A PLAN OF URBAN REDEVELOPMENT; 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**, 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 are likely to become areas of slum and blight;

**WHEREAS**, subsequent thereto, following a duly advertised public hearing, this Board of Commissioners designated an area, principally being that area of the city lying north 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;

**WHEREAS**, the City Manager and his staff have recommended to this Board the enactment of a workable program (general plan) of urban redevelopment, which at a minimum includes a feasible method for the relocation of families who will be displaced by urban redevelopment; that is consistent with the goals and objectives of the Comprehensive Plan, 2024, including provision of safe, affordable housing for its citizens; and which affords maximum opportunity for the voluntary redevelopment by private owners or private enterprise; and

**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 workable program;

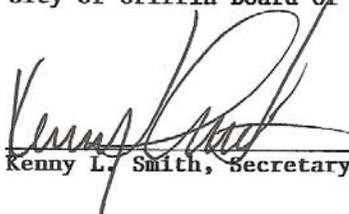
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**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA:**

1. That the proposed URBAN REDEVELOPMENT PROGRAM, dated December 11, 2007, be adopted as the workable program (general plan) for urban redevelopment. 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 traditional downtown business area of the city, as well as the area north of City Park, extending west of S. 8<sup>th</sup> Street. As amended, the boundaries of the Urban Redevelopment District shall be as shown on Exhibit "B", appended to the Urban Redevelopment Program, to include those properties on both sides of the streets 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 general plan. Such budget shall include the source for financing implementation, utilizing to the greatest extent possible, available grants, loans, the creation of tax allocation districts, enterprise and opportunity zones, and private-sector investment.

SO RESOLVED, this 11<sup>th</sup> day of December, 2007.

  
W.D. Landrum, Chairperson  
City of Griffin Board of Commissioners

  
Kenny L. Smith, Secretary



## Background

### Location

The Thomaston Mill Neighborhood Redevelopment Plan is bordered to the south by West Quilly Street, to the east by North 12<sup>th</sup> Street and to the north by Turner Street, to include Hallyburton Street, Ellis Street, Belle Street and Williams Street. This area is located within the Thomaston Mill Neighborhood, which is considered as the north side or 1<sup>st</sup> Ward.

### Neighborhood History

The Thomaston Mill neighborhood was built in the early 1900's by the owners of the Thomaston Mill for its workers to live in close proximity to their jobs. For over 30 years, the neighborhood consisted of mostly white low to moderated income (working class) families. During the late 1950's and 1960's many of the white owners and renters moved from the Thomaston Mill neighborhood (First Ward) to new neighborhoods within the Third Ward on the south side of downtown Griffin. According to the U.S. Census and the Planning and Development Department survey, Thomaston Mill neighborhood is predominately African-American (99.9%) and very low income.

Today, the Thomaston Mill neighborhood is over 89.9 percent renter occupied to 10 percent owner occupied. According to the 1990 census the neighborhood had a population of 455 persons; however, that population dropped to 346 persons according to the 2000 census. This represents a 23 percent decrease in the population over the ten (10) year period. As the neighborhood transitioned to mostly renter occupied, disinvestment in the neighborhood became the norm.

One unique attribute of the neighborhood is the pocket park, which was donated to the neighborhood by a major property owner in the area. This park could serve as a starting point to focus the redevelopment efforts within this neighborhood.

Boundary Map of Thomaston Mill Neighborhood

# Thomaston Mill Neighborhood



### Description of Area Housing

The Thomaston Mill Neighborhood is predominately a single-family residential neighborhood covering roughly 38.71 acres of land. There are approximately 144 residential structures located within the Thomaston Mill Neighborhood. The typical residential structure was built in the early 1900’s to the mid 1950’s with a number of homes being constructed or reconstructed as infill homes roughly 20 years ago. Many residential structures within the neighborhood were constructed in the bungalow, craftsmen and shot gun styles of the early 1900’s with many traditional structures being constructed twenty (20) years ago.

Of the 144 residential structures identified within the neighborhood, approximately seven (7) are multi-family residential dwelling units and 137 are single-family residential detached dwelling units. Of the 144 residential structures identified within the plan area, only 43 structures are deemed to be of adequate standards. Thirty-seven (37) structures are considered “occupied dilapidated” (substandard), twenty-five (25) are “vacant dilapidated” (substandard) structures and thirty-nine (39) structures are considered “occupied deteriorated”. Many of the structures had been identified and targeted for demolition by the City’s Building Safety Division over the last five (5) years; however, the financial commitment from the city to fund the substandard abatement program has ceased. Illustrated below is a housing condition chart that depicts the city’s classification system for ranking housing. These structures have become a burden on the neighborhood and a haven for illegal activities, such as drug dealing and drug use, vagrancy, and prostitution.

Conditions	Description
<b>Adequate</b>	<b>No defects or slight defects correctable with normal maintenance.</b> 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.
<b>Deteriorating</b>	<b>Intermediate defects requiring repair if unit is to provide safe and adequate shelter; more serious defects than those correctable by routine maintenance.</b> 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.
<b>Dilapidated</b>	<b>Serious defects making the building a safety hazard or creating unhealthy environment.</b> 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.

Examples of Housing Types



*Examples of Adequate Housing*



*Examples of Deteriorating Housing*



*Examples of Dilapidated Housing*

Housing Tenure

There are roughly 15 owner occupied houses and 129 renter occupied houses within the neighborhood. Of the 15 owner-occupied homes all are in some form of deterioration with over seven (7) in a state of dilapidation. There are numerous rental units in a state of deterioration; however, many are in a state of dilapidation. Cycles of disinvestment, speculation and absentee landowners combined with high rental occupancy and incidence of poverty has resulted in the neighborhood’s deterioration.

Table1: Residential Occupancy

Category	Number	Percent
Total Housing Units	144	100%
Owner-Occupied Units	15	10.4%
Renter-Occupied Units	129	89.6%

Source: Planning and Development Services Survey 2005

Within the Thomaston Mill neighborhood, renter occupied housing represents 89.6% of the housing stock, while owner occupied housing represent only 10.4% of the housing stock. The impact of 90% rental occupancy rate tend to serve transitional renters, those who move from one renter unit to another and not caring about the community has left the neighborhood in decline and in need of revitalization.

Maintenance of rental and abandoned properties has been a major concern of the neighborhood’s few remaining homeowners, citing visual blight, deterioration and safety issues. Many of the vacant structures are being vandalized when not boarded up due to absentee property owners; moreover, all of the vacant substandard structures are tax delinquent.



The City has demolished approximately three homes within the neighborhood as part of the substandard housing abatement program, and liens were filed on these properties. However, the owners have not paid the outstanding liens, while maintenance of these properties continues at the expense of the community. Many dilapidated units were identified and tagged as substandard and have been through the court system in order to demolish the structures. However, the city discontinued funding for the abatement program and these homes remain either boarded up or falling apart.

*Issues:*

1. There is a high number of substandard vacant housing within the plan area
2. Lack of housing character throughout the neighborhood
3. Majority of houses within the plan area are in a state of disrepair or dilapidated
4. The ratio of renter occupied to owner occupied homes is too high
5. Absenteeism by landlords and property owners is too high and needs to change
6. Properties utilized for criminal activities such as the distribution of drugs, prostitution and vagrancy

### Description of Land Use and Zoning

The predominant land use within the Plan Area is residential. Single-family residential dwellings form the basic structure of the neighborhood with a small percentage of multi-family dwellings units scattered throughout. There are three non-residential land uses contained within the neighborhood: a pocket park, a church, and a manufacturing business. The church and manufacturing business is located along West Quilly Street. The pocket park, situated on roughly 10,890 square feet (1/4 acre) of land, is located between Turner Street and Hallyburton Street and contains a tot lot, a slide, and other play equipment. The land use pattern in the Thomaston Mill neighborhood dates back to before the adoption and implementation of zoning in the City of Griffin. Moreover, disregard for zoning and building codes and the lack of an adequate infill ordinance have left many structures within the setbacks and have allowed multiple dwelling units to occupy a single lot.

Thomaston Mill Neighborhood consists of roughly, 38.71 acres of land contained within an eleven-block (11) area. Lots within the plan area are between 3,000 square feet to 10,890 square feet of land area, with an average lot size being roughly 7,000 square feet. The typical building front yard setbacks range from 0 to 25 feet, with building setbacks of less than 20 feet being more representative of the district. The zoning within the Thomaston Mill Neighborhood is Medium Density Residential (MDR), which requires a minimum lot size of 10,890 square feet or .25 acres. The MDR district also requires a minimum building size of 1,500 square feet. Most of the homes in this neighborhood do not meet that requirement and any homes rebuilt to this standard would be out of character with existing structures. In order to accommodate an affordable housing stock, the 1,500 square feet minimum will be reduced to 1,250 square feet for homes redeveloped in this neighborhood. In addition, substandard lots will be allowed to remain unless a sizeable benefit results from combining or redrawing an entire block or group of parcels, and where such instances are applicable and practical. No increase in density should occur in this neighborhood, though density reductions may occur through creating standard lots, which will strengthen the uniformity and neighborhood character.

There are approximately 167 parcels located within the Thomaston Mill neighborhood. Single-family residential dwellings are the dominant type of land use within the Thomaston Mill neighborhood with the exception of one manufacturing business and one church.

Category	2005	Percent
Total Parcel	167	100%
Single-Family	124	74%
Duplex	7	4%
Multi-family	3	1%
Commercial	0	0%
Industrial	1	.05%
Public	1	.05%
Institutional	1	.05%
Other-Mixes Use	0	0%
Vacant Parcels	30	17%

Source: Planning and Development Survey

Of the 167 parcels, 30 parcels are vacant, one is utilized for the neighborhood park and one is utilized for a manufacturing business. There is also one church located within the neighborhood that is operating under the MDR zoning district without a special use permit and is considered a legal, nonconforming use per the city Zoning Ordinance.

As stated previously, many of the single-family detached dwelling units within the Thomaston Mill neighborhood are presently being utilized as rental units, some containing multiple unrelated families. This is not consistent with the defined zoning district and does not fulfill the land use that the City of Griffin's 2024 Comprehensive Plan has identified for these parcels.

There are no commercial land uses within the neighborhood that are legally permitted to operate. Code Enforcement has issued numerous warnings and citations regarding the use of residential property for commercial land use activities, such as auto repair shops. There is an abandoned textile mill and Thomaston Mill, which was rezoned to Planned Residential Development (PRD) to be utilized as a mixed-use facility to include residential lofts.

The City plans to manage the plan in concert with the Land Use Goals of the 2024 Comprehensive Plan. The following objectives from the Comprehensive Plan will be used as a guide for redevelopment:

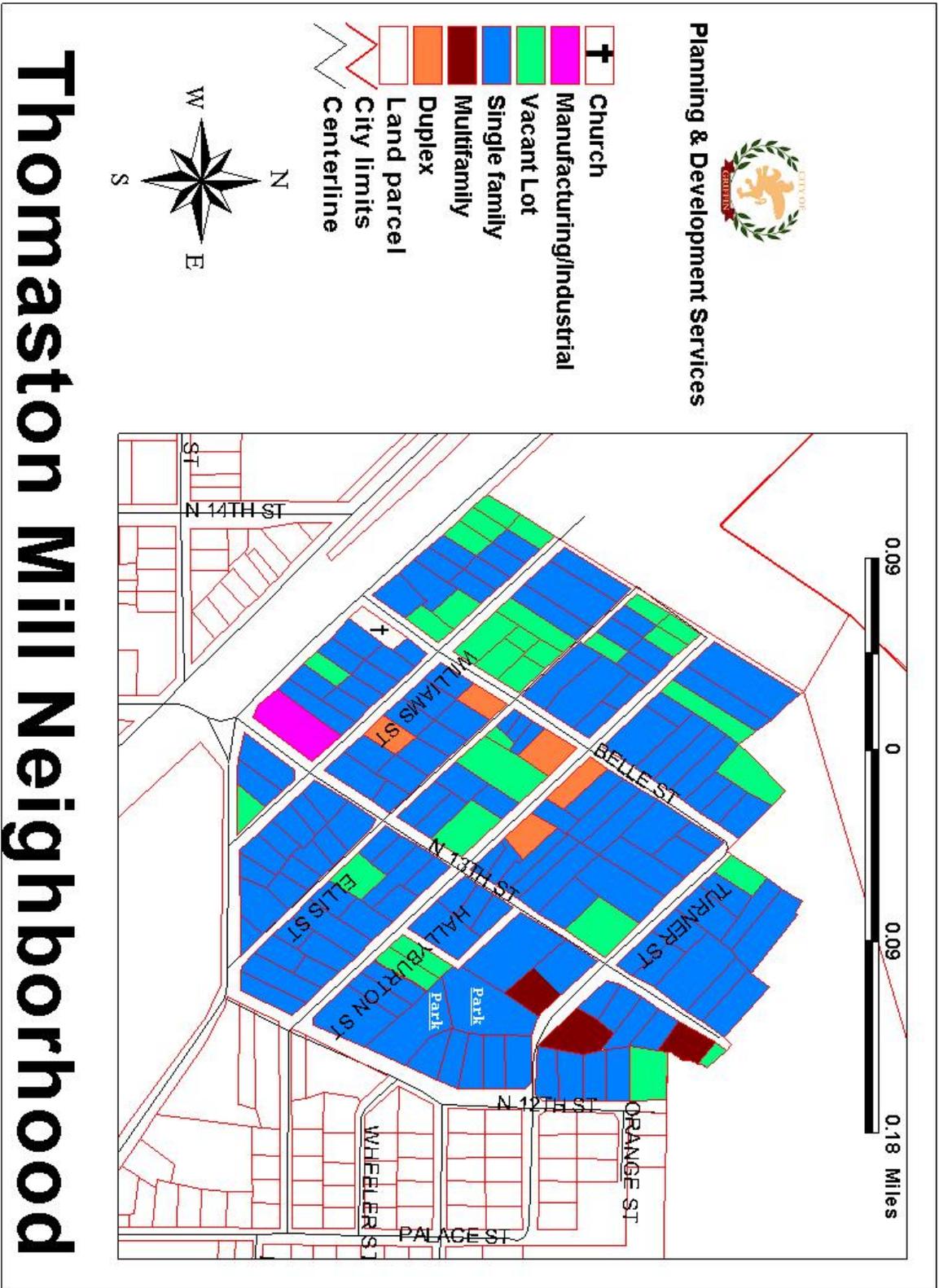
1. Improve community aesthetics within Griffin's corridors, districts, and neighborhoods.
2. Encourage infill and redevelopment within the City's targeted areas.
3. Preserve Griffin's small town feel and enhance community pride.
4. Allow greater flexibility within applicable design standards for creative site developments and infrastructure improvements.

Furthermore, infill development will follow Section 428 of the City of Griffin Zoning Ordinance. Current infill requirements include adherence to the surrounding building scale, architectural style, building materials consistent with neighborhood characteristics, and the encouragement of additional visual elements. New guidelines for infill developments, and any variances from such guidelines, will be considered as appropriate.

*Issues:*

1. There are many non-conforming lots; lot width and area below minimum standards
2. Too many underutilized and vacant lots
3. Non-conforming uses within the MDR zoning district
4. Illegal land uses within the MDR zoning district

Thomaston Mill Land Use Map



# Thomaston Mill Neighborhood

Planning & Development Services



## Transportation/Circulation

There are seven (7) streets within the plan area of which all are in need of repair or replacement due to the lack of maintenance and over use. Streets throughout the neighborhood are paved with concrete and asphalt in sections, which have a variety of problems ranging from cracks and separation to potholes. Moreover, there are four (4) streets that terminate without the benefit of a cul-de-sac, which could impact emergency vehicles operation along those streets. These streets include Belle Street, Williams Street, 12<sup>th</sup> Street, and 13<sup>th</sup> Street, and are classified as local streets designed to accommodate light vehicles only, according to the Griffin Comprehensive Transportation Plan. Streets within the plan area are between 15 feet and 24 feet wide for two-way traffic. There is one street (Ellis Street) that is one-way and is roughly 15 feet wide, which only allows traffic to flow west. The neighborhood roadway network lacks connectivity along the listed dead-end streets, which poses a serious safety issue with regards to the movement of fire protection resources.

Sidewalks are spotted throughout the neighborhood and are located mainly along Belle Street and 13<sup>th</sup> Street; however, Belle Street only has sidewalks on one side of the street. The existing sidewalks are in need of repair and should be extended where possible to allow for connectivity to the pocket park and the City Park. Moreover, major streets with no sidewalks, such as 12<sup>th</sup> Street and Hallyburton Street, are capable of having sidewalks constructed on at least one side of the street to allow residents safe access to the parks. The neighborhood contains no walking trails, however, residents walk along a make shift trail to the City Park and to adjacent neighborhoods.

### *Issues:*

1. Lack of sidewalks in the plan area and surrounding neighborhood
2. All roads need new pavement and curbing
3. No references of correct rights of way throughout the plan area
4. No connectivity among road network
5. No connectivity in sidewalk system within the neighborhood

### *Neighborhood roads with no sidewalk and weak gutter system*



## Infrastructure

The city's primary infrastructure elements within the neighborhood such as water, sewer service, and stormwater are in a deteriorated state. The water and sewer lines have been in place since the 1940's. The city applied for a Community Development Block Grant (CDBG) to improve the water and sewer lines due to a high level of infiltration and inflow problems. Moreover, the existing water and sewer lines have been in place for over 50 years and were made from clay, which over time have been clogged and broken by the root systems of nearby trees. During rain events, the two creeks that run through the neighborhood are flushed with raw sewerage and debris that residents have thrown into them.

The redevelopment of this neighborhood will require significant infrastructure improvements and upgrades. Water and sewer service is currently the target of CDBG funds, however street improvements and other public facilities will be addressed later. A better transportation network will need to be created, which will include more sidewalks and adding streets or changing their present layout. As noted earlier, there already exists one pocket park in this neighborhood, and the presence of many vacant and undeveloped lots lends to the creation of additional public space.

### *Issues:*

1. Lack of efficiency in the existing sewer system
2. Lack of capacity and stability in existing water and sewer systems
3. Availability of funding to address the sewer problems
4. Creek and stream beds need to be cleared and cleaned



*Local stream impacted by sewage*

## Property Management

Many vacant parcels within the neighborhood are utilized as dumping grounds for trash and debris. Specifically, the lots located at the end of Belle Street, 13<sup>th</sup> Street and 12<sup>th</sup> Street are vacant lots that have become areas of social gathering for the neighborhood's teenage, young adult and criminal elements. Of the 30 vacant lots identified throughout the neighborhood, only two are well kept. All other vacant lots are overgrown and pose serious health and safety risks to the residents. It is apparent that the owners of these properties are absent from the neighborhood or the City of Griffin.

Throughout the neighborhood, there are numerous properties being utilized for the dumping of trash and other unneeded items, this tend to have a negative impact on adjacent occupied properties. Many residential lots contain discarded items either in the front and rear yards or on front porches. Properties that contain lawns are left uncut for long periods of time, adding to the neighborhood's unappealing look.

The storage of inoperable vehicles in the front yard and within the City of Griffin's rights of way has become another major problem within the neighborhood. Throughout the neighborhood there are numerous properties being utilized as a mechanic workshop or for the storage of multiple cars that are not owned by the property owner.

### Issues:

1. Vacant lots being utilized as dumping grounds
2. Trash and debris being left scattered throughout properties
3. Vacant lots and lots with vacant buildings are uncut and unsafe
4. Inoperable vehicle within front yards, in the open, or in the rights-of-way
5. Utilization of properties as mechanic workshops and storage

## 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 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 the Community Development Block Grant (CDBG) Program. Due to the CDBG program all of the city's relocation activities if any are 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 the 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 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 CDBG 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.

The ultimate preference in this plan is for homeowners to repair their homes; however, demolition of houses beyond repair is expected. Current properties targeted for demolition include houses involved in the 2006 CDBG application and will be detailed later in this document. The City is prepared to acquire properties as needed in order to facilitate redevelopment, where appropriate. Any properties acquired via condemnation or other means will be done in a fair, public, and open manner. The City has not targeted any properties for demolition that have any historic significance or character.

### Public Participation

Three public meetings and one Thomaston Mill neighborhood meeting were held before the adoption of the Urban Redevelopment Area Resolution in June 2005 and subsequently amended on December 11, 2007. Additional public meetings will be held throughout the continuing redevelopment process and will be facilitated by staff. Neighborhood level meetings will also be held to create interest in forming individual neighborhood associations. These associations would then be leveraged to increase participation at larger public meetings.

### Private Resources

The City plans to engage a variety of private resources to facilitate this plan. This includes local banks, hardware, and building supply stores. Nonprofit homebuilders Habitat for Humanity and Kingdom Builders are also assisting with rehabilitation and reconstruction. The resources of both Griffin Technical College and the University of Georgia will also be leveraged to provide assistance.

### Redevelopment Agency

The Board of City Commissioners is hereby designated as the Redevelopment Agency for this project and the defined redevelopment area adopted by the City Commissioners in December 2007 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 CDBG program by unanimous vote for the much underserved and minority areas of the City.

### Target Vacant Overgrown Properties

Listed below are the properties that are vacant and/or overgrown with weeds, shrubs and generally provide an unhealthy environment. Moreover, these properties have become dumping grounds for the neighborhood.

Number	Property Address	Property Condition	Property Owner	
1	831 W. Quilly St	Vacant Overgrown	Neal A. Bush	470 Hawthorne Dr Fayetteville, GA
Goal: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
2	825 W. Quilly St	Vacant Overgrown	Holy House of Prayer	POBox437, Orchard Hill, GA
Goal: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
3	831 W. Quilly St	Vacant Overgrown	Neal A. Bush	470 Hawthorne Dr Fayetteville, GA
Goal: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
4	830 Williams St	Vacant Overgrown	Jack & Joe Tinney	2365 Keys Ferry Rd Jackson, GA 30233
Goal: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
5	806 Williams St	Vacant	Mt. Olive Outreach Ministries	P. O. Box 1591 Griffin, GA 30224
Goal: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
6	417 Belle St	Vacant	Mt. Olive Outreach Ministries	P. O. Box 1591 Griffin, GA 30224
Goal: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
7	419 Belle St	Vacant Overgrown	Dan Dunson	3 Terrance Ct. Griffin GA 30224
Goal: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
8	425 Belle St	Vacant Overgrown	Outreach Ministries	729 W. Quilly St Griffin, GA 30223
Goal: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
9	815 Williams St	Vacant Overgrown	Holy House of	P.O.Box 437,

			Prayer	Orchard Hill, GA
Goal: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
10	431 Belle St	Vacant Overgrown	Sherry T. Lawhorn	192 Echols Cr Thomaston, GA
Goal: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
11	825 Ellis St	Vacant	Victoria May	53 E. Mt. Zion Rd Griffin GA, 30223
Goal: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
12	829 Ellis St	Vacant	Griffin Habitat	P.O. Box 289 Griffin, GA 30224
Goal: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
13	823 Ellis St	Substandard Building	Lamar J. Purser	101 Robin Ln Griffin, GA 30224
Goal: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
14	821 Ellis St	Vacant	Lamar J. Purser	101 Robin Ln Griffin, GA 30224
Action: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
15	824 Hallyburton St	Vacant	Allyne H. Byrd	514 Brook Cr Griffin GA 30224
Action: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
16	820 Hallyburton St	Vacant	Allyne H. Byrd	514 Brook Cr Griffin GA 30224
Action: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
17	819 Hallyburton St	Vacant Overgrown	James Morgan Est	1541 Fleetwood Dr Griffin, GA 30223
Action: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
18	0 Turner St 009-01-044	Vacant Overgrown	C. T. Kilgore Jr.	P.O.Box 1085 Milledgeville GA
Action: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
19	719 W. Quilly St	Vacant Overgrown	Lillie R. Piercy	865 Booker St

				Griffin GA 30223
Action: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
20	417 N. 13 <sup>th</sup> St	Vacant	Jack Cochran	1304 Mt. Brook Dr Thomaston, GA
Action: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
21	0 Ellis Street 009-05-006	Vacant Overgrown	Reginald Muwwakkil	7850 Phillips Rd Palmetto, GA 30268
Action: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
22	627 W. Quilly St	Vacant Lot	Ginger Ray Smith	142 Grove Lane Griffin, GA 30224
Action: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
23	633 Ellis St	Vacant Overgrown	Lawrence Douet	2173 Wellington Cr Lithonia, GA 30058
Action: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
24	627 Hallyburton	Vacant	Anne Mae Singleton	P.O.Box 1163 Griffin, GA 30224
Action: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
25	623 Hallyburton	Vacant	Bridgett Brown	1486 Springleaf Circle Smyrna, GA 30080
Action: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
26	591 N. 12 <sup>th</sup> St	Vacant Overgrown	Lille Ruth Price	613 Moody St Griffin GA 30223
Action: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				
27	731 Turner St	Vacant Overgrown	Neal Bush	470 Hawthorne Drive Fayetteville, GA
Action: This property shall be maintained and a single-family dwelling unit shall be constructed on site at a minimum of 1,250 Square feet				

### Target Vacant Substandard Properties

Number	Property Address	Property Condition	Property Owner	Owner Address
1	552 Belle Street 009-02-024	Dilapidated House	Neal Bush	470 Hawthorne Dr Fayetteville, GA
2	548 Belle St 009-02-023	Dilapidated House	Neal Bush	470 Hawthorne Dr Fayetteville, GA
3	732 Turner Street 009-03-001	Dilapidated House	Neal Bush	470 Hawthorne Dr Fayetteville, GA
4	547 N. 13 <sup>th</sup> Street 009-02-016	Dilapidated House	High Yield Mortgage Investor	4784 Roswell Rd Atlanta, GA
5	727 W. Quilly Street 009-07-011	Dilapidated House	Mikiel Boyd	727 W. Quilly St Griffin, GA
6	807 W. Quilly Street 009-01-007	Dilapidated House	Douglas Hardwick	80 Meadow Branch Brooks, GA
7	823 Ellis Street 009-01-026	Dilapidated House	Lamar Purser	101 Robin Lane Griffin, GA
8	645 W. Quilly Street 009-08-001	Dilapidated House	JSP Mortgage Inc	110 Corporate Dr Carrollton, GA
9	719 Williams Street 009-05-021	Dilapidated House	Whatley Properties	415 W. Solomon Griffin, GA
10	565 N. 13 <sup>th</sup> Street 009-02-014	Dilapidated House	Alan Mobley	262 Mobley Rd Griffin, GA
11	602 Turner St 009-04-016	Dilapidated House	Sherrian Graham	4092 Laurel Spring Way, Smyrna GA
12	727 W. Quilly Street 009-07-011	Dilapidated House	Mikiel Boyd	727 W. Quilly St Griffin, GA 30223
13	415 N. 13 <sup>th</sup> Street 009-05-018	Dilapidated House	Russell Johnson	672 E. College St Griffin, GA 30224
14	531 N. 12 <sup>th</sup> Street 009-04-012	Dilapidated House	Nationwide Mortgage Service	4784 Roswell Rd Atlanta, GA 30342
15	637 Hallyburton St 009-04-006	Dilapidated House	Brian Donald	P.O. Box 567 Griffin, GA 30224
16	720 Hallyburton St 009-05-007	Dilapidated House	DBA Thompson Properties	301 W. Broad St Griffin, GA 30223
17	717 Hallyburton St 009-03-012	Dilapidated House	Michele Garrett	3413 Rockmill Rd Ellenwood, GA
18	525 Belle Street 009-01-047	Dilapidated House	Harvey Booker	44 Shamrock Cr Griffin, GA
19	507 N. 13 <sup>th</sup> Street 009-03-009	Dilapidated House	Andrew Zaprzala	4269 Moccasin Trl Woodstock, GA
20	448 Belle St 009-05-002	Dilapidated House	Auora Loan Services Inc	601 5 <sup>th</sup> Avenue Scottsbluff, NE
21	548 N. 13 <sup>th</sup> Street 009-02-004	Dilapidated House	Garden Gate Investment	1874 Piedmont Rd Atlanta, GA 30324
22	726 Ellis Street 009-05-013	Dilapidated House	Darrell Whatley, ETAL	415 W. Solomon Griffin, GA 30223
23	818 Hallyburton St 009-01-032	Dilapidated House	Stuart Thompson	618 Kincaid Ave Griffin, GA 30224
24	817 W. Quilly Street 009-01-005	Dilapidated House	Shyla Kay Vaughn	116 S. 6 <sup>th</sup> Street Griffin, GA 30223

## 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.

### 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 list above shall submit a plan to the Building Safety Division Inspector outlining the problems to be corrected. The plan shall also illustrate the construct of a new single-family dwelling unit for the site that shall meet the minimum heated space requirement of 1,250 square feet. 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 Thomaston Mill Neighborhood 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  
THOMASTON MILL PLAN

Housing/Area Livability

Description	Timeframe Begin/End	Responsible Agency (s)
Reactivate substandard abatement program utilizing building inspector to implement	Ongoing	Planning and Development
Create conservation overlay district with design guidelines for all vacant lots	Under Construction	Planning and Development
Request Griffin Spalding Collaborative, Griffin Technical College to assist with providing direct support service to the plan area and surrounding neighborhood	August 2009	Planning and Development
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.	April 2009 - Continuous	Planning and Development
Enhance CDBG application to include CHIP Grant for \$400,000 toward down payment and closing cost assistance.	April 2008 - Continuous	Planning and Development
Engage absentee property owners via correspondence and enforcement of codes to improve their properties for a safe and livable neighborhood	Ongoing	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.	January 2009– Continuous	Public Safety
Public educational sessions with stakeholders	Various	Planning and Development

IMPLEMENTATION PROGRAM  
THOMASTON MILL PLAN

Land Use

Description	Initiation Year	Cost Estimate	Responsible Agencies
Under the Thomaston Mill Neighborhood Urban Redevelopment Plan, institute a change in the zoning to allow for uniform land re-subdivision	January 2009	N/A	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	November 2008	N/A	Planning and Development
Enforce substandard building program to tag vacant non-conforming uses; enforce non-conforming provision of the zoning code.	Ongoing	N/A	Planning and Development And Code Enforcement

IMPLEMENTATION PROGRAM  
THOMASTON MILL PLAN

Transportation/Circulation

Description	Initiation Year	Cost Estimate	Responsible Agency(s)
Utilize sidewalk funds in budget for plan area and surrounding neighborhood	July 2009	N/A	Public Works
Focus repaving and curbing within the Thomaston Mill Neighborhood	April 2009	N/A	Public Works
Measure and record all road widths and rights of ways within the plan area and surrounding neighborhood	January 2009	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 water and sewer system upgrade and improvement	April 2008	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	August 2008	N/A	Public Works

IMPLEMENTATION PROGRAM  
THOMASTON MILL 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	Ongoing	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	August 2008	N/A	Central Services
Clear and clean all vacant properties and serve liens against those properties for costs associated with the clean up	October 2008	N/A	Public Works and Central Services
Strictly enforce the inoperable vehicle ordinance	Ongoing		Code Enforcement
Create a neighborhood association made up of all homeowners and as many renters as possible	October 2008	N/A	Planning and Development
Strictly enforce the zoning ordinance with regards to permitted land uses within the zoning district	Ongoing		Code Enforcement

## COMBATING CRIME AND BLIGHT TO RESTORE GRIFFIN NEIGHBORHOODS

### 1. INTRODUCTION

Following the closing of two major mills within the City of Griffin, a massive loss of jobs, safe environments and quality housing negatively impacted our mill neighborhoods. A decade later, these original mill communities continue to suffer from the considerable loss of population, high unemployment rates, substandard housing and inadequate infrastructure. High poverty rates are consequences of low homeownership rates, low paying jobs and deteriorated housing conditions. Violence continues to plague our neighborhoods, leaving youth and families affected in ways that are too terrifying for most of us to comprehend. Crime statistics point to troublesome trends in the lives of the low-income and homeless population. Our community services are under-funded, often resulting in children without proper nutrition or dwelling quarters, rising high school drop out rates, youth without jobs and after school activities, and adults without homes. The City of Griffin is increasingly concerned about the adverse influences that have emerged as a result of our deteriorating communities. These concerns have ignited a spark for City Staff to recognize the root causes, understand the origins and implement strategies that will eliminate this cycle of unsafe environments.

### 2. SCOPE

The City Manager has devised an initiative to retain our neighborhoods, and regain a strong sense of place for residents. The scope of this plan is to deter crime and improve housing conditions in order to create safer and livable communities. This plan will promote policies, programs and projects that lead to positive changes for the future. The intent of this plan is to serve as a guide to assist City Personnel in addressing and implementing policies and that will support the overall objectives of improving our neighborhoods.

### 3. GOALS:

The measure of the City's success is dependent on meeting the demands of our communities in a way that can be sustained with available resources. Five primary goals have been identified to focus on actions to maintain, renew, and revitalize or transform existing neighborhoods to meet the needs of residents now and in the future. The primary goals of this initiative include the following:

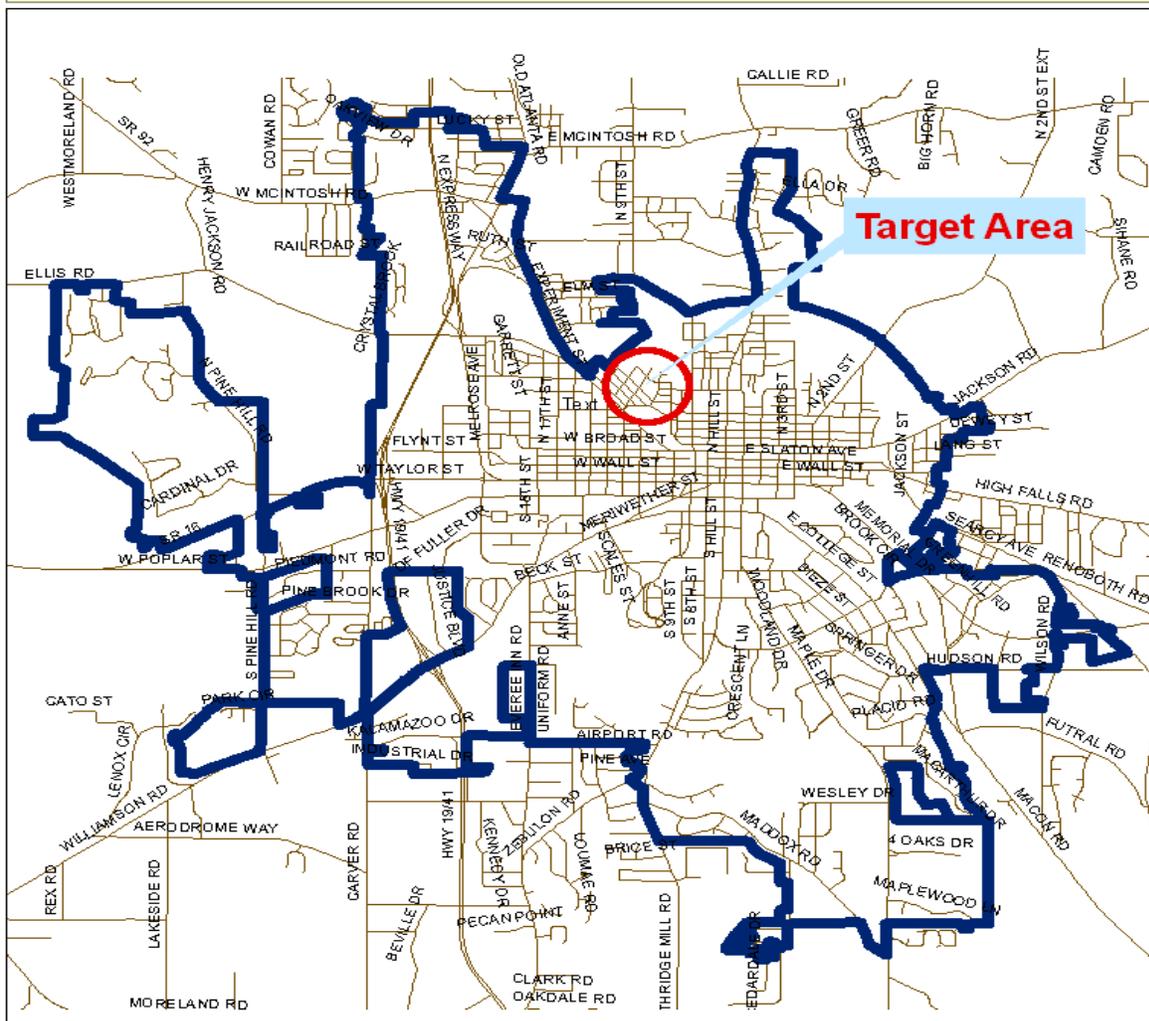
- To enhance community and individual well-being;
- To protect and improve the environment;
- To create safe, healthy and vibrant neighborhoods;
- To provide superior service to our citizens;
- To encourage revitalization of blighted neighborhoods; and
- To create cleaner and greener neighborhoods.

**TARGET AREA:**

The Thomaston Mill Neighborhood Redevelopment Plan is bordered to the south by West Quilly Street, to the east by North 12<sup>th</sup> Street and to the north by Turner Street, to include Hallyburton Street, Ellis Street, Belle Street and Williams Street. This area is located within the Thomaston Mill Neighborhood, which is considered as the north side or 1<sup>st</sup> Ward.

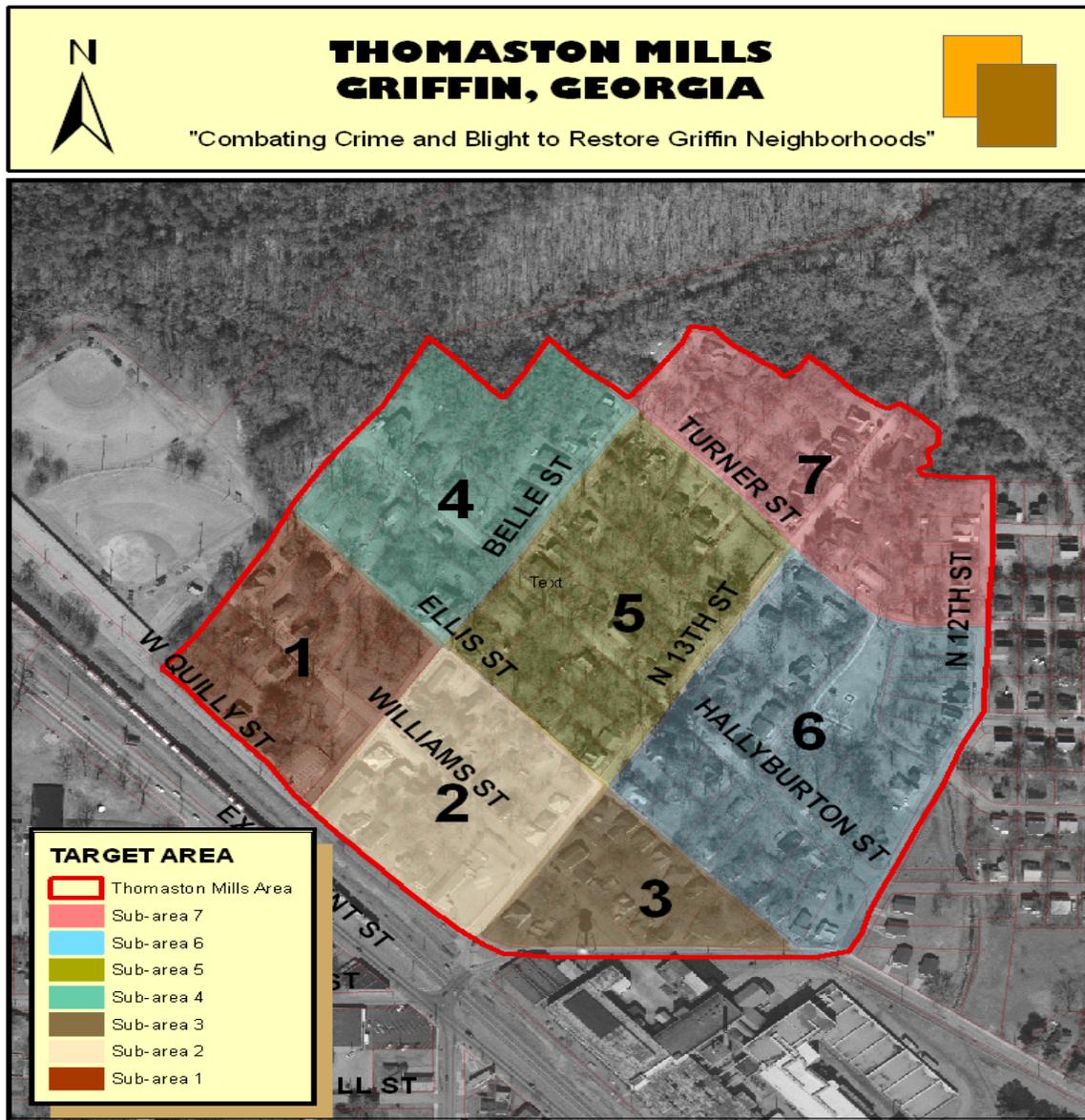
**THOMASTON MILLS**  
**Griffin, Georgia**

"Combating Crime and Blight to Restore Griffin Neighborhoods"

**STRATEGIC APPROACH:**

In order to attack the problems of crime and inadequate facilities, the city recommends a piecemeal strategy to wipe out crime, restore appearance of the neighborhood, and regain a sense of safety and place for residents. The target area has been separated into seven (7) sub-areas to provide an effective opportunity to focus on specific blocks of the community.



#### **4. CITIZEN PARTICIPATION**

Citizen involvement is crucial to achieving a triumphant victory over the well being of our neighborhoods. Citizens reduced feelings of safety in the community and loss of enjoyment to engage in activities has fabricated distrust and fear of others. City Departments must implement strategies that encourage effective communication and build public trust between residents and City Staff. It is essential that the City develop solid mechanisms for citizen participation and input and strengthen neighborhood organizations to regain trust and build strong relationships among residents and the local government. Additionally, commitment and partnerships with a diverse array of community, business, and faith-based organizations are valuable resources that will enhance the City's initiative to take back its neighborhoods.

#### **5. ACTION STRATEGIES**

The overall success of this project is dependent upon the cooperative efforts of several departments throughout the City. The sections that follow will detail and illustrate a collaborative vision for the City of Griffin. The City Manager seeks to prioritize fundamental strategies to assess the issues that impact the daily lives of our citizens. The City of Griffin will take an organized approach to find solutions to the ongoing issues of crime, substandard housing, and inadequate infrastructure. Public Safety, Planning and Development, Griffin Power and Public Works have recommended strategies to combat crime and blight to improve the quality of our neighborhoods. This plan examines the approaches for each department, steps to properly implement the strategies, and challenges that departments may encounter as they set out to achieve the goals of this plan.

#### **6. TIME SCHEDULE**

It is anticipated that short-term strategies, which require available resources, will generate visible results within one-year. Priority will be given to aggressively complete the short-term approaches. Several ongoing and long-term approaches have been identified. Long-term strategies, such as crime prevention and revitalization of housing are recommended to have an extensive time span over the next five (5) years. A short-term schedule and a long-term comprehensive plan are incorporated at the end of this document to illustrate the time frame recommended to complete each task.

#### **7. ASSESSMENTS**

Assessments are vital to monitor the progress of this initiative. Any strategy that lacks an effective way to evaluate its success or failure is not complete. Meaningful performance criteria must be established. Each department will seek mechanisms to measure the success of policies and projects. Citizen satisfaction surveys, property values, calls for service, code enforcement, sanitation complaints, and "before and after" snapshots of our communities will be utilized to measure the overall success of this plan.

## PUBLIC SAFETY

◀ Public Safety is challenged with the responsibility to lower crime and promote safety within neighborhoods. As crime continues to escalate, Public Safety must take stronger efforts to attack this growing issue by integrating proactive crime reduction and crime prevention polices. Additionally, the perception of safety in a neighborhood is often tied to appearance. The enforcement of minimum housing code violations must be assertively executed to clean up our neighborhoods.

❖ **ACTION STRATEGY:** ORGANIZE ADDITIONAL COMMUNITY POLICING EFFORTS

### STEPS:

- 1) **Assign police officers to patrol the target area:** Currently, two police officers are assigned to the target area. Public Safety recommends a strategy to guarantee that police protection is available 24 hours a day within this area. A patrol unit from each shift will remain between calls for service. This continuity will provide an opportunity for daily contact and ensure that officers are aware and informed of the community's current priorities.
- 2) **Increase work hours for police officers:** Implementing an overtime policy to increase patrol officer presence in the community would greatly assist in community policing efforts. This strategy would reduce response time to citizens calls for service and maximize officer safety by providing more officers to cover each other.
- 3) **Institute foot and bike patrol:** A foot/bike patrol unit can effectively reduce crime by offering high visibility, presence, and enforcement activity. A major advantage of foot and bike patrol is its ability to allow more one-on-one contact with the general public.
- 4) **Launch periodic drug sting operations and driver's license checks:** Police will schedule periodic sting operations and driver check points within the target area to swiftly reduce crime in this neighborhood. These operations will involve high police visibility and numerous arrests.
- 5) **Utilize Special Investigative Unit (SIU) Services:** SIU must be fully committed to provide significant and crucial services to the target area. These investigators will prioritize their duties to conduct warrant sweeps, surveillance on known violators and other investigations of criminal offense within this area.
- 6) **Establish periodic benchmarks to monitor success:** The Police Department will establish performance measures to access the overall results of this initiative. It will include citizen surveys, tracking of citizen complaints, before and after crime statistics, and quarterly reports detailing the outcomes of various strategies to reduce crime in this area.

❖ **ACTION STRATEGY:** INCREASE COMMUNITY AWARENESS REGARDING CRIME PREVENTION

**STEPS:**

- 1) **Restore Watch and Pray Program:** Revitalize and increase the capacity of the Neighborhood Watch and Pray Program. This strategy will heighten resident involvement and serve as a positive deterrent to crime.
- 2) **Additional Crime Preventions Program:** Look at additional crime prevention programs which targets the protection of specific victims such 1) Drug Abuse; 2) Domestic Violence; 3) Juvenile Safety; 4) Residential Security; and 5) Senior Citizens/Elderly Crime Prevention.

❖ **ACTION STRATEGY:** IMPROVE METHODS TO AGGRESSIVELY ENFORCE HOUSING CODE REGULATIONS

**STEPS:**

- 1) **Interact with Planning and Development Services** – Police officers will work with City Inspectors to strictly enforce health and safety issues.
- 2) **Schedule routine site visits** - Police officers, with assistance from City code inspectors will conduct windshield surveys of the area to identify code violations and issue citations when necessary.

❖ **ACTION STRATEGY:** CONTINUE TO ACTIVELY ENFORCE ANIMAL CONTROL REGULATIONS

- Animal control must focus on this area to enforce animal control regulations by scheduling routine site visits and providing quick responds to citizen concerns.

## PLANNING AND DEVELOPMENT SERVICES

- ◀ Planning and Development Services offers an opportunity to directly guide the revitalization efforts of this initiative. This department will focus on strategies to ensure demolition of dilapidated structures, to establish positive land use and zoning techniques, and encourage homeownership and a variety of housing types in this area. This department must aggressively seek federal and state funding and institute quality public/private partnerships that will embark on the reinvestment of Thomaston Mills.

### ❖ ACTION STRATEGY – AMEND ZONING ORDINANCE

#### STEPS:

- 1) **Encourage Traditional Neighborhood Development (TND)** - This concept of neighborhood development emulates towns built prior to the automobile-dominated suburbs of today. TNDs have the ability to control architectural design standards, preserve natural greenspace, and provide traditional development standards such as sidewalks, tree-line streets, and porches. These developments offer a mix of uses and integrated housing types and price ranges. The existing infrastructure of this neighborhood and grid street patterns offers great potential to create a traditional neighborhood development community.
- 2) **Revise Redevelopment Overlay District Standards** - This planning tool encourages infill development through the redevelopment of residential properties within the confines of the overlay district and addresses concerns related to redevelopment in older neighborhoods. This concept can also control architectural design standards for construction of buildings.
- 3) **Reduce minimum lot and housing sizes** – Current residential zoning standards for lot sizes do not maximize the full potential of reinvestment into this community. A more practical zoning district must be established to offer smaller lot and housing sizes.
- 4) **Establish Tougher Demolition Regulations**- Amend the code to ensure strict demolition codes are in place to effectively removed dilapidated houses.

### ❖ ACTION STRATEGY – ELIMINATE SUBSTANDARD HOUSING

#### STEPS:

- 1) **Hire a Housing Code Enforcement Inspector** – The housing code enforcement inspector shall serve as the hearing officer when a hearing is required and also assist in the preparation of the legal documents, and the issuance of demolition permits.
- 2) **Identify Dilapidated Housing** – Utilize completed housing survey to identify all deteriorated and dilapidated houses.
- 3) **Issue Citations and Warrants** – Work with the Police Department to ensure citations and warrants are properly issued.

- 4) **Establish an internal demolition policy** – Current department policy for demolition reviews must be modified. City staff must examine existing ramifications of the current process for demolition reviews. Procedures should be streamlined, if necessary.
- 5) **Initiate Court Proceeding to Demolish Structures** – Planning and Development must aggressively use legal mechanisms to successfully demolish dilapidated buildings when the owner refuses to demolish a structure. The Department must have thorough knowledge of its proceedings and properly prepare legal documents.
- 6) **Maintain Housing Inventory** – The Department must maintain a housing inventory which identifies existing deteriorated and dilapidated houses, and demolished buildings.

❖ **ACTION STRATEGY:** ADOPT A NEIGHBORHOOD REDEVELOPMENT PLAN

- This plan will further address housing issues and be used as a guide to ensure proper redevelopment within this specific neighborhood. It will discuss effective mechanisms to increase homeownership, identify incentives for redevelopment, and promote a better quality of living for residents.

❖ **ACTION STRATEGY:** ENCOURAGE INFILL DEVELOPMENT

**STEPS:**

- 1) **Establish Development Incentives** - The City must establish incentives to encourage infill development for developers. City Personnel must look at incentive strategies relative to density, tax abatements, installation of public infrastructures, housing types, etc.
- 2) **Community Housing Development Organization (CHDO)** – CHDO is a private nonprofit, community-based service organization whose primary purpose is to provide and develop affordable housing for the community it serves. Negative housing issues are apparent within our community. Therefore, the City must seek opportunities to support and fund community housing development organizations. This organization would greatly assist the City in eliminating substandard housing and increasing homeownership rates for existing residents.
- 3) **Assist non-profit Community Development Corporations** – These organizations work with the community to promote and expand economic opportunities. They serve as a valuable resource to assist in leveraging public and private funds through grants, equities and conventional financing. The City should work closely with these organizations to stimulate business development and sustain the supply of safe, decent and quality affordable housing.

❖ **ACTION STRATEGY: SEEK FEDERAL AND STATE FUNDING**

- The City must make an earnest effort to seek funding for redevelopment. Several federal and state funding opportunities are available for our community. Staff must be knowledgeable of these funding opportunities. City Personnel must build working relationships with public and private organizations that have an interest in the well-being of this community. The City of Griffin must be willing to provide a match to leverage development costs.

❖ **ACTION STRATEGY: ESTABLISH EFFECTIVE PARTNERSHIPS**

**STEPS:**

- 1) **Habitat for Humanity** – Encourage Habitat for Humanity to construct single-family structures on vacant lots.
- 2) **Non-profits and faith-based organizations** – Encourage non-profits and faith-based organizations to reinvest this neighborhood.
- 3) **Work with Citizen Advisory Panel** – The Citizens Advisory Panel is an excellent source to gain feedback about the visioning process for restoring this neighborhood. City representatives will attend the scheduled meetings and present a plan of action to the panel. Working with this panel will ensure all areas of concern are properly addressed and implementation strategies are supported by citizens.

❖ **ACTION STRATEGY: ENCOURAGE REHABILITATION OF HOUSING**

**STEPS:**

- 1) **Identify Deteriorated Housing** - Identify houses that are in need of rehabilitation in the area.
- 2) **Encourage homeowners in the neighborhood to rehabilitate their homes:** - Seek programs that offer financing incentives for homeowners to repair their homes.
- 3) **Paint-A-House Program** - Encourage various private and nonprofit organizations to adopt a house in the neighborhood. Organize a program for local organizations, residents, and other volunteers to participate in efforts to paint a house within the target area. This program should target elderly homeowners within the area.
- 4) **Encourage Landlord to Rehabilitate Rental Properties** – Identify major landlords in the target area. Coordinate a meeting with landlords to inform them of the need to rehabilitate their properties. Establish strict regulations to ensure the rehabilitation of rental properties is properly enforced.

## PUBLIC WORKS

◀ Public Works primary objective is to ensure adequate public facilities, infrastructure and sanitation services are provided to City residents. This department provides the necessary resources to eliminate material pollutants from this neighborhood. The focal point of Public Works must be to initiate practical clean-up strategies to eradicate trash and debris from the target area.

❖ **ACTION STRATEGY: CONDUCT ADDITIONAL ENVIROMENTAL CLEAN-UP EFFORTS**

### STEPS:

- 1) **Schedule Additional Pick-ups** – Institute enhanced sanitation pick-up services (three pick-ups per week) for a short period to maximize the clean up impact.
- 2) **Restore Amnesty Week Program** - This program allows homeowners to be granted amnesty for overgrown and littered lots. The city will volunteer services to cut and scrape overgrown vegetated land and eliminate debris on lots. The City will also designate trash and debris drop-off points within the neighborhood. The residents will be allowed to drop off any trash, debris or environmentally hazard substances at the specific drop-off points within the target area.
- 3) **Adopt-A- Street-Program** - Coordinate Adopt-A- Street Program. Work with local schools, churches and other organizations to Adopt-A- Street. This organization will schedule monthly clean-up efforts to pick up litter on local streets and public parks.

❖ **ACTION STRATEGY: IMPROVE STREETSCAPES**

### STEPS:

- 1) **Identify Deteriorated Streets** – Set high priorities in transportation budget to repair and resurface deteriorated street within target area.
- 2) **Identify Deteriorated and or non-existent sidewalks** - Set high priorities in transportation budget to repair and install sidewalks within the target area.
- 3) **Identify Inadequate Rights-of-ways** – Set high priorities to place right-of-way improvements for this area on short and long term tier schedules for transportation.

❖ **ACTION STRATEGY: ELIMINATE NUISANCES**

### STEPS:

- 1) **Identify and Eradicate Littered Lots** – strictly enforce regulations to issue citations to homeowners that refuse to remove litter from properties.

- 2) **Identify and Eradicated Overgrown Lots** - strictly enforce regulations to issue citations to homeowners that refuse to maintain lawns.
- 3) **Identify and Eradicated Inoperable Automobiles** -strictly enforce regulations to issue citations to homeowners that refuse to remove inoperable automobiles from property.
- 4) **Consistently Monitor Neighborhood with Rowing Inspections** – Consistently monitor target areas and provide progress reports to identify results of eliminating nuisances from the target area.
- 5) **Encourage rental landlords to maintain property:** Work with rental landlords to maintain lawns, minimize litter and debris, and seek affordable methods to landscape properties.

❖ **ACTION STRATEGY: ENHANCE SANIATION SERVICES**

**STEPS:**

- 1) **Offer Public Awareness Programs** – work with residents to teach the importance of sanitation for the health, safety and welfare of the neighborhood.
- 2) **Additional rollout bins or trash cans** – place additional rollout bins within specific blocks of the neighborhood to discourage litter.
- 3) **Maintain overgrown lots** – any lots that are acquired by the City from demolition must be properly maintained by Public Works.
- 4) **Institute a short-term lawn maintenance program** – Identify overgrown lots. Work with landlords and homeowners to cut and scrape overgrown program. For a reasonable fee, property owners can request that overgrown lots be cleared of debris by Public Works.

❖ **ACTION STRATEGY: UPGRADE WATER AND SEWER LINES**

**STEPS:**

- 1) **Identify and replace deteriorated water lines and hydrants** – Conduct an inventory to identify deteriorated water lines and hydrants. Repairs and replacements will be made as necessary.
- 2) **Identify and replace deteriorated sewer lines** – Conduct an inventory to identify worn and outdated sewer lines. Repairs and replacements will be made as necessary.

## GRIFFIN POWER

- ◀ This department is a local utility company which supplies electric power and energy services to Griffin businesses and residents. Quality electrical services must be provided in this neighborhood to ensure cleaner and safer neighborhoods.

- ❖ **ACTION STRATEGY: CONDUCT ELECTRICAL GRID UPGRADES**

### STEPS:

- 1) **Identify and replace rotten poles** - Conduct an inventory to identify rotten electrical poles and make necessary replacements.
- 2) **Identify and replaced outdated circuits** – Conduct an inventory to identify outdated circuits and make necessary replacements.
- 3) **Conduct Inspections on low tension lines and breaker systems** – Consistently inspect low tension lines and breaker system to ensure quality services.

## 8. CHALLENGES

- ◀ The challenges faced by each department are expected to be very minimal. However, it is important that those challenges be explored in order to ensure a positive balance for meeting the objectives of this initiative.

- ◆ **MANPOWER**

Available manpower should be sufficient in most departments to restore Griffin neighborhoods. However, we must acknowledge that this manpower may not be readily available to offer a swift transition as anticipated. Current understaffing of departments could create unexpected delays as a result of other daily responsibilities of each department. Planning Department must seek additional staff to work solely with substandard housing and housing code violations. Additionally, Public Safety, Griffin Power and Public Works must create innovative techniques to manage the existing workload with the additional duties of providing a safer and cleaner environment for Thomaston Mill residents.

- ◆ **COMMUNITY PARTNERSHIPS**

Currently, community organizations that support revitalization and reinvestment in Griffin neighborhood are very few. The City of Griffin must be aggressive in partnering with public and private organizations that have available resources to assist our deteriorating communities. We must continuously provide necessary

support and assistance to community organizations. These stronger community partnerships will ultimately lead to an improvement in the quality of life for all Griffin residents.

◆ **FUNDING**

The major short-term goals of this initiative require minimal funding that is currently available. As we look forward to achieving the overall victory of this plan, methods to acquire additional funding is vital to its success. The City must set aside funds to assist in leveraging potential grants and private funds to assist in revitalization efforts.

◆ **TECHNOLGY AND OTHER RESOURCES**

Proper maintenance of databases for inventory will require quality technological devices and programs. Additionally, efficiencies in housing, crime and infrastructure can be captured through advanced technology such as Geographic Information Systems (GIS). Each department must seek cost-effective strategies to utilize advanced technology and provide accurate results.

## **CONCLUSION**

This initiative marks a significant attempt to attack crime and blight within Griffin neighborhoods. This strategic plan will help guide and focus the City of Griffin's resource strategies in protecting and promoting safer and cleaner neighborhoods. The City of Griffin will use a balanced combination of enforcement and outreach approaches to accomplish its mission and work toward meeting the goals in the strategic plan. The City of Griffin will also review the plan periodically and make adjustments in goals and strategies as necessary. The City government faces enormous challenges that will impact the progress of this program. As we recognize those challenges, we must embrace on the "New Beginnings" for Griffin residents and look forward to building a more progressive and vibrant City of Griffin.