

# **Urban Redevelopment Plan**

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## The City of Vienna, Georgia



**Prepared for:**  
The City of Vienna

**Prepared by:**  
River Valley Regional Commission

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# Vienna Urban Redevelopment Plan

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# Vienna Urban Redevelopment Plan

## SECTION ONE: Introduction and Background

The purpose of this redevelopment plan is to aid the City of Vienna, Georgia in efforts to revitalize and stimulate economic growth, while improving existing infrastructure as a means of supporting future growth. Through citizen participation as well as partnering with both public and private resources, the City of Vienna hopes to create an Urban Redevelopment Plan based on collaboration and cooperation to achieve its revitalization goals. As an Empowerment Zone and a Tier 1 Community, the development of this plan will also allow the City of Vienna to apply in the future for additional job tax credits through the Opportunity Zone program to provide a competitive edge in attracting new businesses to the area. By fostering development that is both environmentally and economically sound, the City of Vienna will be able to create a more sustainable and healthy community. This type of vibrant and healthy community will in turn be able to provide for both the current and future needs of its citizens.

### **Brief History of Vienna**

Dooly County was created in 1821 by the Georgia Land Lottery Act. The community of Berrien was established as the county seat in 1824. The county seat was moved to Drayton, a population center, in 1836, but was authorized to come back to its original location by the State Legislature in 1839. In 1841, the community of Berrien adopted the name Vienna in honor of the capital of Austria.

Two major rail lines were built through Dooly County: The Atlanta-Birmingham-and-Atlantic Railroad and the Georgia Southern-Florida Railway Line. Vienna is strategically located near the two.

### **Community Overview and Demographics**

The population for the City of Vienna has remained fairly consistent in the thirty year span from 1980-2010. After losing 6% of the total population from 1980-1990, the following decade showed an upswing as the town gained 265 new residents. While the city's population is projected to continue to slowly decline, with redevelopment the city might be able to reverse this trend by attracting new businesses and new residents.

#### **Population Characteristics 2010**

	1980	1990	2000	2010
City of Vienna	2,886	2,708	2,973	3,898
Dooly County	10,826	9,901	11,525	14,918
State of Georgia	5,463,105	6,478,149	8,186,453	9,687,653

Source: U.S. Census

#### **Unemployment Rates 2010**

Area	1995	2000	2005	2010
Dooly County		4.7%	6.1%	12.5%
River Valley Region	6.0 %	4.6 %	6.1 %	10.3 %
State of Georgia	4.8 %	3.5 %	5.2 %	10.2 %

Source: Georgia Department of Labor

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## **Conditions in the Redevelopment Area**

Neighborhoods within the Vienna Urban Redevelopment Plan are considered to be blighted, and as such are often dilapidated or deteriorated. Blighted areas are generally defined as those areas that can substantially impair or arrest the sound growth of a municipality or county, retard the provisions of housing, or constitute an economic or social liability. They are, therefore, a menace to the public, health, safety, morals or welfare due to:

- Substantial number of dilapidated or deteriorating structures.
- The existence of conditions which endanger life or property by fire and other causes. Please refer to chart below.

<b>Condition of Housing in Dooly County and Vienna – 2000 and 2010</b>				
<b>Category</b>	<b>Dooly County</b>		<b>Vienna</b>	
	<b>2000</b>	<b>2010</b>	<b>2000</b>	<b>2010</b>
<b>Total Housing Units</b>	4,499	5,983	1,180	1,821
<b>Complete Plumbing Facilities</b>	4,420	5,789	1,169	1,764
<b>Lacking Plumbing Facilities</b>	79	194	11	57
<b>Complete Kitchen Facilities</b>	4,418	5,683	1,156	1,738
<b>Lacking Kitchen Facilities</b>	81	300	24	83

Source: U.S. Bureau of the Census

- Unsanitary or unsafe conditions, as a result of both faulty structures and sewer – The City of Vienna has been working with existing code enforcement as a way to remove or repair properties that pose a threat, as well as seeking CDBG or other grant funding to repair the failing infrastructure.

## **Boundaries of the Redevelopment Area**

The areas included within the Urban Redevelopment Plan boundaries are concentrated along main commercial corridors and in the downtown, but also contain residential neighborhoods in the southern and eastern sides of town.

The northern boundary runs along East Pine Street from North Third Street to GA Hwy 27. At this point, it turns to the south and follows the rear property lines along the northern side of East Union Street from North Street to Pig Jig Boulevard. The boundary then turns north and follows Pig Jig Boulevard to its intersection with East Pine Street. From East Pine Street, it turns east and runs to Interstate 75. At I-75, the boundary turns to the south and runs along the right-of-way to the intersection with East Union Street. At this point, the boundary follows the rear property lines along the south side of East Union Street west to North Street. It then continues to the west including the properties along Lincoln and Grant Streets. At Ninth Street, the boundary turns north to East Union and then continues west to South Seventh Street. Following rear property lines, the boundary jogs south to Collier Street and then turns north along Sixth Street. The boundary again turns to the west along rear property lines on the south side of East Pine Street until Fifth Street. It follows Fifth Street to its terminus with US Hwy 41. Then turns north following US Hwy 41 to its intersection with Third Street. At that point, the boundary follows the railroad and property lines to GA Hwy 27. It then turns

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northeast and continues to North Third Street, where it ends at East Pine Street. (Please see the Redevelopment Boundaries Map located in the Appendix.)

GPS Coordinates for the Boundary Area are as follows:

1. 32.0953 N (lat) -83.7967 W (long)
2. 32.0947 N (lat) -83.7636 W (long)
3. 32.0857 N (lat) -83.7642 W (long)
4. 32.0815 N (lat) -83.7926 W (long)
5. 32.0919 N (lat) -83.8004 W (long)

## **Identification of Redevelopment Agency**

For the implementation of the Vienna Urban Redevelopment Plan, the City of Vienna will serve as the redevelopment agency.

## **Consistency with Comprehensive Plan**

Redevelopment efforts for the City of Vienna are consistent with the existing Comprehensive Plan. Vienna went through a full comprehensive planning process in 2007 and updated their Short Term Work Program in October, 2012. Their next scheduled full comprehensive planning process will be held in 2017. Redevelopment needs will be considered as Local Goals and Objectives of the Comprehensive Plan are met. These will include a variety of topics such as land uses, improved traffic, improved housing, recreation, public utilities and facilities.

## **Consistency with Existing/Future Land Use Map**

In creating a cohesive Redevelopment Plan, the city must also take into consideration both the Existing and the Future Land Use Maps. As part of the Comprehensive Plan, these maps reflect the overall goals and vision of the community and should serve as a guideline for redevelopment efforts. If the Redevelopment Map were to require any changes or alterations to the Existing/Future Land Use Map, those changes should be noted and discussed early in the process to include the proposed changes. (Please reference the City of Vienna's Existing Land Use Map in the Appendix.)

## **Consistency with Building / Zoning Codes and Other City Regulations**

The Redevelopment Plan is consistent with the city's existing building codes and applicable city regulations. If the Redevelopment Plan requires any anticipated changes or exceptions to these existing codes, those changes should be discussed at any early stage in the planning process to eliminate any unnecessary delays in adoption of the plan.

### Zoning Code

The City of Vienna adopted their current zoning code in January 1978. It has been updated many times since then. The last update was adopted on March 38, 2011. The Redevelopment Plan is consistent with land uses.

### Building Code

The City of Vienna has adopted the state's standard codes for all new construction city-wide. The description of the state's requirements is given below:

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The Uniform Codes Act is codified at chapter 2 of title 8 of The Official Code of Georgia Annotated. O.C.G.A. Section 8-2-20(9)(B) identifies the ten “state minimum standard codes”. Each of these separate codes typically consist of a base code (e.g. The International Building Code as published by the International Code Council) and a set of Georgia amendments to the base code. Georgia law further dictates that eight of these codes are "mandatory" (are applicable to all construction whether or not they are locally enforced) and two are "permissive" (only applicable if a local government chooses to adopt and enforce one or more of these codes). These codes are as follows:

- Georgia State Minimum Standard Building Code (International Building Code with Georgia State Amendments)
- CABO One and Two Family Dwelling Code (International Residential Code for One- and Two-Family Dwellings [IRC] with Georgia State Amendments)
- Georgia State Minimum Standard Fire Code (International Fire Code with Georgia State Amendments)
- Georgia State Minimum Standard Plumbing Code (International Plumbing Code with Georgia State Amendments)
- Georgia State Minimum Standard Mechanical Code (International Mechanical Code with Georgia State Amendments)
- Georgia State Minimum Standard Gas Code (International Fuel Gas Code with Georgia State Amendments)
- Georgia State Minimum Standard Electrical Code (National Electrical Code with Georgia State Amendments)
- Georgia State Minimum Standard Energy Code (International Energy Conservation Code with Georgia State Supplements and Amendments)

## SECTION TWO: Redevelopment Tools

The Redevelopment Tools listed in this section serve as a guide for city officials, and describe a variety of strategies and measures that can be utilized as a way of expediting the redevelopment process. These tools will aid the city in determining a course of action that will not only provide residents and city officials with the most effective means to manage and direct redevelopment efforts, but also ways to fund those plans and attract future businesses.

### **Acquisition of Parcels**

The City of Vienna maintains the power of eminent domain to acquire properties throughout the city, and will follow any and all laws required by the State of Georgia. The City will partner with other local organizations, such as the VDA, DDA, Better Hometown, Historic Preservation Commission, SWGA United and the GICH Team in the redevelopment of acquired parcels.

### **Demolition/Rehabilitation of Structures**

The City of Vienna will also consider the purchase of abandoned or condemned structures for the purpose of demolition. The laws required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 will be followed.

### **Strategy for Relocating Displaced Residents**

No displacement of the city's residents is anticipated, but the City will follow the laws required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, to find suitable housing for any and all residents displaced during redevelopment efforts.

### **Public/Private Resource Partners**

In addition to seeking collaboration and aid from public sources, the City of Vienna will also partner with local private resources to achieve its goals. The organizations include both lending institutions, as well as a variety of development organizations. The City of Vienna has partnered with the following organizations in the past with great success, and anticipates further success in future endeavors.

#### **The Vienna Downtown Development Authority (DDA)**

Vienna's Downtown Development Authority works with both public and private partners to aid in the development and rehabilitation of Vienna's downtown core. In the past, the DDA has offered both façade grants and façade easements. The DDA has partnered with Southwest Georgia United to purchase façade easements in the downtown in order to complete streetscape amenities in 2008-2009. Their most recent project used USDA RBEG money for the construction of a commercial building in the downtown in 2011. (Please see the attached letter.)

#### **The Vienna Development Authority (VDA)**

The Development Authority of the City of Vienna works to develop and promote for the public good and general welfare of its citizenry— trade, commerce, industry, and employment opportunities in Vienna, GA. The VDA focuses on industry prospects. However, they did partner with the City of Vienna to get an EPA Brownfield Cleanup Grant in 2011 to complete hazardous materials abatement at the former Vienna Elementary School building.

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## Vienna Better Hometown

The Vienna Better Hometown program emphasizes community-based, self-help efforts grounded in the principles of professional, comprehensive management of core commercial districts. The program utilizes the National Main Street Center's Four-point Approach to Downtown Revitalization™: Organization, Design, Economic Restructuring and Promotion as a model for development efforts. The Vienna Better Hometown works in conjunction with both the DDA and the VDA to complete projects and holds a variety of downtown events to promote and attract business and commerce. (Please see the attached letter).

## Southwest Georgia United

Southwest Georgia United is a nonprofit corporation that provides business loans, housing loans, grants, training, advice and support to businesses and families in low-income communities. It owns and leases affordable housing and business space. It is a certified community development financial institution. It is also a HUD approved Housing counseling agency. It supports and operates youth and workforce development programs. Southwest Georgia United strives to reduce poverty, improve opportunity and help communities and families become well-educated, active, attractive, sustainable and healthy. (Please see attached letter).

## Historic Preservation Commission

The City of Vienna adopted a local historic ordinance in 2004. This local historic ordinance allowed Vienna to appoint a board of local citizens to help preserve the city's historic resources. This historic preservation commission is empowered to identify Vienna's historic resources and protect those resources with design review by designating them as local historic properties. (Please see attached letter).

## Georgia Initiative for Community Housing Team (GICH)

Vienna joined the GICH program in 2009. GICH is a partnership of the University of Georgia Housing and Demographics Research Center, the University of Georgia Office of the Vice President for Public Service and Outreach, the Georgia Department of Community Affairs and the Georgia Municipal Association. GICH is tasked with helping communities create and launch a locally based plan to meet their housing and neighborhood revitalization needs. The Vienna GICH team consists of the City of Vienna, Chamber of Commerce, Sangster Realty, Southwest Georgia United, the Vienna Housing Authority, Dooly County Building Inspector, local banks, a local contractor and citizens at large. Team accomplishments include: rehabilitation of 3 homes and reconstruction of another; holding a housing Information Expo to educate potential homeowners; receiving a CDBG grant to rehab failing sewer infrastructure in 3 neighborhoods; and increased code enforcement. (Please see attached letter).



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## Bank of Dooly

The Bank of Dooly has assisted the City of Vienna with various community projects in the past and will continue to aid the City's redevelopment efforts by assisting both homeowners and local business entrepreneurs with financing and guidance. (Please see attached letter).

## PNC Bank

As with the Bank of Dooly, PNC Bank has partnered with the City of Vienna with redevelopment efforts in the past and will continue to do so by giving financial assistance and guidance to homeowners and local businesses. (Please see attached letter).

## River Valley Regional Commission

The RVRC staff will assist in grant preparation and administration as well as finding additional sources of funding for redevelopment efforts. In the past, the RVRC has provided assistance in writing and administering several grant programs including CDBG's. These funds have been used for various redevelopment activities, such as housing rehabilitation and improvements to the water system. In addition, the RVRC staff will provide technical support in the areas of historic preservation, economic development, and planning to aid the City of Vienna in its redevelopment efforts. (Please see the attached letter).

## **Job Tax Credits**

The Job Tax Credits Program provides for a statewide job tax credit for any business or headquarters of any such business engaged in manufacturing, warehouse and distribution, processing, telecommunications, tourism, or research and development industries, but does not include retail businesses. If other requirements are met, job tax credits are available to businesses of any nature, including retail businesses, in counties recognized and designated as the 40 least developed counties. Dooly County is a Tier 1 County which qualifies businesses for the maximum job tax credits. In addition, as a member of the Joint Development Authority, the City of Vienna is qualified to receive an additional \$500 towards the job tax credit, to total \$4,000 per job.

Counties and certain census tracts in the state are ranked and placed in economic tiers using the following factors:

- Highest unemployment rate
- Lowest per capita income
- Highest percentage of residents whose incomes are below the poverty level

## **Enterprise Zones**

The State Enterprise Zone program focuses on geographic areas within cities and counties that are suffering from disinvestment, underdevelopment, and economic decline, encouraging private businesses to reinvest and rehabilitate such areas.

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Enterprise Zone area must meet three of five following criteria:

1. *Pervasive Property* established using the most current U.S. decennial census prepared by the U.S. Bureau of Census
2. *Unemployment Rate* (average of preceding year) at least 10% higher than State or significant job dislocation.
3. *Underdevelopment* evidenced by lack of building permits, licenses, land disturbance permits, etc.
4. *General Distress* and adverse conditions (population decline, health and safety issues etc.)
5. *General Blight* evidenced by the inclusion of any portion of the nominated area in an urban redevelopment area.

## Pervasive Property

The City of Vienna suffers from pervasive property that is widespread throughout the nominated area, and is evidenced and established by the following criteria:

In at least 50 percent of the census geographic block groups within the nominated area, the ratio of income to poverty level for at least 30 percent of the residents is less than 1.0 as determined from the data in Table P88 contained in Census of Population and Housing, 2008 Summary File 3 prepared by the U.S. Bureau of Census (2010).

1. Census Tract 970300, Block Group 4: 31.36% of persons with income to poverty ratio < 1.0
2. Census Tract 970300, Block Group 2: 35.12% of persons with income to poverty ratio < 1.0
3. Census Tract 970300, Block Group 1: 31.26% of persons with income to poverty ratio < 1.0

\*Source: US Census Bureau, 2000 Census

## General Distress

Vienna suffers from general distress and adverse conditions resulting from Health and Safety Issues. Vienna has an active EMS, but no medical facility to insure residents have adequate health care. Indicators of poor health and safety of the residents include low birth weights. Dooly County has a consistently low birth weight, with 12% of births being below 2,500 grams. This alone can lead to a variety of problems later in life such as poor health, low testing and comprehension scores, and higher drop-out rate.

## General Blight

Vienna suffers from general blight as evidenced by many of the neighborhoods included within the redevelopment area. These areas are often in need of infrastructural repairs, such as sewer and drainage problems, as well as the need for housing rehabilitation.

## Incentives:

- Property tax exemption 36-88-8 (a) (1)
- Abatement or reduction in occupation taxes, regulatory fees, building inspection fees, and other fees that would otherwise be imposed on qualifying business OCGA §36-88-9 (a)

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## **Opportunity Zones**

Local governments which undertake redevelopment and revitalization efforts in certain older commercial and industrial areas can now qualify those areas for the State's maximum job tax credit of \$3,500 per job. The incentive, which is available for new or existing businesses that create two or more jobs, is a Job Tax Credit which can be taken against the business's Georgia income tax liability and payroll withholding tax. The credit is available for areas designated by DCA as an "Opportunity Zone". DCA will consider designations for areas that are within or adjacent to a census block group with 15% or greater poverty where an enterprise zone or urban redevelopment plan exists.

### **Opportunity Zone Tax Credit Incentives**

- the maximum Job Tax Credit allowed under law - \$3,500 per job created
- the lowest job creation threshold of any job tax credit program - 2 jobs
- use of Job Tax Credits against 100 percent of Georgia income tax liability and withholding tax
- provides for businesses of any nature to qualify, not just a defined "business enterprise"

## **Historic Preservation Tax Credits**

Four programs currently exist to aid in historic preservation activities. These include two Federal Programs (The Rehabilitation Investment Tax Credit and the Charitable Contribution Deduction) and two state programs.

### **The Rehabilitation Investment Tax Credit (RITC)**

The RITC program provides an opportunity to owners of certified historic structures, who undertake a certified rehabilitation to claim a federal income tax credit equal to 20% of the qualified rehabilitation expenses. Only properties utilized for income-producing purposes can take advantage of the credit.

#### **To be eligible for the 20% tax credit:**

- The building must be listed, or eligible for listing, in the National Register of Historic Places, either individually or as a contributing building within a historic district.
- The project must meet the "substantial rehabilitation test." This test means that the cost of the rehabilitation must be greater than the adjusted basis of the property and must be at least \$5,000. Generally, projects must be finished within two years.
- After the rehabilitation, the building must be used for an income-producing purpose for at least five years.
- The rehabilitation work itself must be done according to The Secretary of the Interior's Standards for Rehabilitation; these are common-sense guidelines for appropriate and sensitive rehabilitation.

All rehabilitation tax credit projects must be reviewed by the Georgia Historic Preservation Division (HPD) and certified by the National Park Service (NPS). A property owner interested

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in participating in the RITC program must submit the Historic Preservation Certification (HPC) Application and supporting documentation to HPD for review and comment. After HPD reviews the work, the project is forwarded to NPS for final certification. The application has three parts: Part 1 requests documentation that the building is a historic structure, listed or eligible for listing in the National Register of Historic Places. Part 2 requests a detailed description of the rehabilitation work supplemented with photographs and proposed floor plans prior to rehabilitation. The Part 2 should be submitted to HPD before work begins to ensure compliance with the Standards. Part 3 is the Request for Certification of Completed Work. This portion of the application is submitted after the rehabilitation is complete and requests photo-documentation of the rehabilitation in compliance with the Standards for Rehabilitation.

\* There is also a 10% federal income tax credit available to property owners who rehabilitate non-historic buildings built before 1936.

### To be eligible for the 10% tax credit:

- The building must be built before 1936 and be non-historic. A non-historic building is one that is not listed in the National Register, either individually or as a contributing building within a historic district. If the property is located in a National Register Historic District, Part 1 of the HPC application must be submitted and reviewed by HPD and NPS for certification of non-historic significance.
- A building must meet the physical wall retention test. At least 50% of the building's walls existing before the rehabilitation must remain as external walls, at least 75% of the external walls must remain in place as either external or internal walls, and 75% of the internal structure must remain in place.
- The project must meet the "substantial rehabilitation test." This test means that the cost of the rehabilitation must be greater than the adjusted basis of the building and must be at least \$5,000. Generally, projects must be finished within two years.
- The building must be used for non-residential, income-producing purposes for at least five years after the rehabilitation. Therefore, properties used for residential rental income are excluded.

\* Rehabilitation work under the 10% tax credit program is not subject to review by any state or federal agency. If the above criteria are fulfilled, then the 10% rehabilitation tax credit can be claimed as an investment credit on an owner's federal income tax return.

### Charitable Contribution Deduction

The charitable contribution deduction is taken in the form of a conservation easement and enables the owner of a "certified historic structure" to receive a one-time tax deduction. A conservation easement ensures the preservation of a building's facade by restricting the right to alter its appearance. Qualified professionals should be consulted on the matters of easement valuations and the tax consequences of their donation.

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## To be eligible for the charitable contribution deduction:

The property must be listed in the National Register of Historic Places, either individually or as a contributing building within a historic district. If a property is located in a National Register Historic District, Part 1 of the HPC application must be submitted to HPD for review and certification by NPS.

\* Upon request, HPD will offer technical assistance to rehabilitation tax projects either by meeting with individuals at HPD or on-site to discuss specific rehab issues. HPD encourages early communication with the office.

## **Housing Programs and Tax Credits**

The Housing Tax Credit Program allocates federal and state tax credits to owners of qualified rental properties who reserve all or a portion of their units for occupancy for low income tenants. The Department of Community Affairs's process for allocating funds through the OAH (Office of Affordable Housing) is outlined in Georgia's Qualified Allocation Plan. This document describes:

1. The federal and state resources available for financing rental housing through the plan
2. The legislative requirements for distributing these resources
3. The State's preference for the location and type of such housing
4. The process used for evaluating applications and awarding these resources
5. Program compliance requirements and procedures

## **Corridor Management Plan**

A Corridor Management Plan (CMP) is a written plan developed by a community that outlines how to protect and enhance a certain road's intrinsic qualities and character. It typically addresses such issues as: tourism development, historic and natural preservation, roadway safety and economic development. The CMP should identify and discuss the road's intrinsic qualities, review its current condition and maintenance, explore visitor needs and expectations, and discuss how to promote the route while protecting its outstanding features in the future.

## **State and Federal Funding**

The City of Vienna will seek both State and Federal Funding to facilitate any and all redevelopment efforts. The sources for this type of funding could be provided by, but are not limited to, the following organizations and programs.

### USDA: United States Department of Agriculture

The City of Vienna has received several Rural Business Enterprise Grants in the past which have benefited area businesses and created jobs. One RBEG was used to reconstruct a building in the historic downtown and use it as a speculative building.

### DCA: Georgia Department of Community Affairs

The City of Vienna has used Community Development Block Grants (CDBG) monies in the past to partially fund the acquisition, clean-up, and rehabilitation costs associated with redevelopment efforts. The City will continue to use this funding source to complete infrastructure and housing improvements within the Redevelopment area.

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### Community Housing Investment Program

The CHIP program, also funded by DCA, aims to stimulate the creation of local public/private partnerships whose goals are to expand the availability of decent, safe, sanitary, and affordable housing within the community. The City of Vienna received a CHIP grant in 2010 (\$306,000) to rehabilitate three homes and reconstruct another. The City will continue to utilize the CHIP program to stimulate private investment in creating safe and affordable housing in the community.

### Environmental Protection Agency

The City of Vienna has received an EPA Brownfields grant to clean up a school house in the target area. This is Phase I of a project to create a Community Center Complex with multi uses including businesses as well as community meetings.

### Georgia Department of Transportation

Gateway and Streetscape Grants have proven to be very beneficial in improving the landscaping and sidewalks along the major corridors and entrances to the target area in the past and will continue to be in the future.

## SECTION THREE: Implementation

After examining and considering the available tools that were listed in the previous section, the city must then decide on a course of action to implement the Redevelopment Plan. The implementation strategies described below are intended to aid the City of Vienna in reaching its redevelopment goals by providing a variety of different avenues that can be taken to enact plans.

### Implementation Strategies

#### **A. Create a Local Leadership Team**

A local leadership committee will provide focus and motivation for any project. This group should consist of representatives from the following groups: local elected officials and staff, neighborhood groups, business owners/retailers, non-profit groups and service providers.

#### **B. Hold Public Meetings**

Public hearings at pre-set points in the planning process provide transparency for the local government and allow for citizen feedback during development of the Redevelopment Plan.

#### **C. Host a Visioning Meeting**

A “visioning” meeting helps local stakeholders focus on different aspects of their community: strengths, weaknesses, opportunities and threats.

#### **D. Host a Charrette**

A “Charrette” is a rapid, intense and creative work session, in which a design team focuses on a particular design problem and arrives at a collaborative solution. The Charrette process is a way of evaluating resources through new eyes: Fresh ideas that help communities maintain and build vitality.

#### **E. Conduct a Market Analysis**

A market analysis of the City of Vienna is recommended which will include a business and property survey as well as a base map of the redevelopment area. Analysis will also include assessment of the trade area, business clusters and anchors, and competing trade areas. Surveys of area businesses should be conducted to determine perceptions of the commercial district as a place to do business. In order to determine shopping preferences as well as perceptions of the commercial district as a place to shop, customers should be included in the surveys. In addition, a demographic analysis must be included to determine the current and prospective sales potential of the City of Vienna and market opportunities.

#### **F. Evaluate Local Codes and Code Enforcement**

An analysis of the existing city ordinances will determine if the codes used by the City are adequate to meet the goals of the Redevelopment Plan. If not, the City should consider adopting new codes or standards to meet the city’s needs.

### **G. Begin Housing Rehabilitation Efforts**

The Vienna Initiative for Community Housing (VICH) has begun the process of housing rehabilitation in residential portions of the city. In 2009, VICH committee sponsored a housing condition assessment. In 2010, the committee also conducted a housing demand survey. The City of Vienna is continuing to focus on enforcing local codes and ordinances in order to remove dilapidated homes and clean-up unsightly properties. The City of Vienna will continue to follow the laws required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, to find suitable housing for any and all residents displaced during redevelopment efforts.

### **H. Develop Incentive Packages for New Businesses**

By offering incentives to new businesses in the area, the City of Vienna will be more competitive in attracting business that in the long term will stimulate growth and economic development. These incentives can vary from property tax freezes to allowing utility hookups free of cost, and should be determined by the local government.

### **I. Develop a Corridor Management Plan for GA Hwy 215 from the I-75 Interchange into Downtown**

A Corridor Management Plan (CMP) can help Vienna identify appropriate development along this route. Landscaping and appropriate streetscape improvements can be used as a visual aid to draw tourists from the Interchange into the downtown.

### **J. Adopt an Enterprise Zone for Commercial Areas at the I-75 Interchange that are Outside the Boundaries of the Redevelopment Area**

The City of Vienna can use the State's Enterprise Zone program to encourage development of appropriate businesses at the I-75 Interchange.

### **K. Adopt an Opportunity Zone for Identified Areas**

By designating Opportunity Zones, the City of Vienna will increase the availability of job tax credits for participating businesses. The incentive, \$3,500 per job, is available for new or existing businesses that create two or more jobs. As a tax credit, this can be taken against the business's Georgia income tax liability and payroll withholding tax.

### **L. Adopt a Revitalization Area Strategy**

Implementation of recommendations found in the city's adopted Urban Redevelopment Plan.

### **M. Improve Connectivity**

By constructing new sidewalks and trails within the Redevelopment Area, the City of Vienna will allow for greater pedestrian access to city services and facilities.



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## **N. Apply for Grant Monies**

The City of Vienna will continue to work with local and regional partners, including River Valley Regional Commission Staff, to apply for state and federal grants to aid in funding the City of Vienna's redevelopment efforts. Funds awarded through programs such as Community Development Block Grants will be utilized to implement strategies identified in the Urban Redevelopment Plan, such as infrastructure repairs and housing rehabilitation.

## **Plan Development Schedule**

### **1. Develop and Meet with Local Leadership Team:**

RVRC staff held a planning meeting with Vienna Community Development Staff, the Vienna Better Hometown Manager, DCA representatives and the leadership team in November and December, 2011.

### **2. Visioning Meeting:**

On January 19, 2012, RVRC staff held a Visioning Meeting to explain the purpose of a Redevelopment Plan, identify community assets and opportunities, and develop draft boundaries for the Redevelopment Area.

### **3. Present Results of Visioning Meeting to City Council:**

RVRC staff presented the results of the visioning session to the Vienna City Council on February 27, 2012.

### **4. Charrette:**

RVRC staff facilitated a Charrette with local stakeholders on May 3, 2012. Focus areas were developed from the Visioning Meeting and included: The Downtown; Recreation, Facilities and Transportation; and the I-75 Interchange, Corridor and Gateways.

### **5. Public Hearing:**

RVRC staff presented the results of the Charrette to the Vienna City Council on July 23, 2012. (Please see attached notice, minutes and agenda.)

### **6. Public Hearing:**

RVRC staff presented the final Redevelopment Plan to the Vienna City Council on December 10, 2012. Notice ran in the legal organ, Vienna News Observer, on XXXX, 2012. (Please see Attached notice, minutes and agenda.)

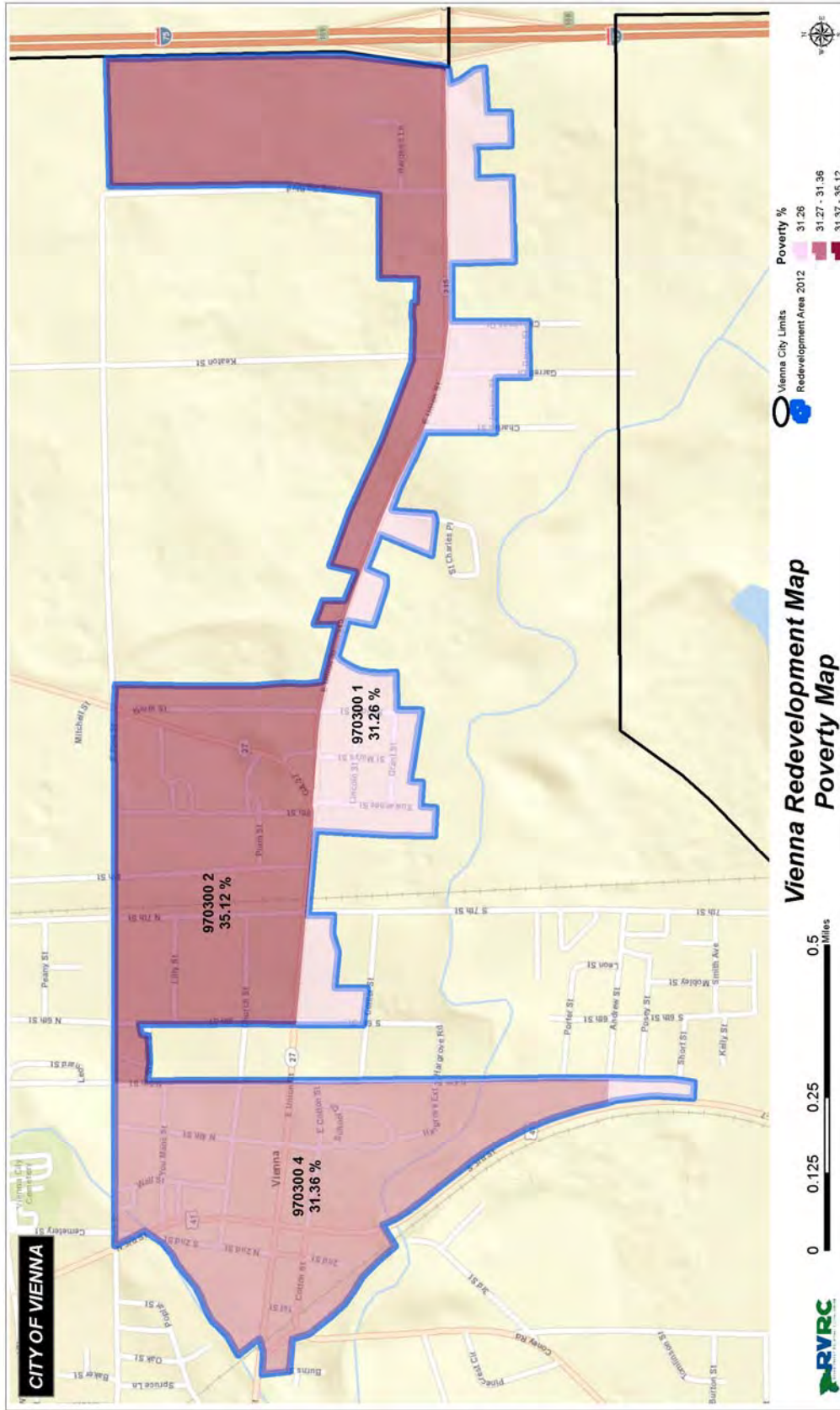
### **7. Adopt Redevelopment Plan**

Following a public hearing to receive input from citizens, the proposed Redevelopment Plan was adopted by the City of Vienna on January 14, 2013. (Please see attached Resolution.)

**SECTION FOUR: Appendix**

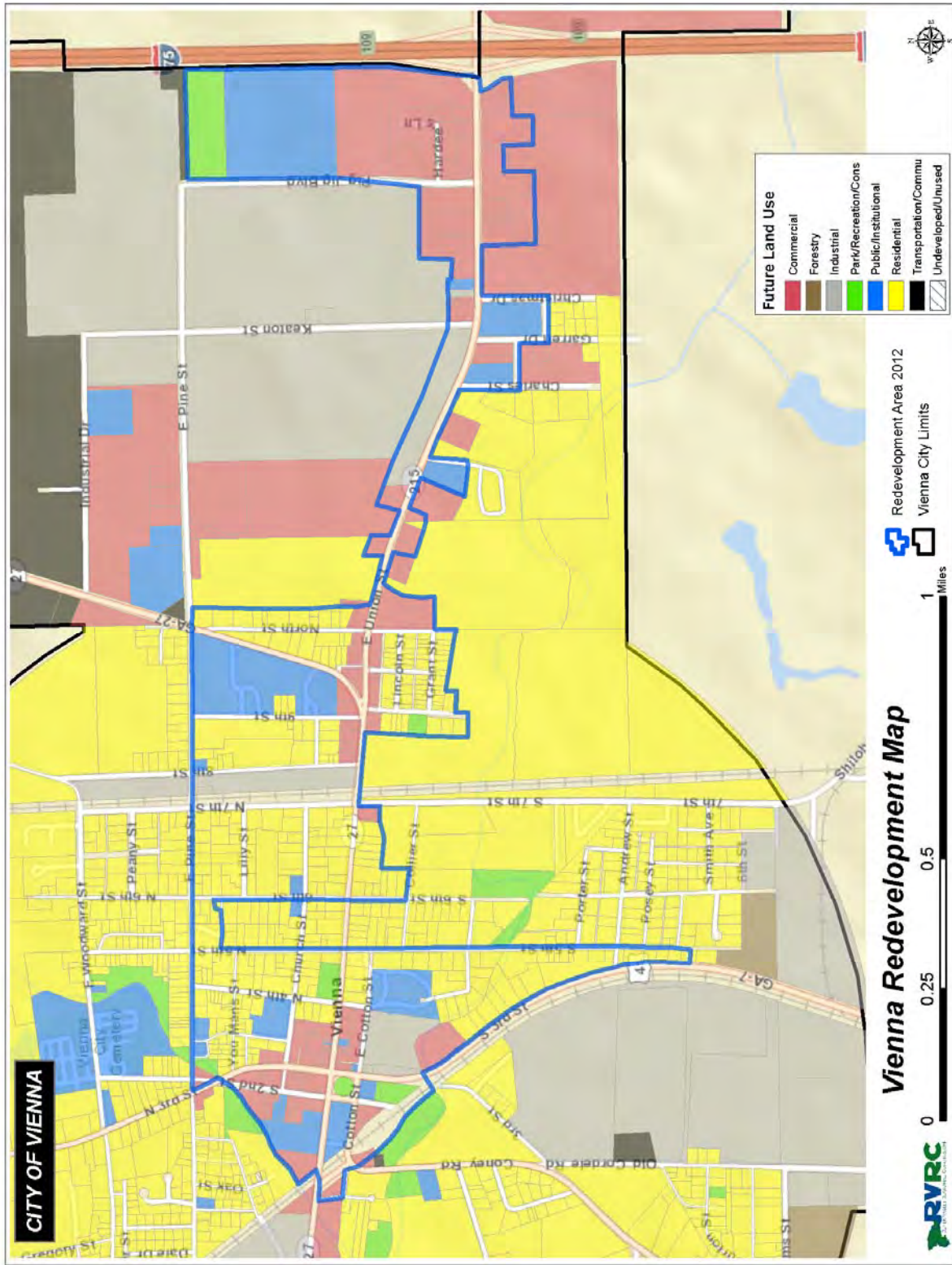


# Vienna Urban Redevelopment Plan

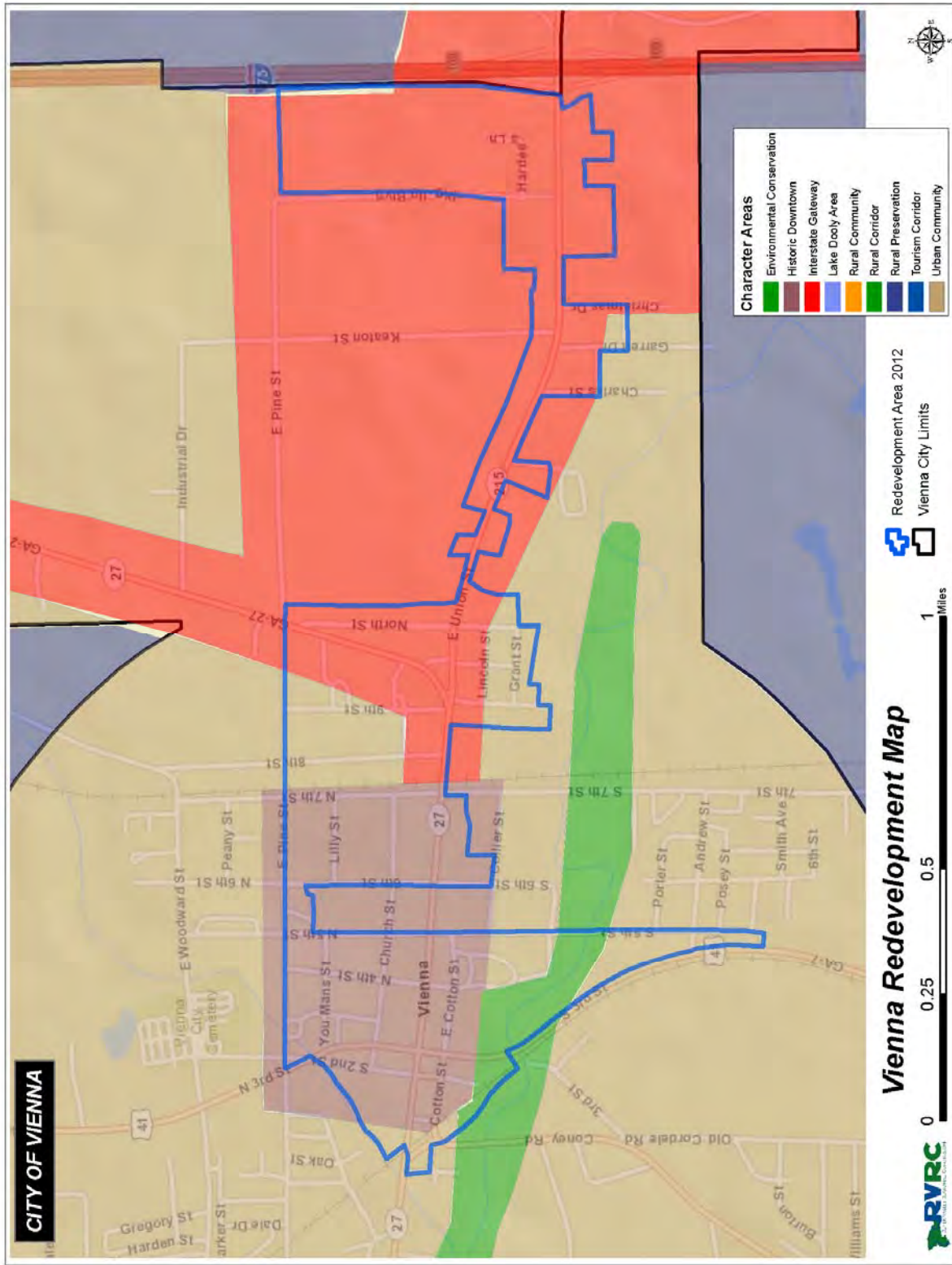




# Vienna Urban Redevelopment Plan



# Vienna Urban Redevelopment Plan



## Charette Results



# Vienna

## Urban Redevelopment Plan Charette

### Good things about Vienna

- ① Courthouse and Park
  - Need more benches
- ② Parking
  - Need better wayfinding signage
  - Retailers and employees should park behind stores
- ③ Truck Traffic
  - Investigate a truck route (NOT a Bypass)
- ④ Historic residential homes
  - Need signage to delineate historic districts and promote historic properties
- ⑤ Cemeteries
  - A survey of city cemeteries is a short-term project that can lead to additional marketing tools (brochures and tours) for the city.
- ⑥ City is clean and safe

### Bad things about Vienna

- ① Deteriorating buildings
  - Create local incentives to encourage proper maintenance of buildings
- ② Vacant properties
  - Find new uses for existing warehouses (i.e. a nursery like “Society Garden” in Macon)
- ③ Community
  - Reclaim government buildings that can be better used for commercial endeavors.

# Vienna Urban Redevelopment Plan

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## Issues and Opportunities: Transportation

### RV Facilities

- Teams that attend the Pig Jig have some RV spots near the event. More spaces may be needed.

### Pennahatchee Creek Park

- A greenway park along the creek could connect with other walking trails and into the historic downtown. A trailhead would need to be constructed.
- Any development would need to be designed for the flood plain
- Existing sewer lines run along Pennahatchee Creek

### Train Platform

- Is there a demand for train watching?

### Old School Site

- Potential uses for the site include: Arts, Conventions/Meetings, Commercial Kitchen
- Recreational activities could be consolidated at this site to allow better access
- Need new fencing, concessions facilities and bleachers

### Sidewalks

- Need a sidewalk running along E Pine St to the ball fields and the Pig Jig site.
- Need to extend sidewalks on the south side of Union St.

### Union Street Intersection

- Continue conversation with GDOT about getting a traffic light at this intersection
- What are the traffic counts for these 2 state highways?

### Gateways

- Signage should be coordinated and maintained

### U.S. Hwy 41

- Promote US Hwy 41 as alternative route to I-75
- Coordinate with neighboring jurisdictions and designate US Hwy 41 as a Scenic Byway

### Bicycle Routes

- Investigate Rails to Trails possibilities
- Overlay state bike route map to see if any designated routes are nearby

## Issues and Opportunities: Downtown

### Vacant Lots

- Design guidelines are a tool that can insure that new construction “fits” with historic buildings

# Vienna Urban Redevelopment Plan

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## Government Buildings around the Square

- Some buildings currently owned by local governments can be better used for retail businesses.

## Upper Floor Spaces

- Community tools like zoning and design guidelines can insure that upper floors serve useful purposes in the downtown.

## Building Maintenance

- Local incentives and effective code enforcement can insure proper maintenance of buildings.
- "Slum and Blight" funds can be applied to remedy dilapidated buildings.

## Issues with taxes

## Warehouses

- Potential uses for these buildings include: Arts, Farmers Markets or Nurseries

## Historic Buildings

- Existing, well-maintained historic buildings benefit the local economy.

## Better Hometown/Main Street Program and Downtown Development Authority

- There is current economic momentum and commercial awareness with these programs
- These programs need to continue their educational campaign regarding economic development and historic preservation
- Merchant hours should be stable (open at the same time every week)
- Merchants should investigate opening after hours on a regular basis
- Marketing brochures should be updated

## Restaurants


- Recruit a local sit down BBQ restaurant that will be open for dinner

## Hotels/Motels

- Recruit a Bed & Breakfast to attract tourists along US Hwy 41
- Create marketing packages that combine hotel/motel stays with visits to local amenities

# Wayfinding Signage



CITY OF DECATUR, ALABAMA WAYFINDING SYSTEM 



# Lighting



# Landscaping



## **Urban Redevelopment Plan**

The City of Vienna, Georgia



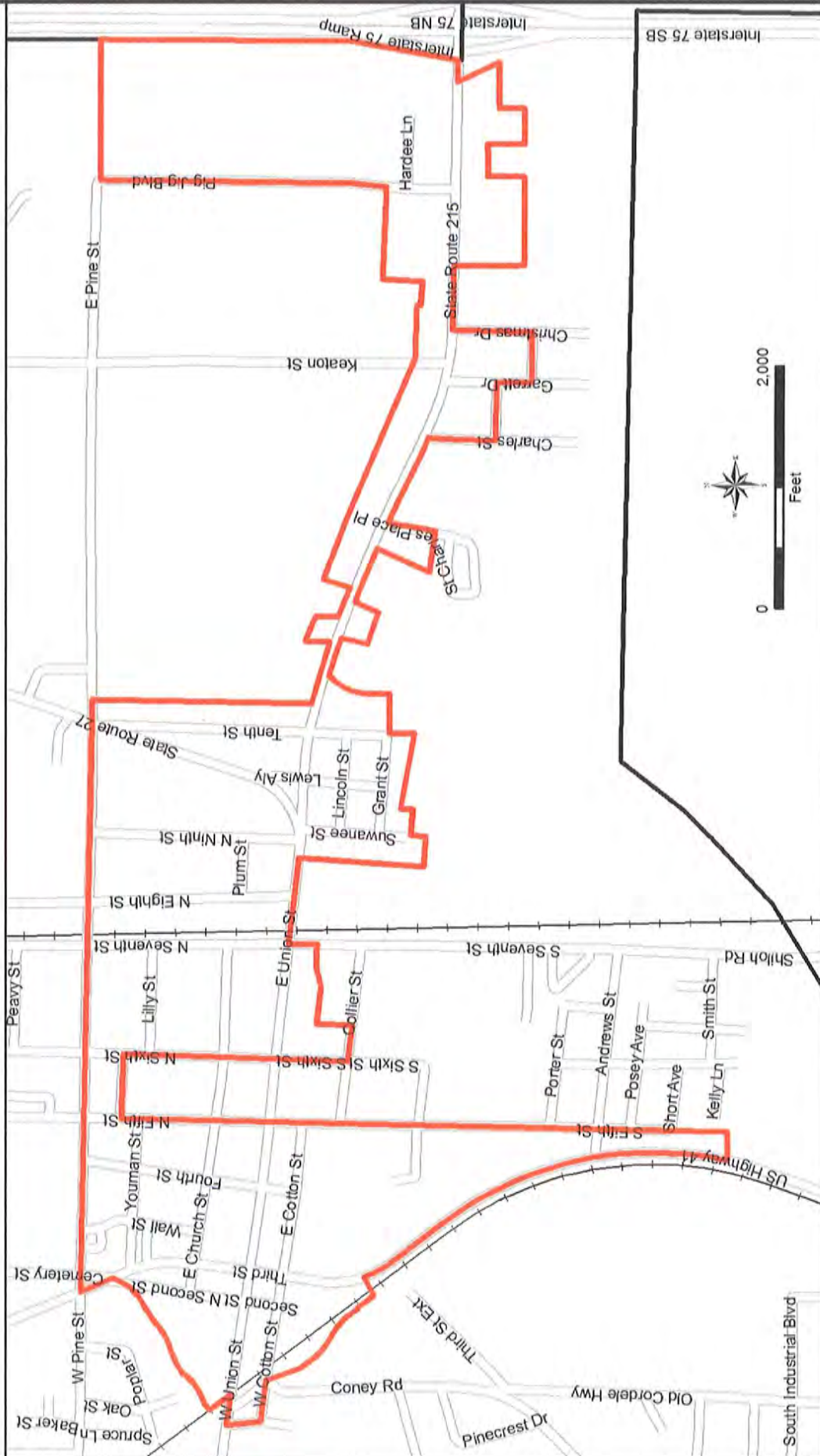
Vienna Urban Redevelopment Plan

UPDATE

2017

2019

# City Of Vienna Redevelopment Map



Redevelopment Area: last amendment as of March 13, 2017





A RESOLUTION OF THE MAYOR AND CITY COUNCIL FOR THE CITY OF VIENNA; TO MODIFY AN URBAN REDEVELOPMENT PLAN FOR ONE OR MORE SLUM, BLIGHTED OR UNDERDEVELOPED AREAS WITHIN THE CITY OF VIENNA, GEORGIA, PURSUANT TO THE PROVISIONS OF THE URBAN REDEVELOPMENT LAW, O.C.G.A. SECTION 36-61-8; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE, AND FOR OTHER PURPOSES.

WHEREAS, the MAYOR AND CITY COUNCIL OF THE CITY OF THE CITY OF VIENNA, GEORGIA (the "City") is the duly elected governing authority for the City; and

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated provides for the creation of an Urban Redevelopment Plan for an Urban Redevelopment Project as those terms are defined in O.C.G.A. § 36-61-2; and

WHEREAS, the City Charter grants the Mayor and City Council, as the governing body of the City, the power to organize and operate an urban redevelopment program; and

WHEREAS, in 2013, the Mayor and City Council of the City recognized that there is a need for the revitalization and redevelopment of areas of the City to develop and promote for the public good and general welfare housing, trade, commerce, and employment opportunities within the City; and

WHEREAS, in 2013, the Mayor and City Council of the City recognized that within such areas there exist certain "slum areas" within the City limits, as that term defined in O.C.G.A. § 36-61-2, in that there presently exist conditions such as: a predominance of buildings or improvements, both residential and nonresidential, which by reason of dilapidation, deterioration, age, vacancy, or obsolescence are conducive to crime and are detrimental to the public health, safety, morals, or welfare; the presence of a substantial number of vacant, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness for present or future development; development impaired by transportation noise or by other environmental hazards; or a combination of such conditions that substantially impairs or arrests the sound growth of the City, retards the provisions of adequate housing accommodations, and constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS, it has been determined by the Mayor and City Council of the City that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City; and

WHEREAS, in 2013, the Mayor and City Council of the City determined that such areas should be designated as Urban Redevelopment Areas as defined by O.C.G.A. § 36-61-2; and

WHEREAS, the Mayor and City Council of the City prepared and adopted a workable program to eliminate and prevent the development or spread of “slum areas”, as that term defined in O.C.G.A. § 36-61-2, to encourage needed urban rehabilitation, to provide for the redevelopment of such “slum areas”, and to undertake such activities as may be suitably employed to achieve these objectives known as the Urban Redevelopment Plan of the City of Vienna; and

WHEREAS, the Mayor and City Council of the City has caused a public hearing to be held and adopted the Urban Redevelopment Plan of the City of Vienna pursuant to the provisions of O.C.G.A. § 36-61-7; and

WHEREAS, the Mayor and City Council of the City desires to update the adopted 2013 Urban Redevelopment Plan of the City of Vienna which shall not substantially change the plan pursuant to the provisions of O.C.G.A. § 36-61-7(e); and

WHEREAS, the Mayor and City Council fo the City desires to make a minor amendment to the adopted 2013 Urban Redevelopment Plan of the City of Vienna which shall not substantially change the plan pursuant to the provisions of O.C.G.A. § 36-61-7(e); and

WHEREAS, the Mayor and City Council of the City amends the Urban Redevelopment Plan by adding the following parcels into the Plan and including the addition of said parcels into the Urban Redevelopment Plan Boundaries Map as follows:

All those lands shown and delineated on the two (2) plats of survey identified as: (a) all of Tract No. 1 and all of Tract No. 2 containing collectively 28.857 acres as shown on plat of survey for Dooly Developers, Inc., by Earl D. Raines, Georgia Registered Land Surveyor No. 1512, dated August 11, 1999, filed for record in Clerk’s Office, Dooly Superior Court, August 12, 1999, in Plat Book 9, at page 108; and (b) all of Tr. No. 1 containing 0.50 acre and Tr. No. 2 containing 0.50 acre, on plat of survey prepared for Sadie Inez Blash, *et al.* by Earl D. Raines, Georgia Registered Land Surveyor No. 1512, dated October 4, 1994, and filed for record in

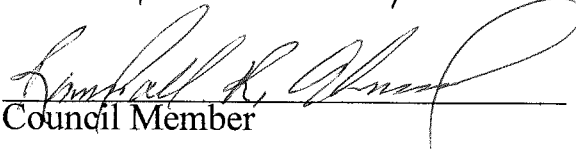
Clerk's Office, Dooly Superior Court, on December 16, 1994, in Plat Book 11, at page 71; and

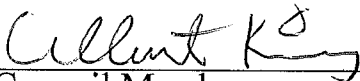
BE IT FURTHER RESOLVED by the Mayor and City Council of the City of Vienna, that the 2013 Urban Redevelopment Plan of the City of Vienna, a copy of which is attached hereto as Exhibit "A", is hereby updated, amended and adopted; and

BE IT FURTHER RESOLVED, that any and all resolutions in conflict with this resolution are hereby repealed.

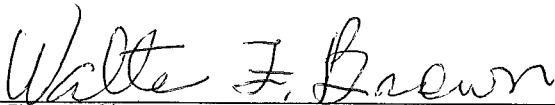
APPROVED AND ADOPTED THIS 13<sup>th</sup> day of March, 2017.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Council Member

  
\_\_\_\_\_  
Council Member

  
\_\_\_\_\_  
Council Member

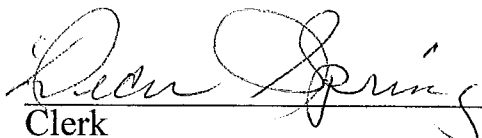
  
\_\_\_\_\_  
Council Member

**CERTIFICATE**

The undersigned Clerk of the Mayor and City Council of the City of Vienna, Georgia, does hereby certify that the foregoing Resolution was adopted by the City of Vienna, Georgia, at its regularly scheduled meeting on March 13, 2017, with proper notice having been given and posted and a quorum having been present and acting upon the same.

SO CERTIFIED this 13 day of March, 2017.

AFFIX CITY SEAL

  
\_\_\_\_\_  
Clerk

Attached is a Resolution to Amend the City of Vienna's Urban Redevelopment Plan by adding parcels V18A8, V18A12, V18A13 to the Plan and the URP Boundaries Map. (attached)

The purpose for amending the plan is to include that area of the City proposed for a multi-family housing development. Having the project area included in the City's URP will give extra points on the score of the LIHTC application.

**Minutes (Pending Approval)**  
**City of Vienna**  
**Council Meeting**  
**March 13, 2017**

**Members Present: Mayor Hobby Stripling, Mayor Pro tem Beth English, Council members Walter Brown, Randall Almond and Albert King. Also present were City Attorney Verlin Jones, City Administrator Michael Bowens and City Clerk/Recorder Debra Spring.**

At 6 p.m. Mayor Stripling called the meeting to order. Councilman Almond opened with prayer and everyone stood to recite the Pledge of Allegiance.

Brown made motion to accept the agenda as presented. Almond seconded. Motion carried.

King made motion to approve the minutes from the February 27<sup>th</sup> meeting. Brown seconded. Motion carried. English moved to approve the minutes from the called meeting of March 6<sup>th</sup>. King seconded. Motion carried.

Annie Moore was on agenda to speak to council but was not present, therefore council moved on to item #5.

After a brief explanation from Attorney Jones of Ordinance Sec. 6-3 (Drinking in public) and Sec 6-182 (Hours of Sale) English made motion to approve the 1<sup>st</sup> Reading of the ordinance. Almond seconded. Motion carried.

Community Development Director Janet Joiner gave her report which included code enforcement officer Layfield receiving certification for Level I Training, a rabies clinic to be held in April, 2 new businesses opening, Development Authority members receiving required training and the neighborhood cleanup on April 3-14.

Almond made motion to approve the amendment to the Urban Redevelopment Plan to add several parcels to the Plan. Brown seconded. Motion unanimously carried.

In response to a Request for Proposal for administrative services for the City of Vienna's 2017 CDBG two firms (Grant Specialists of GA, Inc. and Carol's Consulting) submitted proposals. They were reviewed and scored with Grant Specialists scoring 36 points and Carol's Consulting scoring 34 points. At the recommendation of Joiner and Stripling, English made motion to accept the proposal from Grant Specialists of Georgia Inc. King seconded motion. Motion unanimously carried.

Public Works Superintendent Nathan Jordan gave his report and asked council to declare a list of items surplus so that they may be disposed of. The list included (1.) 1986 Brown Chevrolet 4 x 4 1CTEK14H5GS531991, (2). 1987 yellow International 2685 Tractor (Motor locked up), (3.) 1980 Blue International Dump Truck, (4) All Scrap Iron located at Dog Pound, 5. Old travel trailer located at East Spray field. Brown made motion to declare the items surplus, Almond seconded. Motion carried.

Chief Cozie Ray gave the Police Department Report.

City Clerk gave the financial report.

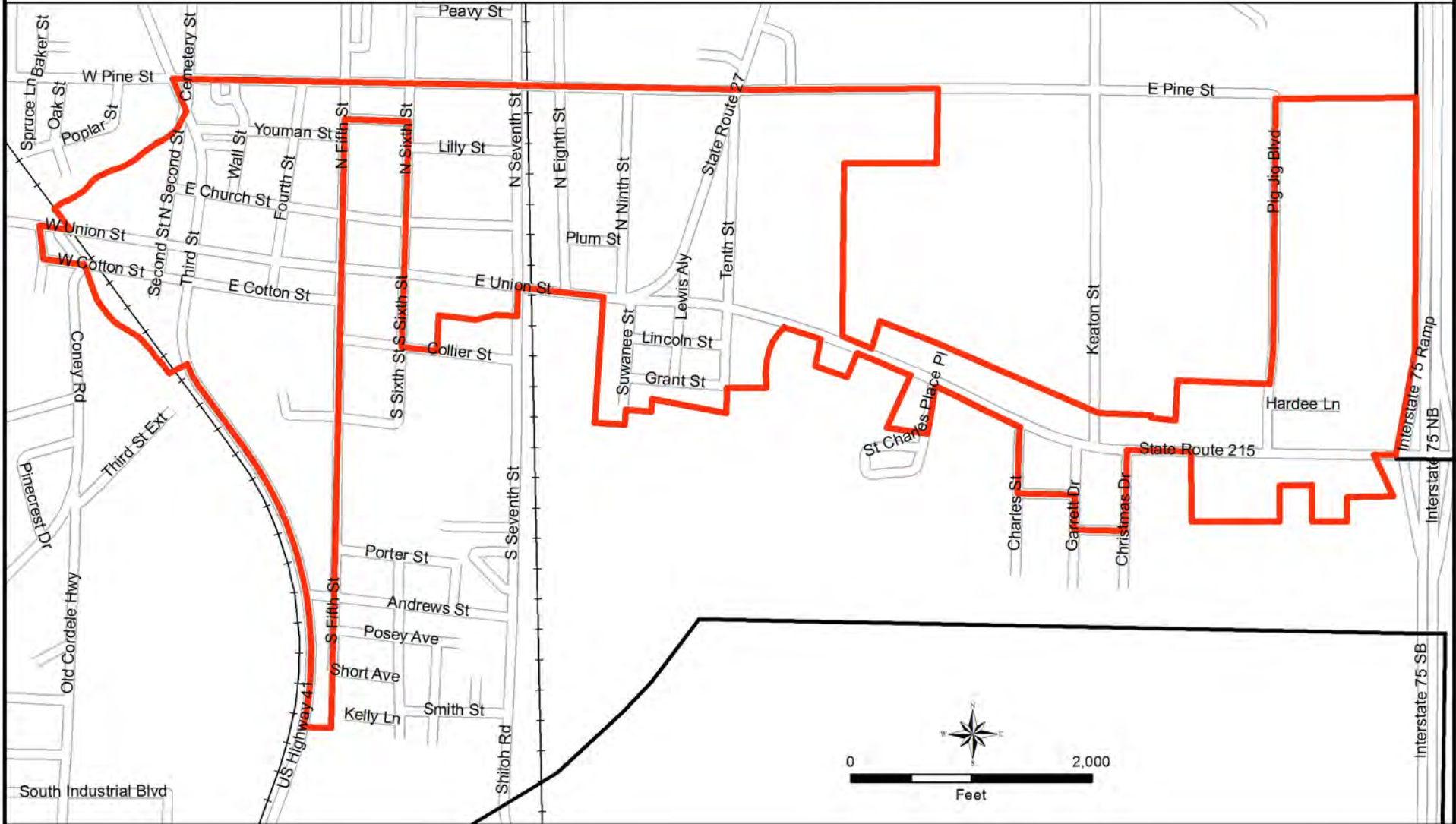
English gave a legislative update.


City Administrator Bowens gave his report which included information on Occupational Tax training, removal of diseased trees from park, registration for Annual conference, DCHS newsletter and March birthdays.

Brown expressed concern with dogs at Lakeshore Apartments.

With no other business to come before council meeting was adjourned.

# City Of Vienna Redevelopment Map



 Redevelopment Area; Last amendment as of April 19, 2019



A RESOLUTION OF THE MAYOR AND CITY COUNCIL FOR THE CITY OF VIENNA; TO MODIFY AN URBAN REDEVELOPMENT PLAN FOR ONE OR MORE SLUM, BLIGHTED OR UNDERDEVELOPED AREAS WITHIN THE CITY OF VIENNA, GEORGIA, PURSUANT TO THE PROVISIONS OF THE URBAN REDEVELOPMENT LAW, O.C.G.A. SECTION 36-61-8; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE, AND FOR OTHER PURPOSES.

WHEREAS, the MAYOR AND CITY COUNCIL OF THE CITY OF THE CITY OF VIENNA, GEORGIA (the "City") is the duly elected governing authority for the City; and

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated provides for the creation of an Urban Redevelopment Plan for an Urban Redevelopment Project as those terms are defined in O.C.G.A. § 36-61-2; and

WHEREAS, the City Charter grants the Mayor and City Council, as the governing body of the City, the power to organize and operate an urban redevelopment program; and

WHEREAS, in 2013, the Mayor and City Council of the City recognized that there is a need for the revitalization and redevelopment of areas of the City to develop and promote for the public good and general welfare housing, trade, commerce, and employment opportunities within the City; and

WHEREAS, in 2013, the Mayor and City Council of the City recognized that within such areas there exist certain "slum areas" within the City limits, as that term defined in O.C.G.A. § 36-61-2, in that there presently exist conditions such as: a predominance of buildings or improvements, both residential and nonresidential, which by reason of dilapidation, deterioration, age, vacancy, or obsolescence are conducive to crime and are detrimental to the public health, safety, morals, or welfare; the presence of a substantial number of vacant, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness for present or future development; development impaired by transportation noise or by other environmental hazards; or a combination of such conditions that substantially impairs or arrests the sound growth of the City, retards the provisions of adequate housing accommodations, and constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS, it has been determined by the Mayor and City Council of the City that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City; and

WHEREAS, in 2013, the Mayor and City Council of the City determined that such areas should be designated as Urban Redevelopment Areas as defined by O.C.G.A. § 36-61-2; and

WHEREAS, the Mayor and City Council of the City prepared and adopted a workable program to eliminate and prevent the development or spread of “slum areas”, as that term defined in O.C.G.A. § 36-61-2, to encourage needed urban rehabilitation, to provide for the redevelopment of such “slum areas”, and to undertake such activities as may be suitably employed to achieve these objectives known as the Urban Redevelopment Plan of the City of Vienna; and

WHEREAS, the Mayor and City Council of the City has caused a public hearing to be held and adopted the Urban Redevelopment Plan of the City of Vienna pursuant to the provisions of O.C.G.A. § 36-61-7; and

WHEREAS, the Mayor and City Council of the City updated the adopted 2013 Urban Redevelopment Plan of the City of Vienna which did not substantially change the plan pursuant to the provisions of O.C.G.A. § 36-61-7(e) by resolution dated March 13, 2017, to make a minor amendment to the adopted 2013 Urban Redevelopment Plan of the City of Vienna by which amendment did not substantially change the plan pursuant to the provisions of O.C.G.A. § 36-61-7(e); and

WHEREAS, the Mayor and City Council of the City desires to now update again the adopted 2013 Urban Redevelopment Plan of the City of Vienna which shall not substantially change the plan pursuant to the provisions of O.C.G.A. § 36-61-7(e); and

WHEREAS, the Mayor and City Council of the City desires to make a minor amendment to the adopted and amended 2013 Urban Redevelopment Plan of the City of Vienna which shall not substantially change the amended plan pursuant to the provisions of O.C.G.A. § 36-61-7(e); and

BE IT RESOLVED THAT, the Mayor and City Council of the City amends the previously amended Urban Redevelopment Plan by adding the following parcels into the Plan and including the addition of said parcels into the Urban Redevelopment Plan Boundaries Map as follows:



**PARCEL ONE:**

**Tract 1:** All that certain improved tract of land containing 9.784 acres, more or less, lying in the City of Vienna and being a part of Lot of Land No. 25 in the Seventh Land District of Dooly County, Georgia, and being more particularly described as follows: TO ESTABLISH THE POINT AND PLACE OF BEGINNING, begin at the intersection of the easterly right-of-way line of Georgia Highway 27 and the southerly right-of-way line of East Pine Street, thence proceed south 89 degrees 26 minutes 28 seconds east along said southerly right-of-way line of East Pine Street a distance of 1033.95 feet to the point and place of beginning of the hereinafter described tract. From said point and place of beginning, thence proceed, first course, south 89 degrees 26 minutes 28 seconds east along said southerly right-of-way line of East Pine Street a distance of 222.79 feet to a point; thence proceed, second course, south 87 degrees 37 minutes 11 seconds east along said southerly right-of-way line of East Pine Street a distance of 372.71 feet to a point; thence proceed, third course, south 01 degree 00 minutes 00 seconds west a distance of 418.20 feet to a point; thence proceed, fourth course, south 01 degree 00 minutes 00 seconds west a distance of 170.87 feet to a point; thence proceed, fifth course, north 89 degrees 00 minutes 00 seconds west a distance of 764.80 feet to a point; thence proceed, sixth course, north 01 degree 00 minutes 00 seconds east a distance of 170.87 feet to a point; thence proceed, seventh course, north 01 degree 00 minutes 00 seconds east a distance of 82.81 feet to a point; thence proceed, eighth course, north 27 degrees 18 minutes 33 seconds east a distance of 382.26 feet to a point in the southerly right-of-way line of East Pine Street, being the point and place of beginning of the within described tract. Said tract being shown and delineated on that certain plat of survey prepared for the City of Vienna by J. B. Faircloth, Georgia Registered Land Surveyor No. 2120, bearing dated of August 22, 1997, a copy of said plat of survey being filed for record on August 28, 1997, in Clerk's Office, Dooly Superior Court in Plat Record 9, at page 77, said plat of survey and the record thereof being by reference thereto incorporated herein for all purposes, including, but limited to, a more complete description.

**Tract 2:** All that certain triangular tract of land containing 0.043 acre, more or less, lying in the City of Vienna and being a part of Lot of Land No. 25 in the Seventh Land District of Dooly County, Georgia, and being more particularly described as follows: TO ESTABLISH THE POINT AND PLACE OF BEGINNING, begin at the intersection of the easterly right-of-way line of Georgia Highway 27 and the southerly right-of-way line of East Pine Street, thence proceed south 89 degrees 26 minutes 28 seconds east along said southerly right-of-way line of East Pine Street a distance of 1033.95 feet to a point, thence proceed south 89 degrees 26 minutes 28 seconds east along said southerly right-of-way line of East Pine Street a distance of 222.79 feet to a point; thence proceed south 87 degrees

37 minutes 11 seconds east along said southerly right-of-way line of East Pine Street a distance of 372.71 feet to a point being the point and place of beginning of the hereinafter described tract. From said point and place of beginning, thence proceed, first course, south 01 degree 00 minutes 00 seconds west a distance of 418.20 feet to a point; thence proceed, second course, north 02 degrees 14 minutes 29 seconds east a distance of 418.08 feet to a point in the southerly right-of-way line of East Pine Street; thence proceed, third course, north 87 degrees 37 minutes 11 seconds west along said southerly right-of-way line of East Pine Street a distance of 9.06 feet to a point, being the point and place of beginning of the within described tract. Said tract being shown and delineated as TRACT B on that certain plat of survey prepared for the City of Vienna by J. B. Faircloth, Georgia Registered Land Surveyor No. 2120, bearing date of August 22, 1997, a copy of said plat of survey being filed for record on August 28, 1997, in Clerk's Office, Dooly Superior Court in Plat Record 9, at page 77, said plat of survey and the record thereof being by reference thereto incorporated herein for all purposes, including, but limited to, a more complete description.

**PARCEL TWO:**

All that tract or parcel of land situate in the City of Vienna, lying and being in the northwest corner of the forty acre tract in Lot of Land Number 25 in the Seventh Land District of Dooly County, Georgia, formerly owned by J. M. Kelly; said tract bounded on its north by East Pine Street a distance of 63 feet, more or less; bounded on its east by lands of John Henry Hawkins, Jr., a distance of 83.30 feet; bounded on its south by lands of John Henry Hawkins, Jr. a distance of 63.2 feet; and bounded on its west by lands now or formerly of Tommy Lee Anderson.

Said improved real estate being known according to present (2019) numbering of improved real property in Vienna, Georgia, as 1000 East Pine Street, having tax map and parcel number of V18A-14.

**PARCEL THREE:**

All that certain tract or parcel being in the City of Vienna and also lying and being in Lot of Land No. 25 in the Seventh Land District of Dooly County, Georgia, containing 0.49 acre, more or less and being shown and designated on that certain plat of survey prepared for Addie Lou Hawkins and Thomas Hamilton by Earl D. Raines, Registered Land Surveyor, bearing date of April 13, 1979, and being recorded in Clerk's Office, Dooly Superior Court in Plat Record 7, at page 26, said plat and recordation thereof being incorporated herein.

Said improved real estate being known according to present (2019) numbering of improved real property in Vienna, Georgia, as 1002 East

Pine Street, having tax map and parcel number of V18A-15; and

BE IT FURTHER RESOLVED by the Mayor and City Council of the City of Vienna, that the 2013 Urban Redevelopment Plan of the City of Vienna, a copy of which is attached hereto as Exhibit "A", is hereby updated, amended and adopted; and

BE IT FURTHER RESOLVED, that any and all resolutions in conflict with this resolution are hereby repealed.

APPROVED AND ADOPTED THIS 22<sup>ND</sup> day of April, 2019.

Hobby Glupting  
Mayor

Walter Brown  
Council Member

Russell Johnson  
Council Member

Beth English  
Council Member

Colleen King  
Council Member

### CERTIFICATE

The undersigned Clerk of the Mayor and City Council of the City of Vienna, Georgia, does hereby certify that the foregoing Resolution was adopted by the City of Vienna, Georgia, at its regularly scheduled meeting on April 22, 2019, with proper notice having been given and posted and a quorum having been present and acting upon the same.

SO CERTIFIED this 13<sup>th</sup> day of ~~April~~<sup>May</sup>, 2019.



Margaret Shelby  
Clerk

Minutes  
City of Vienna  
Council Meeting  
April 22, 2019

Members Present: Mayor Hobby Stripling, Mayor Pro-tem Walter Brown, Council Members Randall Almond and Beth English, Member absent: Council Member Albert King. Also present: City Administrator Michael Bowers, Community Development Director Janet Joiner and City Clerk/Recorder Margaret Shelley.

At 6 p.m. Mayor Stripling called the meeting to order. Councilmember English gave the invocation and everyone stood to recite the Pledge of Allegiance.

Councilmember Brown made the motion to approve the agenda. Councilmember Almond seconded. Motion approved unanimously.

Councilmember Almond made the motion to approve the minutes from the April 08, 2019 meeting with any needed corrections. Councilmember Brown seconded. Motion approved unanimously.

Councilmember Brown made the motion to approve the Beer and Wine sales license for Dollar General. Councilmember Almond seconded. Motion approved unanimously.

Councilmember English made the motion to approve the Resolution congratulating and commending Easter Seals on its 100<sup>th</sup> Birthday. Councilmember Brown seconded. Motion approved unanimously.

Councilmember Almond made the motion to approve the resolution proclaiming April 21 – 27, 2019 as Georgia Citrus Week. Councilmember English seconded. Motion approved unanimously.

Mayor Stripling recommended placing credit card convenience fee policy on the May 13, 2019 meeting agenda. Council, by consensus, approved.

Councilmember English made the motion to approve the Rental Agreement with Fort Valley Head Start for FY 2019 – 2020. Councilmember Almond seconded. Motion approved unanimously.

Councilmember Brown made the motion to approve the Proclamation proclaiming April 26, 2019 as National Arbor Day. Councilmember English seconded. Motion approved unanimously.

Councilmember English made the motion to approve the Resolution to Modify the Urban Redevelopment Plan. Councilmember Almond seconded. Following discussion clarifying properties included in the plan, the motion was approved unanimously.

City Administrator Bowers presented the City Administrator report

In the Mayor and Council report, Councilmember English expressed concerns about a loud motorcycle in residential areas at approximately 2:00 am and loud music over the weekend. She request the Police to keep an eye on residential areas. Mayor Stripling expressed the need for "No Vehicle Parking" signs to be placed in the parks.

With no other business to come before Council, meeting was adjourned at 6:19 pm.