

2018

CITY OF ELLIJAY: URBAN REDEVELOPMENT PLAN



Prepared by the
NORTHWEST GEORGIA REGIONAL COMMISSION

Table of Contents

Executive Summary	iv
Introduction	1
Purpose of a Redevelopment Plan.....	1
Consistency with Comprehensive Plan	1
Designation of a Redevelopment Entity	2
Boundaries of the Redevelopment Area.....	2
Previous Planning Efforts	1
Ellijay Downtown Development Authority.....	4
Statement of Existing Conditions Necessitating Redevelopment.....	5
History of Ellijay	5
Demographics of Ellijay	6
Ellijay Redevelopment Areas Description.....	8
Master Plan	105
Vision and Objectives.....	105
Public Infrastructure to be Provided and Improved.....	105
Design, Land Use, and Building Regulation Objectives.....	108
Land Acquisition, Demolition, Rehabilitation, and Construction	111
Covenants or Restrictions	111
Implementation	111
Current and Planned Redevelopment Projects.....	111
2012 Boomtown Initiative	111
Responsible Parties	112
Implementation Tools and Resources	112
Leveraging Private Resources to Redevelop the Area.....	117
Public Infrastructure Action and Program with Financial Plan and Resources	118
Attachments.....	121

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EXECUTIVE SUMMARY

This Urban Redevelopment Plan includes an introduction to Georgia's urban redevelopment program, a description of existing housing and downtown conditions, infrastructure improvements to be provided, recommendations for implementation, and an action plan for the next 5 years for the City of Ellijay. The plan focuses on key areas of Ellijay which have the greatest needs and the most opportunity for redevelopment, including residential and downtown redevelopment areas. The plan includes elements from the 2014 Comprehensive Plan as updated and planning and implementation items contributed by the City and the Downtown Development Authority. This redevelopment plan can serve as an assessment of need and a targeted plan to attract new entrepreneurs, revitalize small businesses, and provide additional housing opportunities by incentivizing public and private reinvestment in the redevelopment areas.

DRAFT

INTRODUCTION

PURPOSE OF A REDEVELOPMENT PLAN

The City of Ellijay has determined that there is a need to redevelop and revitalize economically depressed areas within the City. The purpose of this redevelopment plan is to provide a framework for these revitalization efforts and an action plan for the redevelopment and future growth of the designated residential and downtown redevelopment areas. This plan was developed and adopted under the provisions of the Georgia Urban Redevelopment Act as amended.

The Urban Redevelopment Act gives cities and counties in Georgia specific powers to rehabilitate, preserve, or redevelop any neighborhood or commercial area that is designated as a "pocket of blight." As a prerequisite to exercising these powers, the city council must adopt a resolution finding that the area constitutes a "pocket of blight" as defined by the Act¹ and that "the rehabilitation, conservation, or redevelopment of the area or areas is necessary in the interest of the public health, safety, morals, or welfare" of the City's residents. Additionally, the Act allows the City to formulate a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of pockets of blight, to encourage needed urban rehabilitation, to provide for the redevelopment of pockets of blight, or to undertake any of the aforesaid activities or other such feasible activities as may be suitably employed to achieve the objectives of this workable program.

CONSISTENCY WITH COMPREHENSIVE PLAN

The Urban Redevelopment Plan is based on the vision and implementation strategies for the City of Ellijay as expressed in the Joint Comprehensive Plan for Gilmer County and the Cities of Ellijay and East Ellijay, 2014-2034, adopted by the City in 2014, and the most recent annual update to the work program in 2017. The URP encourages redevelopment of properties that are consistent with the Comprehensive Plan.

¹ "Pocket of blight" means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and detrimental to the public health, safety, morals, or welfare. "Pocket of blight" also means an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; having development impaired by airport or transportation noise or by other environmental hazards; or any combination of such factors, substantially impairs or arrests the sound growth of a municipality or county, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use. [O.C.G.A. 36-61-2 (18)]

DESIGNATION OF A REDEVELOPMENT ENTITY

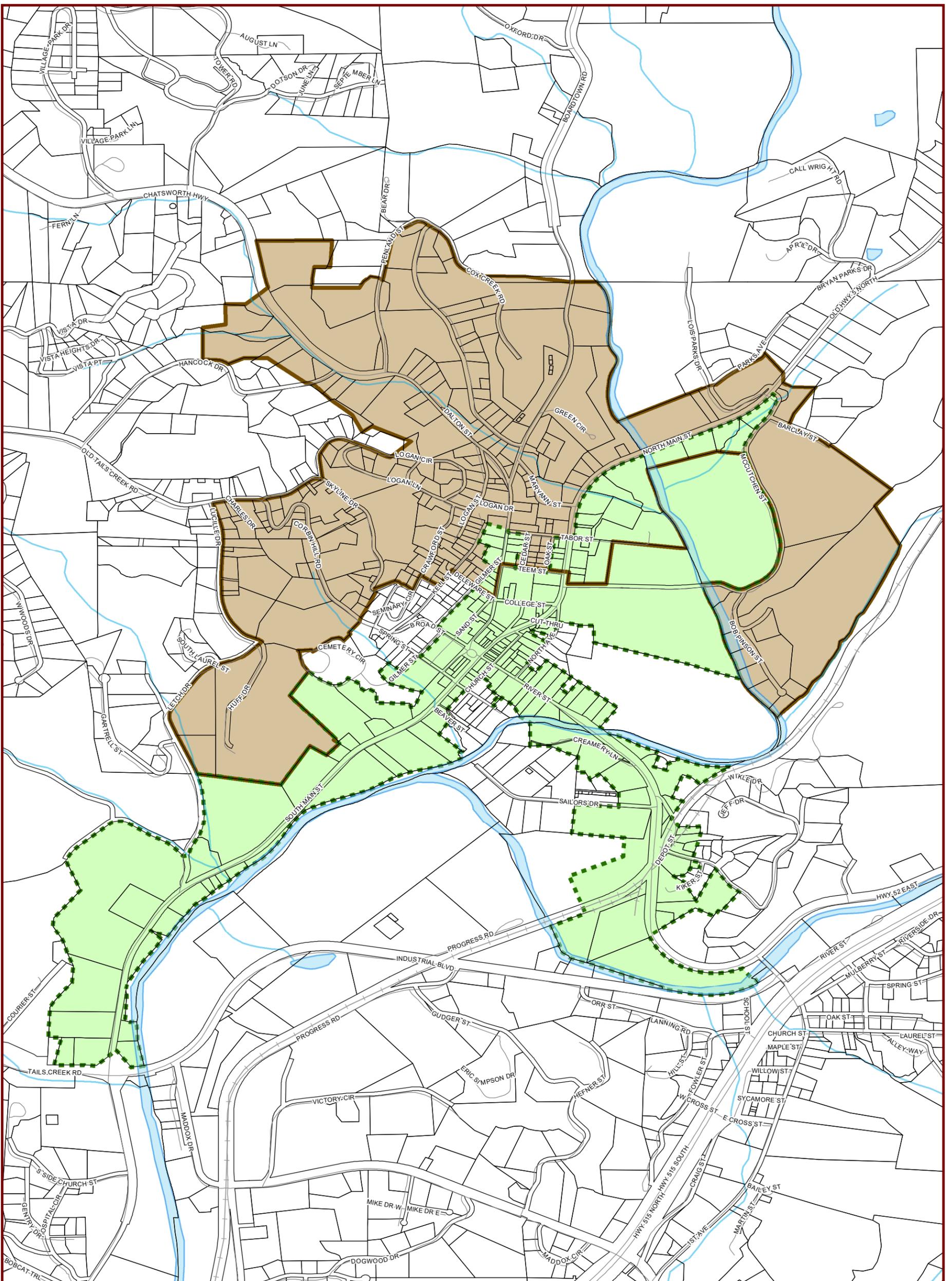
The Ellijay City Council has chosen to oversee implementation of the Urban Redevelopment Plan (URP).

BOUNDARIES OF THE REDEVELOPMENT AREA

The boundaries of the Ellijay Urban Redevelopment Area and its subareas are shown on the Ellijay Urban Redevelopment Area Map on the next page.

Figure 1. Ellijay Urban Redevelopment Areas.

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Urban Redevelopment Area Map

City of Ellijay, Georgia

-  Downtown Development Area Authority
-  Residential Urban Redevelopment Area

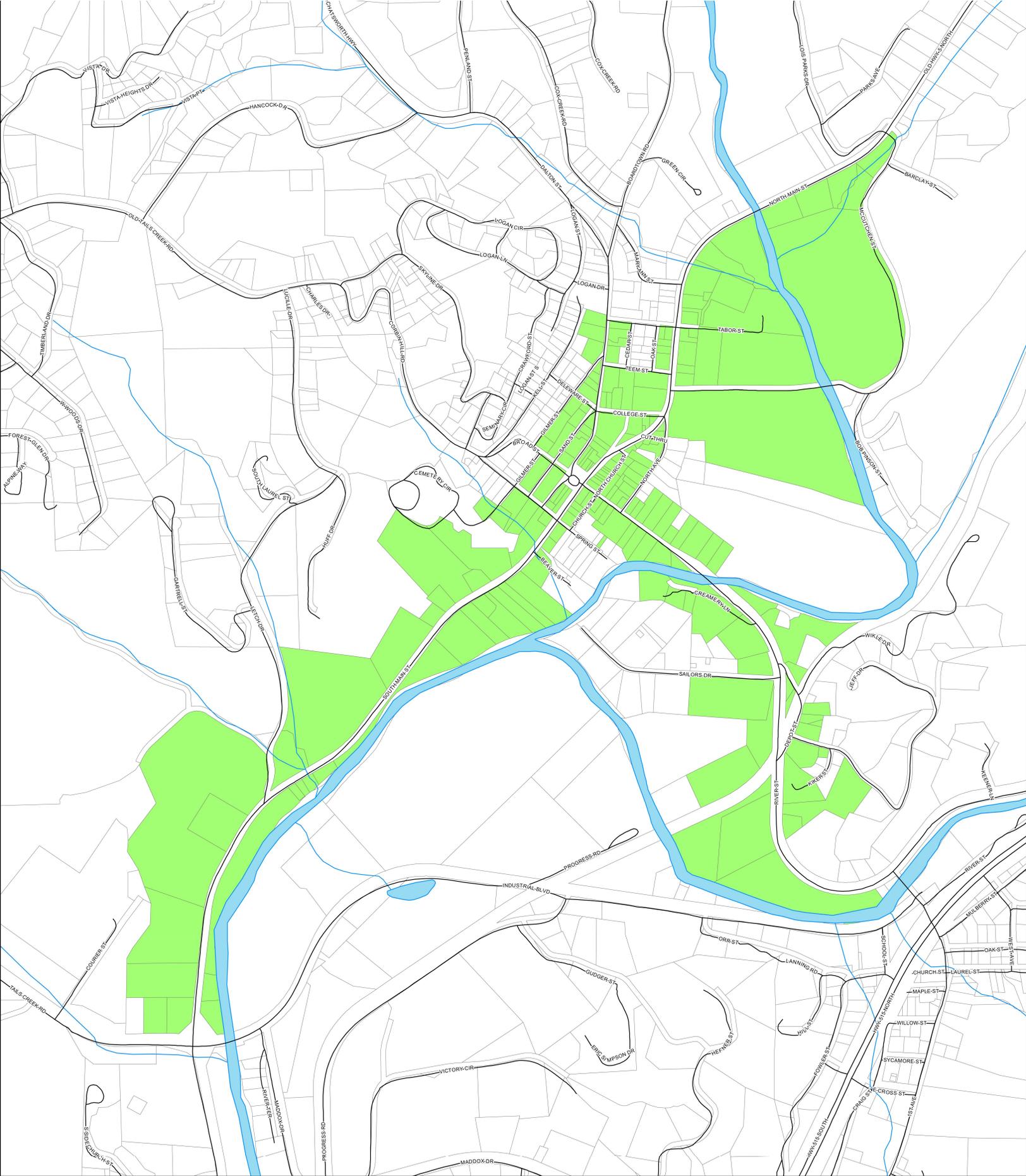


1 in = 1,000 feet



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City of Ellijay - DDA Area

Legend

-  DDA
-  Rivers & Streams
-  Parcels
-  Lakes & Ponds
-  Roads



0 250 500 1,000 1,500 2,000 Feet



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PREVIOUS PLANNING EFFORTS

2012 BOOMTOWN INITIATIVE, GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

In 2012, Ellijay was designated to receive technical assistance under the Boomtown Initiative through the Department of Community Affairs. In the summer and fall of 2012, Georgia Department of Community Affairs staff, with Northwest Georgia Regional Commission staff assisting, prepared an in-depth assessment of the potential for the economic revitalization of downtown Ellijay. The guidance included marketing and branding assistance, a property feasibility analysis, an assessment of readiness, and assistance with development of the Main Street program for the Downtown Development Authority. This study concluded with a September 24-26, 2012 site visit, to provide an in-depth property feasibility analysis of two downtown buildings and other rehabilitation suggestions. Staff recommendations focused on Ellijay's status as the Apple Capital of Georgia and the Mountain Biking Capital of Georgia, as well as on development of access to the Ellijay and Cartecay Rivers as a key growth strategy for downtown. The specific recommendations are included in the Appendix.

GILMER COUNTY JOINT COMPREHENSIVE PLAN 2014-2034

To maintain Qualified Local Government Status or QLG status, which ensures eligibility for state grants, loans, and permits, Cities and Counties in Georgia must prepare and update a comprehensive plan for directing growth and development. This plan must include a mission, vision, or goals, identification of Needs and Opportunities, a report of accomplishments on the previous work program, and a new five year work program. Because Gilmer County, Ellijay and East Ellijay have implemented development impact fees, an annual update of the Capital Improvements Element and Community Work Program is required. The Comprehensive Plan and annual update is included here by reference, and the relevant projects are included in the Urban Redevelopment Work Program later in this document.

The Comprehensive Plan identifies key goals in each planning area. Those that are most aligned with redevelopment of properties include the following:

ECONOMIC DEVELOPMENT

Goal: A healthy economy which is diversified among both the industrial and commercial sectors, which enhances the quality of life for all of our citizens, and which prudently manages the community's resources.

Key policies encourage the development of a regional identity, the retention and expansion of existing business and industry, the attraction of compatible employers, the guidance of growth to areas where infrastructure is already in place, and the development of downtown development activities to reinforce downtown Ellijay as the center for retail and tourism visits.

Identified needs and opportunities include the continued revitalization of downtown Ellijay, the development of a strategy for economic development to maximize promotion of agricultural and tourism assets including outdoor recreation, and the revitalization of economically depressed areas within the City of Ellijay.

HOUSING

Goal: Adequate and affordable housing for all citizens.

Key policies encourage the development of quality affordable housing construction, and the encouragement of infill housing in existing neighborhoods.

INTERGOVERNMENTAL COORDINATION

Goal: Positive, cooperative, and effective relationships between Gilmer County, the City of Ellijay, the City of East Ellijay, and other public agencies and organizations.

Key policies include local coordination and joint cooperative planning.

LAND USE

Goal: Land resources which have been allocated for uses that will accommodate and enhance economic development, natural and historic resources, community facilities, and housing, and that will protect and improve the quality of life of residents and visitors.

Key policies: Preserving the environmental, historic and cultural resources that make Ellijay unique, the reuse of historic buildings, the encouragement of infill development where infrastructure is already in place, the development of transitional uses between commercial and residential areas, and the promotion of government uses in downtown Ellijay.

Relevant Needs and Opportunities identified included the following:

Economic Development	
ID	The need or opportunity is to. . . .
ED-1	Create more jobs or economic opportunities in our community.
ED-2	Create an environment to encourage job growth in our community.
ED-3	Develop a strategy for appropriate economic development of our community.
ED-4	Diversify our economic base.
ED-5	Promote the continued revitalization of downtown Ellijay.
ED-6	Take greater advantage of being a “telecommunications crossroads.”

ED-7	Do more to assist existing businesses.
ED-8	Maximize the promotion of our agricultural and tourism assets, including all outdoor activity/recreational opportunities.
ED-9	Attract major sporting goods retailers to our community.
ED-10	Have better coordination and cooperation between the Downtown Development Authority of the City of Ellijay, The Development Authority of Gilmer County, and the Gilmer County Chamber of Commerce.
ED-11	Redevelop and revitalize economically depressed areas within the City of Ellijay.

**Housing
ID**

The need or opportunity is to . . .

H-1	Encourage more mid-range rental housing units in our community.
H-3	Encourage and facilitate more assisted-living housing for our community.
H-4	Institute an inventory of foreclosed housing in our community.

Natural and Cultural Resources

ID

The need or opportunity is to . . .

NC-1	Improve public access to our three rivers.
NC-2	Continue improvements within Ellijay’s locally designated historic district.

**Land Use
ID**

The need or opportunity is to . . .

LU-2	Promote development of our available/vacant commercial and industrial buildings and land.
-------------	---

ELLIJAY DOWNTOWN DEVELOPMENT AUTHORITY

The Boundaries of the Ellijay DDA form the Downtown Redevelopment Area.

Vision Statement: Ellijay is a vibrant destination for people of all ages to shop, dine, live, work, play and do business.

Mission: To enhance our community identity and heritage, to foster a center of activity, and to ensure economic stability.

Members of the Ellijay Downtown Development Authority are: Mark Luchauer; Judy Wilson; Jeff Riblet; Lee Sutton; Jerry Davis; Josh Quigley; Lynelle Stewart - Council Representative; Paige Green - Recording Secretary.

The Ellijay Downtown Development Authority meets at 8:30 am on the first Wednesday of every month in the upstairs of City Hall.

DOWNTOWN DEVELOPMENT AUTHORITY GOALS

ECONOMIC RESTRUCTURING

- Build and maintain a list of available commercial properties
- Develop planning charrette
- Recruit an anchor attraction
- Promote empty buildings to local realtors, possibly with open house/tour
- Create top ten business prospect list
- Review code to see if ordinances could be more business friendly
- Develop possible incentives for prospective new businesses
- Create incentives for business/property improvement
- Support responsible use of three rivers and all natural resources working with organizations such as Submerge Our Sewers, Blue Trails, Rails with Trails, etc. to responsibly develop outdoor offerings

ORGANIZATION

- Development program budget/ fundraisers
- Identify needs and resources
- Develop orientation for new volunteers
- Build a new program website to include visitor information such as tours and maps, calendar, project information
- Participate in social media channels, develop visitor smart phone apps
- Build database of city business owners, operators, services, property owners
- Build database of civic organizations, government officials, agencies, volunteer groups, Hispanic leaders, senior citizen organizations, etc.

DESIGN

- Continue Beautification Awards Program
- Continue downtown planters, tree surrounds projects
- Develop façade and back door improvements improvement program
- Update downtown locator signs
- Quilt Trail
- Develop and install system of coordinated, branded Gateway signs
- Coordinate poster contest
- Complete list/description of existing buildings

PROMOTION

- Work with local businesses to target local shoppers – promotion program
- Support development of Harrison Park
- Sponsor – Saturday Market, Fourth of July celebration, Scarecrow Celebration, Halloween, possible Quilt Show, Light Up Ellijay and other Christmas celebrations, St. Petrick’s Day
- Assist – Taste of Ellijay; Apple Arts on the Square; Fast & The Furriest 5K Race and 1-Mile Dog Dash Nov. 3; other community events
- Continue and improve use of downtown kiosk/ assist Chamber in keeping welcome center open
- Develop and use market position or brand

STATEMENT OF EXISTING CONDITIONS NECESSITATING REDEVELOPMENT

HISTORY OF ELLIJAY

Ellijay, Georgia, known as the “Apple Capital” of Georgia, is located between the Ellijay and Cartecay rivers where they join to form the Coosawattee River; Ellijay was incorporated in 1834 and has been the County seat of Gilmer County ever since. The name Ellijay has a historic meaning, as perhaps the English derivative of an Indian word(s) meaning “many waters”, “place of green things” or “new ground”, or possibly the name of an Indian chief.

The indigenous Cherokee people lived in this area for many years, as Ellijay was a trade center and village. When settlers came in to the area, Cherokee and whites lived together in the town. In the original Georgia land lottery in 1832, Martin Scalf acquired the 160 acre lot where the town now stands. A plan for twenty town lots, streets and a public square was developed; the streets were oriented to allow maximum sunlight exposure to the buildings. A jail, courthouse and school were built, and the City Cemetery was developed in the 1830’s along with additional

homes and buildings. Most of these early buildings were of log construction. A newspaper, the *Ellijay Courier*, was started in 1875.

As a stop on the stagecoach line, then on the railroad, the town continued to grow as a center of trade and commerce. Hotels were constructed and land was donated for a depot east of town. More industries including the Shippen Brothers Lumber Mill developed. The Mill grew to be one of the largest employers in the County. The original log or wood frame buildings on the town square were replaced by brick buildings by 1900 but other buildings in the town were still of wood construction. A fire in 1912 destroyed many buildings; new buildings were built to updated fire and safety codes. Modern utilities including electricity were developed to accommodate population growth and economic development. In the 1920's, apple and poultry exports grew, becoming main industries for Gilmer County. During the Depression and afterwards, the Work Projects Administration (Works Progress Administration) remodeled the Hyatt Hotel as the new courthouse, built a school and gymnasium, created parks, paved streets, and constructed roads, bridges, sidewalks and gutters.

As growth continued in the 1950's and 1960's, public infrastructure was improved, including upgrades to water systems, roads, and power supplies. Growth also brought the replacement of older buildings on the square, new affordable housing and a hospital. Georgia Highway 5 was widened in 1962 and still exists as "Old Highway 5" through downtown Ellijay, connecting to SR 5/ SR 515 north of Ellijay.

Ellijay's Apple Festival, its designation as the Mountain Biking capital of Georgia, and many shops and restaurants downtown attract visitors and residents who enjoy the small town atmosphere and outdoor recreational opportunities. The streetscaping around the Town Square has added pedestrian-friendly amenities, and many events highlight a family-and visitor-friendly environment.

DEMOGRAPHICS OF ELLIJAY

POPULATION

The US Census Bureau provides both an annual population estimate and a five-year American Community Survey population estimate. Because these estimates differ greatly, the demographic profile prepared by ESRI from US Census Data is used for this report.

The City of Ellijay's population in 2010 was 1,619. The 2017 population estimate for Ellijay is 1,670 persons for an increase of 3% from 2010, and in 2022 the population is expected to increase to 1,752 persons or an increase of 8%. The five year rate of increase in population is 0.96%, on par with the state rate of increase of 1.03% and higher than the national rate of 0.83% (Source, U. S. Census Bureau, ESRI profile).

In 2010, over 20% of residents were age 65 years and older, and 8% were less than 5 years old. More than half (59%) of the population was female. Over 56% of residents over age 25 had at least a high school degree, and 11% had a bachelor's degree or higher (Source: U. S. Census Bureau).

The number of households is expected to increase from 638 in 2010 to 710 in 2022, an increase of 11%. The five year rate of increase in households is 1.02%, on par with the state rate of increase of 1.01% and higher than the national rate of 0.79%. The average household size will increase slightly from 2.38 persons per household in 2010 to 2.46 persons in 2022 (Source, U. S. Census Bureau, ESRI profile).

The median household income for Ellijay was estimated at \$30,177 in 2017, and predicted to increase to \$35,820 in 2022. The five year rate of increase in median household income is 3.49%, higher than the state and national increase of 2.05% and 2.12% respectively (Source, U. S. Census Bureau, ESRI profile).

BUILDING PERMITS

Building permits have been issued the last three years in the Residential Urban Redevelopment Area as well as the new Downtown Development Authority Redevelopment Area. The breakdown is as follows:

2015	-	Residential Area	4
		DDA Area	6
2016	-	Residential Area	5
		DDA Area	7
2017	-	Residential Area	4
		DDA Area	6

During this three year period there have been two houses condemned. One house located in the Residential Area and one in the DDA Area. The City has done infrastructure maintenance and beautification in the DDA Area to include resurfacing and re-striping of South Main Street from the Roundabout downtown and running south approximately ½ mile. The City also completed a DOT Transportation Enhancement Grant which included new sidewalk and driveway aprons and crosswalk striping along the same section of South Main Street as the resurfacing.

CRIME DATA

In 2015, two burglaries were reported within the Residential Redevelopment Area and two were reported outside the boundaries of the redevelopment areas. For other crimes including criminal trespass (business) or damage to property (business), of 20 total reports, eight occurred within the redevelopment areas (four in the Downtown and four in the Residential Redevelopment areas).

In 2016, two burglaries were reported within the Residential Redevelopment Area and one within the Downtown Redevelopment Area. For other crimes including criminal trespass (business) or damage to property (business), of 22 total reports, twelve occurred within the redevelopment areas (eight in the Downtown and four in the Residential Redevelopment areas).

In 2017, two burglaries were reported within the Residential Redevelopment Area, and two burglaries were reported outside the Redevelopment Areas. For other crimes including criminal trespass (business) or damage to property (business), littering or unlawful dumping, of 34 total reports, 20 occurred within the redevelopment areas (16 in the Downtown and four in the Residential Redevelopment areas).

ELLIJAY REDEVELOPMENT AREAS DESCRIPTION

Downtown Ellijay Redevelopment Area

The historic downtown area was first a Cherokee village, with its location between the Ellijay and Cartecay Rivers making it a central point for trade. In 1838 the Cherokee Removal leading to the Trail of Tears occurred, greatly reducing the impact of the Cherokee culture on Ellijay but leaving many historical remnants. Designated the County seat in 1834, Ellijay grew to include a courthouse, jail, school and cemetery, and stores and additional homes close to the town square. Originally built from log construction, by 1900 each building in downtown Ellijay was of brick. In 1912, a fire destroyed twenty-three remaining log or wood structures in the town. Today, in downtown Ellijay, homes, stores, offices and public buildings may date anywhere from 1870 to modern times. The Downtown Development Authority Redevelopment Area includes both the historic downtown as well as commercial areas along South Main Street and River Street.

This redevelopment sub-area includes properties in need of redevelopment located on commercial corridors which are south and west of downtown Ellijay, including South

Main Street, Progress Road and Industrial Boulevard. Buildings vary in age, condition, size, and use. Most buildings are commercial rather than industrial with the exception of the Victory Circle/ Maddox Drive and Sailors Drive areas.

The South Main Street corridor, which is bounded on the east by the Coosawattee River, is a main gateway corridor for Downtown Ellijay. On South Main Street, most buildings are small stand-alone retail, service or office buildings. These parcels are wholly zoned general commercial (GC). Many of these properties are prime office, retail or restaurant locations, such as the former Chevron gas station at 127 South Main Street.

River Street is also a key gateway corridor for visitors coming into downtown Ellijay from Highway 515. This commercial corridor winds past hardware and garden stores, the Ellijay Depot, restaurants, and the Pepsi bottling plant on its way into downtown. The former Ellijay Marketplace, a currently vacant property with river access, would be an ideal outdoor arts and music venue location. Many buildings on South Main Street also have great redevelopment and reuse potential.

Ellijay Historic District and Historic Preservation Commission

On April 21, 2008, Mayor Al Hoyle and the Ellijay City Council designated a portion of the downtown Ellijay area as a local historic district. The purpose of the Ellijay historic district is to preserve the unique historic character of buildings and their surroundings; to maintain and improve the setting of those buildings; and to ensure that new structures are constructed from architectural designs and materials that are compatible with their historic environment.

Part of Downtown Ellijay now falls under the jurisdiction of the Historic Preservation Commission, a body appointed by the Mayor and City Council to administer the design review process required by State law in local historic districts. The Ellijay Historic District is designated as an overlay on the official zoning map. Projects that entail material change to the exterior of a property must be reviewed by the Historic Preservation Commission, and receive a Certificate of Appropriateness from that Commission before work can begin. Local historic district designation does not restrict the use or sale of any property, nor does it require the improvement of any property. The Historic Preservation Commission does not require review of normal maintenance and repair that does not displace historic fabric.

In 1996, the Gilmer County Historic Resource Survey was prepared by Catherine Wilson-Martin which listed many of the historic resources in Gilmer County. The Survey was sponsored by the Gilmer County Arts and Heritage Association and the Historic Preservation Division of Georgia Department of Natural Resources. A number of buildings in Ellijay were included. The majority of buildings in the historic

downtown and along River Street are two-story brick structures with asphalt roofs, with many featuring restaurants, antique shops, or offices on the first floor, and vacant second stories. None are listed on the National Register of Historic Places.

In addition to the local historic district and Historic Preservation Commission, historic preservation staff recommend that the City prepare and submit a preliminary determination for a National Register District for the historic core to determine eligibility for a National Register Listing. This would provide additional recognition for these key properties and allow the HPC, DDA, City of Ellijay and property and business owners to capitalize further on the intrinsic value of these resources.

Survey #	Name and Location, Use
GI-EL-17	Teem-Dr. Goss-Waters House, 128 River Street- dwelling
GI-EL-18	Johnny Ray House, 111 River Street- dwelling
GI-EL-22	W.A. Kelley House, 85 River Street- dwelling
GI-EL-35	235 Spring Street- dwelling
GI-EL-38	17 Spring Street- dwelling
GI-EL-41	W.B. James House, 270 Spring Street- dwelling
GI-EL-49	Tabor-Foote House, Spring Street- dwelling
GI-EL-53	90 Spring Street- dwelling
GI-EL-62	Watkins House, Corbin Hill- dwelling
GI-EL-70	9 Kell Street- dwelling
GI-EL-72	114 Kell Street- dwelling
GI-EL-73	128 Kell Street- dwelling
GI-EL-82	77 Kell Street- dwelling
GI-EL-88	B.C. Logan House, 321 Dalton Street -dwelling
GI-EL-89	H.C. Cool House, 65 Dalton Street -dwelling
GI-EL-93	Perry House, 54 Broad Street- originally a dwelling, now offices
GI-EL-94	Howard Perry House, 51 Broad Street- originally a dwelling, now offices
GI-EL-96	College Street- dwelling
GI-EL-98	Henry Penland House, 46 Dalton Street- dwelling
GI-EL-105	5 Oak Street- dwelling
GI-EL-108	18 Tabor Street- dwelling
GI-EL-109	121 N. Main Street -dwelling
GI-EL-118	N. Main Street -dwelling
GI-EL-123	Bob Pinson House, Old Blue Ridge Rd. -dwelling
GI-EL-127	Paul Wilson House, 27 North Avenue -dwelling

Several of these structures are described in more detail on the following pages.

Tabor House and Civil War Museum- 138 Spring Street, Ellijay GA

The Tabor House is located just off the Ellijay square and behind the Courthouse at 138 Spring Street, Ellijay, GA. It is a Victorian era home built in the 1870's and is the oldest house in the City. The Tabor House is a Civil War library and museum, and is the location of the Gilmer County Historical Society. The house and rooms are well maintained and are decorated to replicate the late 1800's style. This house is a two-story, wood-framed house, dating from about 1880, with exterior end brick chimneys and a two-tiered front porch with jigsaw trim. The house is open to the public during the week and is listed on Explore Georgia.org, on the North Georgia Farm Trail, and by the Gilmer County Historic Society. The museum also includes artifacts relating to the American Indian Trail of Tears.



The Tabor House, 138 Spring Street. Photo courtesy of ExploreGeorgia.org

Ellijay City Cemetery- South of the City Square, Ellijay, GA

The cemetery is located south of the square in Ellijay and offers panoramic views of the city, valley, and mountains. A 2014 Eagle Scout Project recorded gravesite data and entered the data into a City of Ellijay database for ease of location of names.



Ellijay City Cemetery.

Watkins House- 0 Dalton Street, Ellijay, GA

The Watkins House at 0 Dalton Street, directly across from the Gilmer County Courthouse on the square in Ellijay, is a brick veneer structure. It was the home of a prominent physician, Dr. Watkins. It is now utilized by Gilmer County Planning and Zoning. The house was evaluated by State agencies during the Department of Community Affairs' 2012 Boomtown Initiative; reuse potential is high.



Historic Watkins House, 0 Dalton Street. County Planning and Zoning office location.

Dalton State College Extended Campus- 55 College Street, Ellijay, GA

The Gilmer County Center of Dalton State College, at 55 College Street in Downtown Ellijay provides evening and extended campus programs as well as general education credit classes.



Kay Building- 11 College Street, Ellijay, GA

In 2012, the Department of Community Affairs Boomtown Initiative developed a feasibility analysis of the redevelopment and reuse of the unique Kay building, formerly an auto repair shop and dealership, at 11 College Street. Its location close to the Ellijay Bike shop and just off the Downtown Square provides great sporting goods, activity-based and recreational co-marketing possibilities. Additional ties with apples and local food tourism, and outdoor adventure such as mountain biking and river-related activities would only increase its potential.



Kay Building, 11 College Street.

Redevelopment Considerations

To redevelop and reuse these historic buildings as well as bring additional growth to downtown Ellijay, several issues currently inhibiting redevelopment must be addressed. For example, lots are as small as 0.04 acres. Access to lots of varied shape and size can be problematic for redevelopment for retail or office usage. In addition, many commercial structures may require remodeling of building exteriors and interiors for reuse as offices, restaurants, shops or other commercial and retail uses. However, buildings such as former gas stations, the depot, and hotels could have great potential for reuse if costs are known, if a strategy is in place, and if financing can be secured.

Parking Issues

There is limited store-front parking around the square. Approximately 150 employees work downtown, including retail and restaurants as well as Gilmer County and City of Ellijay employees. Gilmer County Courthouse and Ellijay City Hall parking lots provide some additional parking. A public parking facility is also located on River Street. However, downtown parking, especially for events and activities, is still inadequate.

The following conditions cause the Downtown Redevelopment Area to meet the statutory definitions of “pocket of blight” as defined in O.C.G.A. 36-61-2 of the Urban Redevelopment Act as amended:

- **Building and Property Maintenance:** Buildings along the commercial corridor are in good to fair condition. Buildings on the square include two story brick or brick façade buildings on small to medium size lots. Most buildings are occupied on the first story. Restaurants, office, and retail uses are predominant, including antique stores, gift shops, and sporting goods outfitters. These shops and restaurants cater to a recreational and event tourism population who are visiting for mountain biking, apple festival, rafting and other outdoor recreation opportunities. The second story of many buildings remains underutilized; the potential for loft apartments or guest lodging is apparent. On the square, parking is limited. The City has constructed two public parking lots, one across from the Courthouse, and one at River Street and Church Street. Some historic buildings on the square have been demolished and replaced due to deteriorating conditions, or have been renovated. Individual renovations and reuse of buildings on or immediately off the square are ongoing, supported by the tourism and visitor market. The square and downtown area also includes several City and County offices including the Gilmer County Courthouse and Jail, City Hall, and county offices. Historic district guidelines cover the materials and alterations that can be used for renovations to those buildings and homes within the district, but no other guidelines are in place to ensure uniformity of building materials, signage, uniform color schemes or landscaping. In general, industrial and commercial buildings are in fair to good condition. There are exceptions; for example, the storage of junk cars and abandoned truck trailers on Sailors Drive gives the entire area an appearance of neglect. In addition, several vacant industrial buildings and gas stations are noted, which are in an overall condition of fair to poor. Flea markets/older general retail stores and abandoned autos contribute to an overall distressed appearance on South Main Street.

- **Infrastructure Conditions:** For the most part, infrastructure is in good condition. Along South Main Street, overhead utility poles are located in a narrow right of way, close to the road, which can endanger truck traffic; hills and steep curves were also noted within the industrial area particularly on Victory Circle/Maddox Dr. Some entrances and parking areas of industrial buildings are in poor condition, with heavy trailers and poor drainage contributing to deterioration of surfaces. Additional parking downtown is needed.
- **Urban Design and Layout:** This area has been the historic town square since Ellijay was first designed in the 1830's. Surrounding residential and commercial uses have grown up over time, but the core of the downtown remains oriented to retail, offices, government offices, and restaurants. Pedestrians and tourists would benefit from more connections to nearby parks, canoe and raft launches, apple orchards, and even additional restaurant and retail space. Some access to industrial and commercial buildings is poorly designed, with narrow or sharp curves and lack of appropriate sight distance for industrial/truck traffic- this is particularly seen on Victory Circle. Other corridors such as Progress Road and Industrial Boulevard are wide and clearly designed to accommodate tractor trailer traffic egress and ingress. Due to steep terrain, other observed issues include the need for high capacity stormwater runoff features/ditches to prevent erosion.
- **Sidewalks and Pedestrian Facilities:** Sidewalks, pedestrian crosswalks and signage, and low speed limits, as well as the roundabout design, contribute to a pedestrian-friendly downtown. Public restrooms are available at the public parking area. Bike facilities are needed. Sidewalks are in place along Industrial Boulevard, and speed limits are low. However, this corridor has heavy commercial and industrial traffic with few pedestrian accommodations for crossing safety.
- **Vacant Properties or Buildings:** Few buildings in the downtown area are completely vacant and underutilized; there was an 18% vacancy rate at the end of June 2014. Second stories are predominately vacant. One or two prominent buildings on the square are vacant; the owners do have plans for their reuse in conjunction with the Ellijay Downtown Development Authority's assistance. There are several vacant properties on Victory Circle, notably the former Shaw Industries 178,000-SF building on 11.77 acres.
- **Zoning and Land Use:** Properties immediately surrounding the square are zoned General Business District (GBD); other areas on Kell Street, Cemetery Street and Gilmer Street are zoned Low Density Single Family Residential. The larger area is primarily zoned General Commercial (GC),

with a few parcels on Victory Circle and South Main Street zoned Light Industry (I-1) or General Industry (I-2).

- Debris: Very little debris in the industrial area is noted other than on South Main Street where litter is noted around buildings.
- Transportation issues: The Town Square roundabout creates good traffic flow, but traffic volumes during peak school and courthouse hours, and on weekends, can be heavily concentrated in the downtown area. The immediate downtown Square design is very pedestrian friendly. None, other than previously noted right of way widths and narrow/sharp curves.
- Code Enforcement/ Condemnation: During the three year period from 2015-2017 there has been one house condemned in the Downtown Redevelopment Area.
- Tax Delinquency:
- Business Licenses:
- Other Economic Factors
 - The Downtown Redevelopment Area contains approximately 0.53 sq miles, with approximately 1,300 daytime population; of those, 1,209 are workers within the downtown area, and 94 are residents.
 - Of these, 35% are owner occupied and 45% are renter occupied, approximately 20% are vacant. Of the approximately 30 owner occupied housing units in 2017, the average home value was \$159,167. In this redevelopment area, the median household income in 2017 was \$36,380, and per capita income was \$15,356.
 - Income in the downtown redevelopment area and home values are slightly higher compared to the City of Ellijay as a whole; however, per capita and median household incomes were lower. This may be due to higher rents and values within the downtown core for residences such as loft apartments.
 - The City's 2017 population was 1,670. Of the total 875 housing units in the City, 37.5% are owner occupied and 39.7% are renter occupied, approximately 23.2% are vacant. Of the approximately 875 owner-occupied housing units in 2017, the average home value was \$157,576. City-wide, the median household income in 2017 was \$30,177, and per capita income was \$19,298.

Downtown Redevelopment Area Photos



Downtown Ellijay Town Square.



0 Dalton Street. Historic Watkins House, County Planning and Zoning office location.



0 Dalton Street, adjoining Watkins House, Chamber of Commerce Welcome Center location.



55 College Street, Dalton State College Gilmer County Center.



11 College Street, Kay Building.



127 River Street -next to Bernhardt Funeral Home. Home has roofing and siding issues as well as other deferred maintenance issues.



133 Broad Street. Vacant, overgrown home just north of Courthouse, Town Square.



Ellijay Depot (50 Depot St.) and Ellijay Chiropractic Center (449 River Street).



518 River Street. Vacant building on Ellijay River, formerly Ellijay Marketplace.



10 Jeff Street, Budget Motel.



49 Depot Street, Ellijay Florist and Gifts.



2170 South Main Street, abandoned gas station and office.



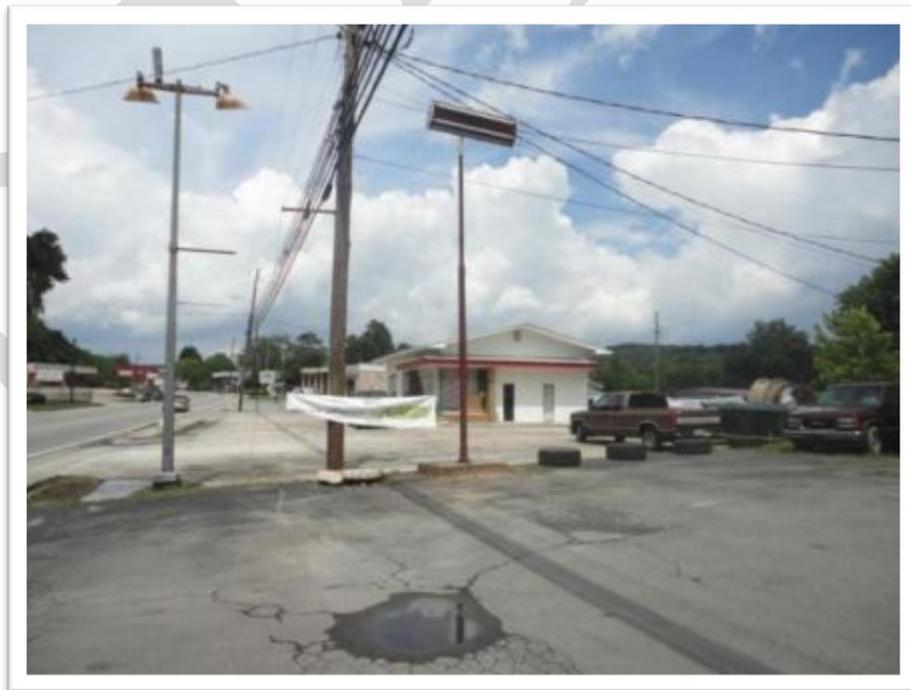
631 A & B South Main Street, vacant shopping center.



675 South Main St. B & R Builders.



South Main Street from 265 South Main, looking north.



S Main Street from 265 S. Main, looking north to 209 S. Main Street (neighboring bldg).



209 S. Main Street.



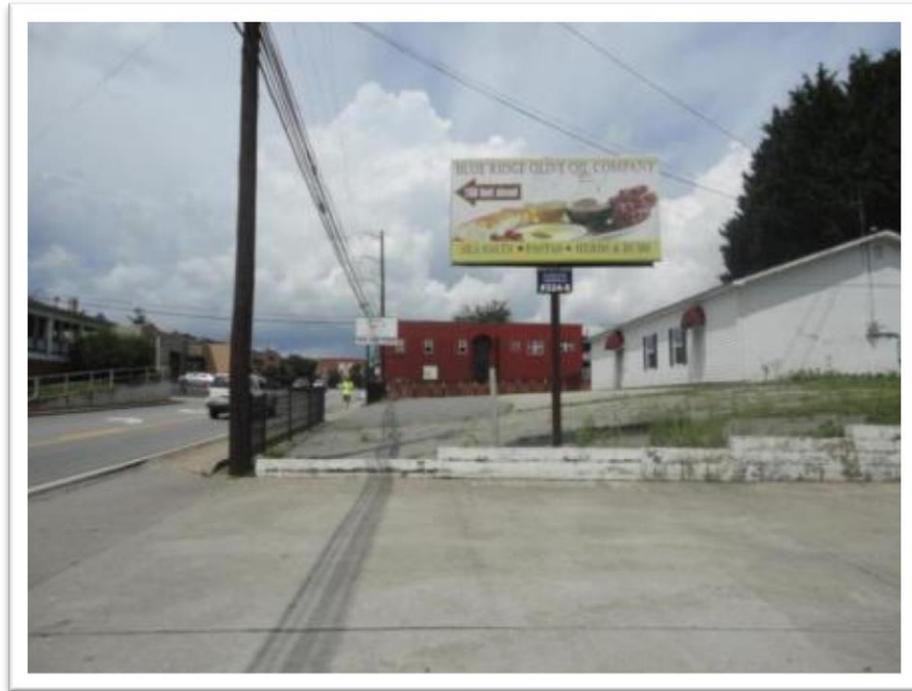
125 South Main St., carwash on main gateway corridor.



127 South Main Street. Former Nelson Chevron. Great redevelopment potential.



101 South Main Street.



79 South Main Street, commercial property with 1,800 SF under roof.



92 South Main Street. Ellijay Motel, a historic travel motel built c 1950.



Streetscape looking north to Downtown Ellijay on the Square from 79 S. Main St.

Additional Contributed Photo Pages- Downtown Area

Photo Credits: Ellijay Downtown Development Authority



Dalton Street
Watkins House



45 SOUTH MAIN STREET



228 SOUTH MAIN STREET
VACANT BUILDING



209 SOUTH MAIN STREET
VACANT BUILDING



228 SOUTH MAIN STREET
TRASH COMPLIED /



209 SOUTH MAIN STREET
VACANT BUILDING



252 SOUTH MAIN STREET
BUILDINGS IN DISREPAIR / ROOF LEAKS



518 RIVER STREET



54 KIKER STREET



219 CREAMERY LANE



126 LOGAN CIRCLE



236 LOGAN CIRCLE



345 LOGAN CIRCLE



98 RIVER STREET
SIDING FALLING OFF / NEEDS PAINT JOB



127 RIVER STREET
VACANT HOUSE / LEAKY ROOF / EYE SORE



127 RIVER STREET



463 NORTH MAIN STREET



NORTH MAIN STREET



374 NORTH MAIN STREET



461 NORTH MAIN STREET



453 NORTH MAIN STREET



479 NORTH MAIN STREET



505 NORTH MAIN STREET



460 North Main



418 NORTH MAIN STREET



Vacant Garage
89 Shrine Club Drive



219 CREAMERY LANE



29 NORTH AVENUE



90 NORTH AVENUE



260 MCCUTTCHEN STREET



74 TEEM STREET



21 TABOR STREET



418, 420, 424, 374, 244
NORTH MAIN STREET

Residential Redevelopment Area

Ellijay's older residential area, north and east of the historic downtown, includes many homes that are in need of redevelopment due to deferred maintenance, roofing and siding condition, dilapidation, vacancy, location or access. These homes include manufactured housing, duplex units, and single family homes. The mountainous terrain necessitates narrow and steep roads which include blind curves and one-way access. The terrain may also result in the level of the home being significantly lower or higher than the driveway or roadway, restricting access to the home. In addition, many homes are in various states of disrepair. Several vacant or abandoned homes are noted, the majority of which are manufactured homes. Homes and lot size tend to be small to very small. Many of these homes may be rental units for low to moderate income residents who would benefit from affordable, energy efficient housing.

Non-residential uses including thrift and salvage shops, junkyards and auto repair shops dominate much of the North Main/ Old Highway 5 corridor north of downtown Ellijay. Further north, the corridor contains vacant or abandoned manufactured housing overgrown by trees and bushes. Residential space is isolated with some commercial use of homes as beauty shops or other service businesses. Tractor trailer parking is noted.

Residential building condition and materials vary widely; debris, trash, and generally unkempt residential conditions are noted in some locations. Housing materials include brick, wood, vinyl siding, metal siding, and concrete block. Roofing materials include asphalt or fiberglass shingles or metal roofing. Porch roofs are lacking support, and siding is damaged, mildewed, or overgrown. Dilapidated siding, underpinning, and roofs are seen on some manufactured homes, while others are well kept. Many manufactured homes have had roofs or porches/decks added, which can improve the appearance, but if not maintained can be a safety issue.

Infrastructure is also an issue. Many roads lack curb and gutter, causing water to drain unevenly across the road surface. Water can seep into the asphalt road surface, causing damage to the roadway surface and substrate, leading to cracking and potholes. A lack of sidewalks and lighting is also noted, contributing to lack of safe pedestrian access. Ideally, the residential area would have walkable access to downtown. Heavy rains contribute to heavy water loads in drainage ditches which could cause erosion of the ditch and yard, and weakened tree roots.

The Parks Avenue subdivision contains several ranch-style wood frame or brick homes built in the 1960s, some of which are well-maintained and one or two of which are very isolated and appear vacant or abandoned. Parks Avenue roads are very narrow and in very poor condition.

The McCutchen Street area includes two older homes that are dilapidated past the point of repair. While they would need to be torn down, the parcels that they overlook are part of a park that the City is developing; the parcels would be potentially valuable greenspace, trail head, and recreational areas, as well as prime residential locations.

The following conditions cause the Residential Redevelopment subarea to meet the statutory definitions of “pocket of blight” as defined in O.C.G.A. 36-61-2 of the Urban Redevelopment Act as amended:

- **Building and Property Maintenance:** Buildings are widely varied in age, condition, and occupancy. Many are in fair to good condition; however, many are in poor condition, have porches or outbuildings that are deteriorated, or have obvious roof damage or water damage. Some manufactured homes have dilapidated siding, underpinning, and roofs. Many manufactured homes have had roofs or porches/decks added, which if not maintained, could detract from appearance and safety of the home.
- **Deteriorated Infrastructure:** Narrow, curving roads with deep stormwater ditches are seen. Many roads lack curb and gutter, so that water drains unevenly across the road surface, causing the road surface to deteriorate. Heavy rains contribute to high runoff loading in drainage ditches. Over time this could cause erosion of the ditch and yard, and damage to tree roots, if not an impact on roadway and other public facilities (water, sewer pipes, and utility lines).
- **Urban Design and Layout:** While lots and house size vary, many are small to very small, particularly in subdivided areas such as Park Avenue subdivision or Skyline and Cox Creek Streets. This restricts access and redevelopment potential.
- **Sidewalks and Pedestrian Facilities:** Sidewalks are only seen on main roads within the City center. No sidewalks are present in residential areas.
- **Vacant Properties or Buildings:** Several structures are vacant or abandoned.
- **Zoning and Land Use:** Properties are zoned as R-1, Low intensity single family residential, or GC-General Commercial (the corridor along North Main Street)
- **Code Enforcement:** During the three year period (2015-2017) there has been one house condemned in the Residential Redevelopment Area.
- **Tax Delinquency:**
- **Other Economic indicators:**
 - The Residential Redevelopment Area covers approximately 0.40 sq miles and contains approximately 380 residences. Of these, 35% are owner occupied and 45% are renter occupied, approximately 20% are vacant.

- Of owner occupied housing units in 2017, the average home value was \$154,265.
- In this redevelopment area, the average household income in 2017 was \$44,726, and per capita income was \$18,381.
- Home values in the residential redevelopment area are slightly lower compared to the City of Ellijay as a whole; however, per capita and median household incomes were higher. This may be due to a high percentage of owner-occupied housing; however, there is also a high percentage of rental housing and manufactured housing.
- The City's 2017 population was 1,670. Of the total 875 housing units in the City, 37.5% are owner occupied and 39.7% are renter occupied, approximately 23.2% are vacant. Of the approximately 875 owner-occupied housing units in 2017, the average home value was \$157,576. City-wide, the median household income in 2017 was \$30,177, and per capita income was \$19,298.

Residential Redevelopment Area Photos



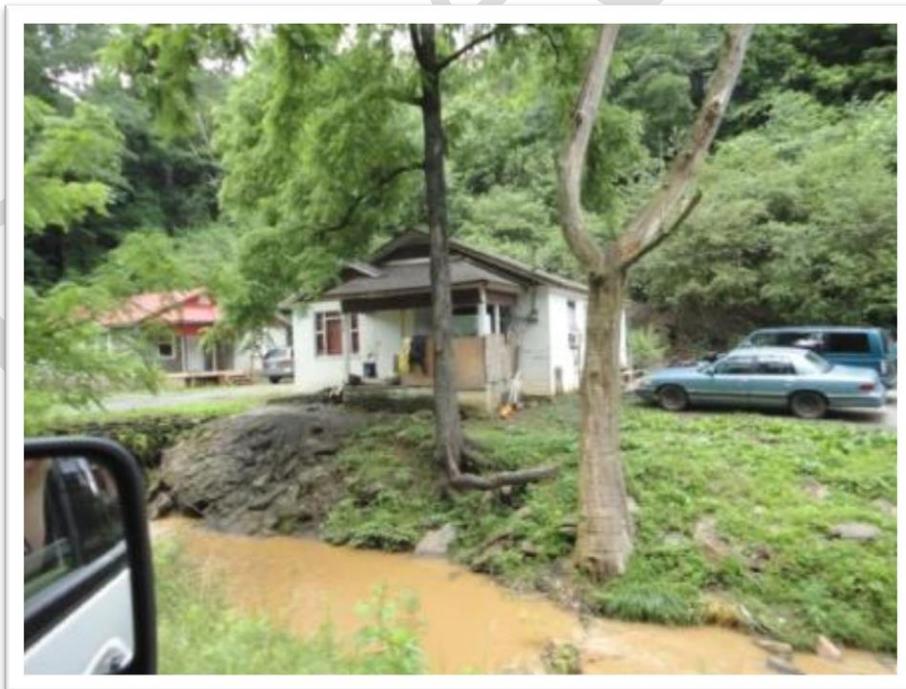
North Main at Maryanne St. looking north.



North Main at Maryanne St. looking south towards downtown.



68 Skyline Drive. House is below roadway, limiting access, causing water drainage problems.



684 N Main Street/ Old Highway 5. Overflowing drainage ditch, plywood reinforcement on porch, deteriorating lawn.



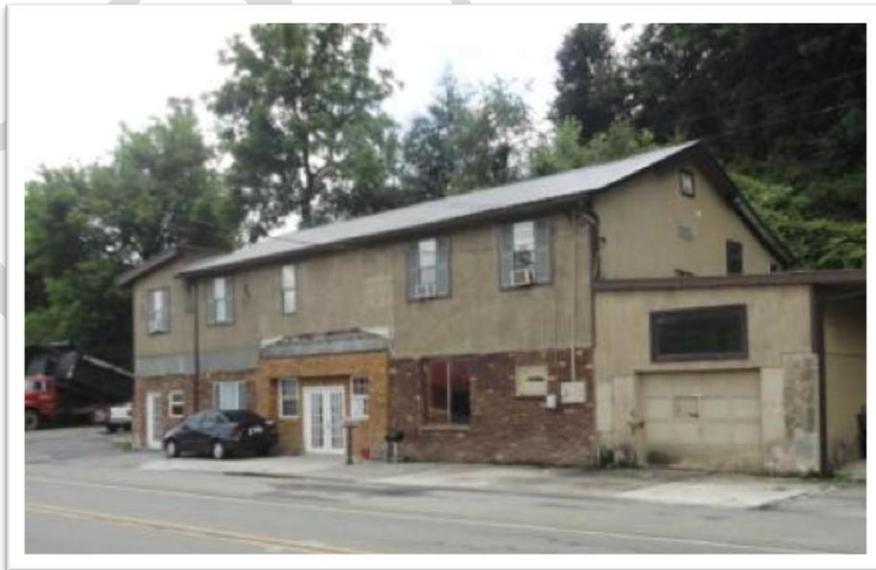
Skyline Drive. Older mobile home in fair condition but with very little foundation.



560 Skyline Drive.



279 Penland St. Housing in good condition next to active auto repair shop- cars in the roadway.



473 Dalton Street. House and garage.



0 Tabor Street at Cedar Street- tree fell on house. Note caution tape.



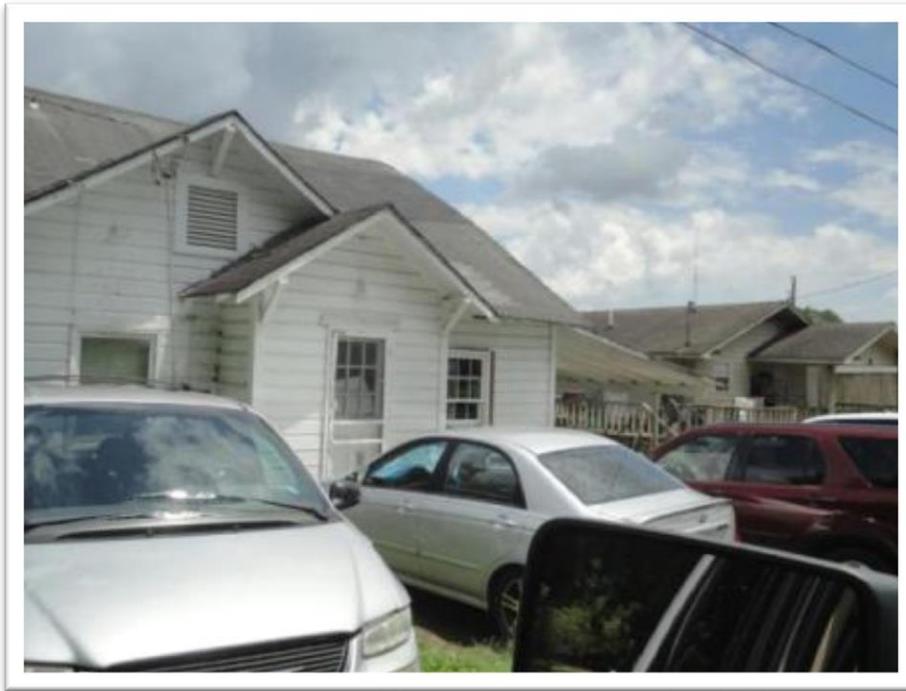
463 North Main Street.



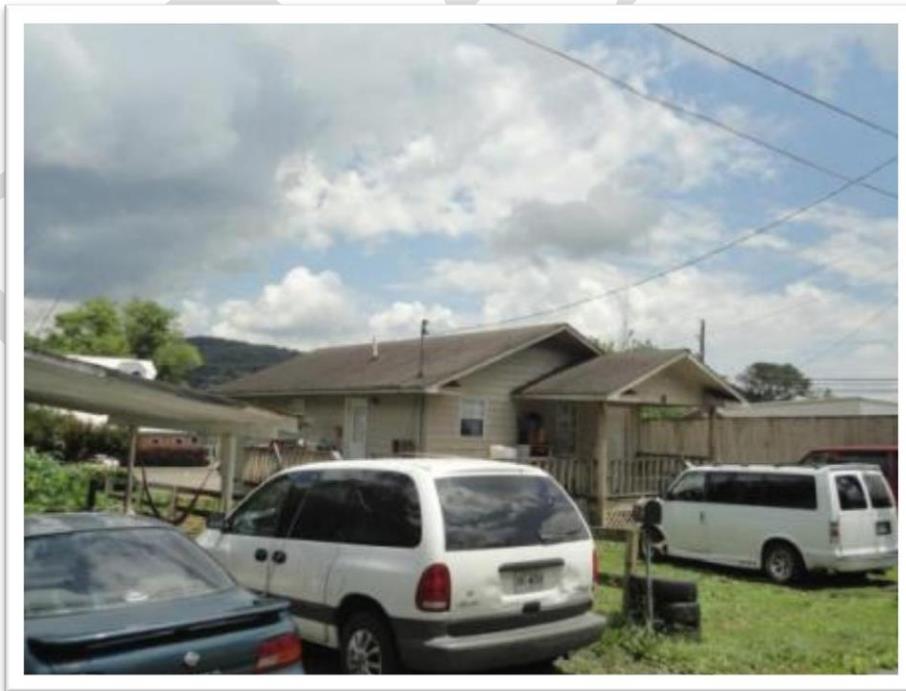
Trailers parked off of Dalton Street.



Abandoned, dilapidated house on McCutchen St. (548 Barclay or 0 Bob Pinson St).



6 Oak Street (283 N Main Street). Former Mill Houses.



Oak Street, former Mill Houses.



Oak Street yard sale and manufactured housing.

DRAFT

Additional Contributed Photo Pages- Residential Areas

Photo Credits: Ellijay Downtown Development Authority

DRAFT



288 DALTON STREET



460 A DALTON STREET



486 DALTON STREET



540 DALTON STREET



556 DALTON STREET



556 DALTON STREET



565 CHATSWORTH HIGHWAY





664 DALTON STREET



684 DALTON STREET



688 DALTON STREET



19 HANCOCK DRIVE



303 DALTON STREET



49 GILMER STREET



255 KELL STREET



267 KELL STREET



83 KELL STREET



16 KELL STREET



30 CEDAR STREET



42 CEDAR STREET



39 OAK STREET



31 OAK STREET



CITY OF ELLIJAY
SKYLINE DRIVE
EYE SORE



57 SKYLINE DRIVE



71 Boardtown Road



50 Cox Creek Road



74 Cox Creek Road



94 COX CREEK ROAD



292 COX CREEK ROAD



384 BOARDTOWN ROAD

MASTER PLAN

VISION AND OBJECTIVES

Ellijay has many historic properties that should be preserved. The City also has need for additional housing, business and retail development, as well as the capacity to capitalize on its tourism draw. The City seeks to redevelop existing structures to meet the growing needs of affordable and senior housing, while at the same time providing opportunities for business, office, and residences downtown in underutilized space and accommodating the needs of new and existing businesses. Infill and redevelopment of existing structures is one of the best ways to meet these goals without the high costs of providing new infrastructure and services. Infill and redevelopment efforts should complement efforts of the Downtown Development Authority, and integrate within planned improvements including additional parks and recreational opportunities.

PUBLIC INFRASTRUCTURE TO BE PROVIDED AND IMPROVED

The 2017 annual update of the Community Work Program for Ellijay identified the following public infrastructure needs (Please see Action plan for Action Items and Funding Sources):

Historic Preservation

Historic Preservation needs include training for historic preservation commission members to enable the City of Ellijay to become a Certified Local Government, eligible for federal historic preservation funds. The development and enforcement of preservation guidelines within the historic district is also needed. Allowing alternative historic building codes within the district is also a need, as is promotion of state and federal rehabilitation tax credits for contributing buildings in the local historic district.

Economic Development

The development of a downtown business incubator is one identified need, as is the development of a local Enterprise Zone.

A joint project listed is to identify areas for coordination and cooperation among the Ellijay Downtown Development Authority, the Joint Development Authority of Gilmer County and the Cities of Ellijay and East Ellijay, and the Gilmer County Chamber of Commerce, and organize meetings among the principal players to foster mutual understandings of goals and strategies.

Another project is to develop the Ellijay Urban Redevelopment Plan, to include public infrastructure improvements, facilitation of public and private redevelopment and reinvestment projects, application for an Opportunity Zone, continuing redevelopment and reinvestment assistance to the Ellijay Downtown Development Authority and City of Ellijay, and pursuit of

private investment and job creation within the Downtown and Residential redevelopment areas.

Additionally, a project is needed to emphasize and expand community asset opportunities for recreation and commercialization adjacent to the Ellijay/Coosawattee/ Cartecay River corridors.

HOUSING

Housing needs include the stimulation of a range of housing options including affordable housing based on an assessment of the City's housing needs, to encourage additional hotel/motel development for accommodation of visitors to Ellijay, and to research and contact private assisted living corporations to investigate opening a new facility in the area in consultation with the Georgia Department of Human Services to discover options available to bring assisted living facilities to the area.

Community Facilities

Development of the Harrison Park and surrounding amenities is an identified community facility need, as is upgraded water and sewer infrastructure and development of indoor recreation facilities. Sidewalks and walkability measures are also needed to connect residential areas to downtown and recreation areas.

Transportation/ Complete Streets

Transportation projects include the following:

- Additional pedestrian and bicycle friendly measures are needed in the commercial and downtown areas, as well as in residential areas.
- Take greater advantage of railway facilities by encouraging industrial and commercial development along the railroad line.
- Pursue funding for additional pedestrian facilities to include sidewalks, trails, and river crossings.
- Implement the programs of the adopted Long-Range Transportation Plan in concert with the priorities of the local governments.
- Continue implementation of the adopted Regional Bicycle and Pedestrian Plan.
- Continue advocacy for Blue Ridge Scenic Railroad Excursions to depart from Ellijay.

The Georgia Department of Transportation 2017 Design Policy Manual provides guidance for communities in developing plans and projects that implement the Complete Streets transportation planning concept. As the primary source for design guidelines for use by GDOT personnel, local governments, and consulting engineers for Federal and State aid projects, the manual provides standards and guidelines which govern the design of roadways and related infrastructure. The manual includes the state's Complete Streets Design Policy, which states "It is the policy of the Georgia Department of Transportation to routinely incorporate bicycle, pedestrian, and transit accommodations into transportation infrastructure projects as a means for improving mobility, access, and safety for the traveling public." Further, the manual states

GDOT will coordinate with local governments and planning organizations to plan, design, implement, operate and maintain those features needed for safe pedestrian, bicycle and transit use. The Complete Streets framework prioritizes “safety, mobility, and accessibility for all modes of travel and for individuals of all ages and abilities.” This is achieved through balancing the needs of all users, through a context sensitive design that considers the type of roadway and transportation conditions.

The manual states that Georgia’s approach to Complete Streets is to include bicycle, pedestrian, and transit accommodations in new construction and maintenance projects in partnership with local governments for state and local projects.

The Design Guidelines Manual presents Complete Streets principles for accommodation of bike and pedestrian needs, and transit accommodations, which are further detailed in policies.

Complete Streets Bicycle and Pedestrian Principles

1. Accommodations for bicycles and pedestrians should be integrated into roadway construction projects through design features appropriate to the context and function of the transportation facility.
2. The design and construction of new facilities should anticipate likely demand for bicycling and pedestrian facilities within the design life of the facility.
3. The design of intersections and interchanges should accommodate bicyclists and pedestrians in a manner that addresses the need to safely cross roadways, as well as to travel along them.
4. The design of new and reconstructed roadways should not preclude the future accommodation of bicyclists and pedestrians along and across corridors.
5. While it is not the intent of maintenance resurfacing to expand existing facilities, opportunities to provide facilities or to enhance safety for pedestrians and bicyclists should be considered during the development of these projects.

Complete Streets Transit Accommodation Principles

1. Accommodations for transit should be integrated into roadway construction projects through design features appropriate for the context and function of the roadway, and associated transit facility (e. g. transit stops, stations, or park-and-ride lots).
2. The design of roadways and intersections should address the need of pedestrians to safely walk along and across roadways, to access nearby transit facilities.
3. The design of new and reconstructed roadways should not preclude the accommodation of transit facilities (e.g. for light rail, street cars, and bus rapid transit) planned and funded for construction within the design life of the roadway project.

Local, regional and state plans that incorporate existing and planned pedestrian, bicycle and transit facilities should be consulted as part of the plan and design process,

Vacant Lots and Buildings

Several vacant buildings and lots are noted in the city center, along Main Street, and in the downtown/ Town Center area. In addition, many of the second story spaces are vacant in downtown buildings. As these spaces would provide excellent office or residential space, the City and DDA may wish to work with owners to incentivize the renovation and utilization of the second story space through loan programs to owners to remodel the buildings. For others, the DDA or City of Ellijay may wish to purchase buildings or parcels for reuse as parks, incubator space, or to offer as an incentive for job creators.

Open Space Recommendations

Ellijay includes many parks, and the River is a key aspect of the City. Many tourists visit the City to experience a small-town, rural atmosphere, with all the amenities including parks, trails, and open space. The City and DDA should encourage creation of pocket parks, small open spaces, trees and plantings, as well as the preservation of existing natural features and trees throughout downtown and the city.

Code Enforcement

Recent efforts to improve the condition of buildings in Ellijay have been effective. From 2015-2017, one property in the Downtown Redevelopment Area and one in the Residential Redevelopment Area have been condemned. The City will continue to work with property owners, residents and business owners to preserve the appearance and condition of residential, retail, office and commercial buildings and lots, as well as to enforce city codes and ordinances when necessary to protect the public health and welfare.

DESIGN, LAND USE, AND BUILDING REGULATION OBJECTIVES

DESIGN

ELLIJAY HISTORIC DISTRICT

The Ellijay Historic District, created in 2008, includes just over 50 parcels, including many historic buildings such as the Watkins House, the Tabor House, and the Kay Building. Historic District guidelines oversee preservation and maintenance of designated buildings and properties within the district including changes to appearance, replacement materials, and alterations to the buildings, through a review process prior to approval of any planned changes. In addition to the local historic district and Historic Preservation Commission, historic preservation staff recommend that the City prepare and submit a preliminary determination for a National Register District for the historic core to determine eligibility for a National Register Listing. This would provide additional recognition for these key properties and allow the HPC, DDA, City of Ellijay and property and business owners to capitalize further on the intrinsic value of this resource.

INFILL DESIGN GUIDELINES

The Georgia Municipal Association estimates that a small commercial storefront building sitting empty in a small-town commercial district will have an economic impact of \$386,750 in lost economic revenues, with lost sales of \$250,000 and \$14,000 in lost local and state sales and property tax revenues. South Main Street in particular contains vacant buildings with potential for commercial, office, or residential reuse. Industrial and commercial buildings on Progress Road and Industrial Boulevard also include buildings with existing infrastructure and transportation facilities in place. Within the residential redevelopment area, there are many potential sites for quality affordable housing and even development of small scale retail to replace some of the older flea market type stores. Because the redevelopment areas have buildings of varied sizes, heights, building materials and finishes, with varying success in renovation or restoration, infill and historic preservation guidelines are needed to ensure that property values hold steady and that each home or building is marketable. Infill and redevelopment should create vibrant and attractive offices, residences and businesses that respect the historic development patterns and architectural styles. The Ellijay Historic District may adopt a design review process for buildings in its area of review.

2014 GILMER COUNTY JOINT COMPREHENSIVE PLAN GUIDELINES

The 2014 Comprehensive Plan includes policies promoting infill development and protection of historic buildings, traditional neighborhoods and sense of place, as well as the preservation of open spaces.

Economic Development

1.5 Adequate Infrastructure. Promote new growth in areas where necessary infrastructure is already in place or is planned in the future.

1.6 Downtown Development. Promote downtown Ellijay as a center for retail and tourist activities and implement measures which will enhance the charm and the value of the downtown area.

Housing

2.1 Quality Housing. Promote quality housing construction and subdivision development.

2.2 Housing Opportunities. Promote the development of housing in a wider range of prices and types to insure that all who work in the community have a viable option for living in the community. Encourage affordable housing that is designed for long-term sustainability and stable value.

2.3 Infill Housing and Neighborhood Preservation. Stimulate infill housing in existing neighborhoods.

Natural and Cultural Resources

3.1 Open Space. Design new development to minimize the amount of land consumed and set aside open space from development for use as buffers, parks, greenbelts, or wildlife corridors.

3.4 Heritage Preservation. Maintain the traditional character of the community through preserving and revitalizing historic areas, encouraging new development that is compatible with traditional features, and protecting scenic and natural features that are important to defining the community's character.

Land Use

7.4 Parks and Recreation. Plan for the development of parks and open spaces in locations throughout the community.

7.5 Reuse of Historic Buildings. Encourage the adaptive reuse of historic facilities and structures in the county and incorporated cities.

7.6 Sense of Place. Encourage and recognize the importance of community focal points as potentially attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment. Promote downtown Ellijay as a community focal point.

7.7 Traditional Neighborhoods. Encourage traditional neighborhood patterns, including human scale development, mixing uses within easy walking distance of one another, and facilitating pedestrian activity.

7.8 Infill Development. Encourage the development or redevelopment of sites closer to the downtown or traditional urban core of Ellijay and East Ellijay.

7.9 Infrastructure. Encourage development in areas which have public services or areas into which public services can be extended at a reasonable cost.

ZONING AND LAND USE POLICIES

Policies including zoning, infill and design guidelines, reuse and redevelopment policies, and incentives for creating jobs or residences in redeveloped buildings, should be coordinated. This will ensure a planned, attractive, walkable, and affordable reuse of buildings within the residential, commercial and downtown redevelopment areas where applicable and safe.

BUILDING REGULATIONS, DEVELOPMENT DENSITIES AND CODE ENFORCEMENT POLICIES

Code enforcement efforts can include education and outreach to property and building owners on the importance of preventive maintenance and to eliminate litter, debris and other blighting

influences. In addition, owners of vacant buildings or those with boarded-up windows should be incentivized to attract new occupants.

LAND ACQUISITION, DEMOLITION, REHABILITATION, AND CONSTRUCTION

No acquisition, demolition, rehabilitation or new construction is anticipated by the City or by the DDA at this time.

COVENANTS OR RESTRICTIONS

At this time, it is not anticipated that additional covenants or restrictions will be placed on properties within the Urban Redevelopment Area.

IMPLEMENTATION

CURRENT AND PLANNED REDEVELOPMENT PROJECTS

GEORGIA INITIATIVES FOR COMMUNITY HOUSING

The Georgia Initiative for Community Housing, launched in November 2004, offers communities a three-year program of collaboration and technical assistance. The objective of the Initiative is to help communities create and launch a locally based plan to meet their housing and neighborhood revitalization needs. The Initiative grew out of Georgia's experience with the National League of Cities' Affordable Housing Program and the success stories that are celebrated at the annual Magnolia Awards for Excellence in Affordable Housing. The Georgia Initiative for Community Housing is a partnership of the University of Georgia, the Georgia Department of Community Affairs, the Georgia Municipal Association, Georgia EMC, UGA Carl Vinson Institute of Government, and the UGA Archway Partnership. Sponsors include Georgia Power Company, USDA Rural Development, and Wells Fargo. Information concerning the Georgia Initiatives for Community Housing can be found at (http://www.fcs.uga.edu/hace/hdrc/about_gich.html).

2012 BOOMTOWN INITIATIVE

The BoomTown Initiative 2.0 provided six Main Street/Better Hometown cities across Georgia, including Ellijay, Columbus, Cordele, Jefferson, Madison and Woodstock, with redevelopment feasibility assistance from a team of planning and redevelopment staff. The Department of Community Affairs (DCA) pilot program was designed to create jobs in Georgia's historic downtowns. The 18-month program provided a variety of tools and resources like Opportunity Zones, Urban Redevelopment Plans, Job Tax Credits, and Historic Preservation Tax Credits, all

with the assistance of DCA staff and the support of the Georgia Municipal Association and the Northwest Georgia Regional Commission.

Planning sessions with City of Ellijay officials and staff and Department of Community Affairs staff identified needs and key opportunities. Key needs were the development of a strong downtown development program and the improvement of physical infrastructure in the downtown. The team focus was on developing a plan to brand and market Ellijay (Apple Capital of Georgia, Outdoor Recreation Gateway to the Mountains), and on taking advantage of existing outdoor resources – improving access to the rivers and mountain bike trails, as Ellijay is the Mountain Biking Capital of Georgia.

A task force of development specialists then visited Ellijay for on-site assistance to assess potential buildings. DCA then assisted the downtown group of local officials and business owners in creating a “ready for business” plan. A property feasibility analysis was conducted on the Kay Building and the Watkins House, and for the North Church Street alley rehabilitation. All are within the DDA boundaries. The Watkins building could be utilized for additional office space while continuing to be preserved under historic guidelines; the Kay building could be repurposed to accommodate local food and tourism needs downtown. Potential redevelopment resources include use of Georgia Cities and DCA Revolving Loan Funds, Opportunity Zone, Enterprise Zone, and Historic Preservation Tax Credits to attract private investment for redevelopment and reuse. *Please see Appendix for Boomtown Initiative Service Strategies document.*

RESPONSIBLE PARTIES

The City Council of Ellijay will serve as the Redevelopment Agency and will oversee the implementation of the Redevelopment Plan. The Ellijay Downtown Development Authority will be an integral partner within the DDA and Central Business District boundaries.

IMPLEMENTATION TOOLS AND RESOURCES

The following list of implementation tools includes general resources, business resources, and housing resources.

GENERAL RESOURCES

SAFE ROUTES TO SCHOOL

The Safe Routes to School (SRTS) program empowers communities to make walking and bicycling to school a safe and routine activity once again. Georgia's SRTS Resource Center assists schools and communities with education, encouragement, enforcement, evaluation, planning and other non-construction related SRTS activities.

Safe Routes to School programs are sustained efforts by parents, schools, community leaders and local, state, and federal governments to improve the health and well-being of children by

enabling and encouraging them to walk and bicycle to school. SRTS programs examine conditions around schools and conduct projects and activities that work to improve safety and reduce traffic and air pollution in the vicinity of schools. As a result of these efforts, SRTS programs make bicycling and walking to school safer and more appealing transportation choices. They also encourage children to pursue healthier and more active lifestyles throughout their lives.

The Georgia Center for Safe Routes to Schools provides resources for schools and parents interested in making their community and school safer for children to walk and bike to school: <http://www.saferoutesga.org>

COMMUNITY ORIENTED POLICING AND CODE ENFORCEMENT

Cities in Georgia are adopting comprehensive property maintenance codes and ordinances, in addition to zoning and building codes to encourage owners, particularly absentee landowners, to address issues of property maintenance. In some cases, officers address these code violations as part of their regular patrol, but also follow up on complaints or referrals from other officers. This approach improves property appearance and public safety, and is a deterrent to crime. Another code enforcement effort may be the adoption of a strong property maintenance code which allows code enforcement, citations, and clean it or lien it procedures for the City.

INCENTIVES

Freeport, tax abatement, and other local tax and fee incentives may assist redevelopers with financing and savings to pursue their eligible projects within the redevelopment area.

BUSINESS RESOURCES

ENTREPRENEUR FRIENDLY DESIGNATION

Gilmer County's designation in 2008 as Entrepreneur Friendly showed that the County had developed a business climate that supported entrepreneurs and the development of new business. According to the 2008 press release from the Georgia Department of Economic Development which designated Gilmer County, "Ninety-five percent of Gilmer County's 1,603 companies are small businesses with fewer than 20 employees." To gain the designation, Gilmer County assessed and improved its strategies and resources to encourage entrepreneurship and small business development. The County also participated in an assessment by GDEcD staff and representatives from the Small Business Development Center, North Georgia Regional Development Center (now the Northwest Georgia Regional Commission) and the Department of Labor. The designation allows qualified start-up and small business owners to access customized market data, such as demographic and business information, to increase competitiveness.

JOB TAX CREDITS

Georgia provides for a state income tax credit for job creation with any manufacturing, warehousing and distribution, processing, telecommunications, tourism, or research and development business excluding retail. Ellijay/Gilmer County is currently a Tier Two County

in which 10 eligible new full-time jobs must be created for a per-job credit of \$2,500 (a full-time job is defined as 35 hours or more per week). Other job tax credits for retraining or creation of quality jobs can be given by the State of Georgia.

ENTERPRISE ZONES

The state Enterprise Zone program intends to improve geographic areas within cities and counties that are suffering from disinvestment, underdevelopment, and economic decline, encouraging private businesses to reinvest and rehabilitate such areas. The locally-designated Enterprise Zone must meet three of five criteria: Pervasive poverty of 15% or more, unemployment rate 10% higher than State or significant job dislocation, underdevelopment, general distress, or general blight. Local tax abatement and other incentives promote business location or expansion in the enterprise zone.

BONDS

The Development Authority of Gilmer County was incorporated in 1980 and consists of seven members- currently Al Hoyle, Mitchell Morgan, Butch Jones, John Harrison, JC Sanford, Nancy Layman, and Renee Dotson- appointed by the Gilmer County Board of Commissioners. The Authority is a statutory authority, created by local statute. Depending on the creating statute, authorities may be able to issue both tax exempt and taxable industrial revenue bonds for projects that meet state and federal law. Bond financing is a means of conduit financing that often provides the user with lower interest rates and allows for a negotiated investment payment in lieu of taxes.

DOWNTOWN DEVELOPMENT REVOLVING LOAN FUND (DD RLF)

Through the Georgia Department of Community Affairs, the purpose of the Downtown Development Revolving Loan Fund (DD RLF) is to assist cities with a population of 100,000 or less, counties with a population of 100,000 or less, and development authorities in their efforts to revitalize and enhance downtown areas by providing below-market rate gap financing to fund capital projects in core historic downtown areas and adjacent historic neighborhoods where DD RLF will spur commercial redevelopment. The ultimate user of funds may be a private business or a public entity such as a city or development authority. The maximum loan is \$250,000 per project. Applicants must demonstrate that they have a viable downtown development project and clearly identify the proposed uses of the loan proceeds. Once approved, funds may be used for such activities as: real estate acquisition, development, redevelopment, and new construction; rehabilitation of public and private infrastructure and facilities; purchase of equipment and other assets (on a limited basis). Interest rates are below-market rates. The repayment period is typically ten years with a fifteen- year amortization. Security is usually project collateral and personal guarantees.

(<http://www.dca.state.ga.us/economic/financing/programs/ddrlf.asp>)

GEORGIA CITIES FOUNDATION

Georgia Cities Foundation provides low interest gap financing. Applications are evaluated based on leadership, accountability, long-term sustainability, and potential for private investment. Projects should encourage spin-off development, add jobs, promote downtown

housing, or add to the cultural enrichment of the community. Each application must also undergo credit underwriting. Eligible Projects include real estate acquisition, building rehabilitation, new construction, green space and parks. Ineligible uses of funds include operating expenses and administration, local revolving loan funds, public infrastructure projects, streetscapes, and facade projects. Loans of up to \$250,000 are given at interest rates below market rate, and the repayment period is normally 10 years, not to exceed 15 years. GCF recommends a 50-40-10 financing structure for projects, with 50% of the project cost financed through conventional lenders, 40% financed through low interest loan programs (GCF and/or DD RLF), and 10% as the developer's equity participation. (<http://www.georgiacitiesfoundation.org/LoanFund.aspx>)

GEORGIA BROWNFIELDS PROGRAM

In 2002, Georgia's Brownfields Law, the Hazardous Site Reuse and Redevelopment Act (HSRA), was amended to better facilitate brownfields revitalization in the State. The changes expanded the number of sites for which prospective developers could receive liability safeguards and made it easier for innocent purchasers to receive immunity from third-party claims. Several cleanup and oversight programs are administered by Georgia's Environmental Protection Division (EPD) Tax incentives are available for brownfields revitalization efforts. A property owner may identify qualifying expenses that, if certified by EPD, can be used to offset property taxes as the site's value increases. This benefit continues for ten years or until all qualifying costs have been recovered, whichever comes first. Additionally, a 2002 Constitutional Amendment allowed brownfields to be classified differently for tax purposes. (www.gaepd.org)

EPA BROWNFIELDS ASSESSMENT AND CLEANUP

The Brownfields Program provides direct funding for brownfields assessment, cleanup, revolving loans, and environmental job training. To facilitate the leveraging of public resources, EPA's Brownfields Program collaborates with other EPA programs, other federal partners, and state agencies to identify and make available resources that can be used for brownfields activities. In addition to direct brownfields funding, EPA also provides technical information on brownfields financing matters. (http://www.epa.gov/brownfields/grant_info/index.htm)

THE UNIVERSITY OF GEORGIA'S SMALL BUSINESS DEVELOPMENT CENTER (SBDC)

The SBDC assists existing and prospective business owners to start or grow a business by offering a wide variety of training, providing one-on-one consulting, conducting economic development related market research, and providing technical assistance. The SBDC also offers expertise in international trade and specialty programs and consulting for minority entrepreneurs. Working with a SBDC consultant improves chances for success. (www.georgiasbdc.org)

GEORGIA STATE SMALL BUSINESS CREDIT INITIATIVE

The Small Business Jobs Act of 2010 (the "Act") in 2010 created the State Small Business Credit Initiative, funded with \$1.5 billion to strengthen state lending programs that support small businesses and manufacturers. Of that total amount allocated, Georgia was allocated

\$47,808,507. Any approved program must ultimately generate \$10 in private leverage for each public dollar awarded by the state. Georgia’s SSBCI allocation agreement approves three programs. (<http://www.georgia-ssbci.org>)

- Georgia Funding for Community Development Finance Institutions (CDFIs), a program whereby approved CDFIs utilize SSBCI funds to partner with banks in providing credit to underserved small businesses for eligible projects. SSBCI Funds Designated: \$20 million. Access to Capital for Entrepreneurs, Inc. (ACE) is the CFDI for Northwest Georgia. (www.aceoans.org)
- Georgia SBCG, or Small Business Credit Guarantee, a 50% loan guarantee with a conversion option into a risk reserve pool offering up to 80% reimbursement for loan losses. SSBCI Funds Designated: \$17,808,507.
- GCAP (Georgia Capital Access Program), a risk reserve pool funded with borrower/lender fees matched with SSBCI funds. SSBCI Funds Designated: \$10 million.

ADDITIONAL STATE DESIGNATIONS

Rural Zones for Rural Downtown Redevelopment

Recognizing that many small, rural downtown areas have experienced varying levels of economic distress, the Georgia Department of Community Affairs (DCA) worked with the Georgia General Assembly to secure passage of a bill calling for the development of “Rural Zones.” The establishment of up to 10 zones per year will enable businesses and investors to obtain tax credits for qualified activities occurring within designated Rural Zones. DCA, in partnership with the Georgia Department of Economic Development, will receive applications and designate zones each year to provide an incentive for job creation and private investment in the designated locations.

Credits will be available for job creation activities, investment in downtown properties, and renovation of properties to make them usable. The credits can be layered on top of each other; however, no credits are eligible without the job creation element being present. This program cannot be used in conjunction with any other state tax credit program.

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"

LEVERAGING PRIVATE RESOURCES TO REDEVELOP THE AREA

LOW INCOME HOUSING TAX CREDIT (LIHTC)

DCA's 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. DCA offers a streamlined, single application to access funds available through the HOME Rental Housing Loan and Housing Tax Credit programs. (www.dca.ga.gov)

NORTH GEORGIA CERTIFIED DEVELOPMENT CORPORATION (NGCDC, INC.)

Since its beginning in the early eighties, NGCDC, Inc. loan programs have provided/committed financing for 153 businesses, which involve over 2,357 jobs and a total investment of over \$82 million in Northwest Georgia. The Revolving Loan Fund (RLF) program has grown from the original funding of \$550,000 in 1981 to a loan fund with total assets of over \$1 Million through reinvestment of payments to the fund. The RLF has financed 86 projects which have resulted in an area investment of over \$18.8 Million. The SBA 504 program has grown from one loan in 1984 to 67 closed loans which have created an area investment of over \$63 Million. NGCDC, Inc. is staffed by the Northwest Georgia Regional Commission and has a statewide service area, although marketing efforts are concentrated in Northwest Georgia.

ACCESS TO CAPITAL FOR ENTREPRENEURS, (ACE, INC.)

ACE is a non-profit organization and Community Development Financial Institution that provides loans to start and grow businesses in Georgia. ACE also offers its borrowers business development resources to create sustainable businesses. Since 1999, ACE has provided more than \$9 million in microloans thus creating or retaining more than 2500 jobs. In 2009, ACE founded Georgia Green Loans, www.georgiagreenloans.org, a statewide partnership providing loans to help small businesses "green-ovate." (www.ace loans.org)

PUBLIC INFRASTRUCTURE ACTION AND PROGRAM WITH FINANCIAL PLAN AND RESOURCES

Economic Development

Project	Timeframe	Responsible Parties	Estimated Cost/ Funding Source
Emphasize and expand community asset opportunities for recreation and commercialization adjacent to the Ellijay/ Coosawattee River corridors.	2017-2021	City of Ellijay	General fund; grants; loans
Develop a business incubator.	2017-2021	Gilmer County COC, Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities	\$150,000-250,000
Establish Enterprise Zones	2017-2018	City of Ellijay, Gilmer County	TBD/ General Fund
Identify areas for coordination and cooperation among the Ellijay Downtown Development Authority, the Joint Development Authority of Gilmer County and the Cities of Ellijay and East Ellijay, and the Gilmer County Chamber of Commerce, and organize meetings among the principal players to foster mutual understandings of goals and strategies.	2017-2021	Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities; Gilmer County COC	Staff time
Consult with DCA and NWGRC on additional designations or opportunities such as Rural Zones	2018-2021	City of Ellijay, NWGRC, DCA	Staff Time

Historic Preservation

Project	Timeframe	Responsible Parties	Estimated Cost/ Funding Source
Ensure that the historic preservation commission members receive training so the city can become a Certified Local Government to be eligible for federal grant money.	2017-2021	Ellijay HPC; DNR HPD; NWGRC	\$225/year per member + cost-Ellijay General Fund

Allow alternative Rehabilitation Building Codes in the local historic district.	2017-2021	Building Inspection Department	Staff time/ General Fund
Promote state and federal rehabilitation tax credits for contributing buildings in the local historic district.	2017-2021	Ellijay HPC; NWGRC	Staff Time
Prepare Preliminary Determination for eligibility of local historic district for listing in the National Register	2018-2020	Ellijay HPC, City of Ellijay	\$20,000/ General Fund

Land Use

Project	Timeframe	Responsible Parties	Estimated Cost/ Funding Source
Strengthen subdivision regulations dealing with final plat implementation	2017-2021	City of Ellijay; planning/ zoning department	Staff Time
Promote development of available/vacant commercial, industrial buildings and land.	2017-2021	City of Ellijay; planning/ zoning department	Staff Time

Community Facilities and Natural Resources

Project	Timeframe	Responsible Parties	Estimated Cost/ Funding Source
Upgrade water and sewer infrastructure.	2017-2021	Ellijay-Gilmer County Water and Sewerage Authority	Ellijay-Gilmer County Water and Sewerage Authority; grants
Build an indoor, multi-use recreational facility.	2017-2021	Gilmer County COC; Ellijay DDA; Gilmer County DA	TBD/ SPLOST next referendum
Continue development of Harrison Park.	2017-2021	City of Ellijay	\$50,000/yr/ City of Ellijay, Georgia RTP, SPLOST, private donations
Improve public access to Gilmer County's	2018-2021	Ellijay, GA DNR	Staff Time;

three rivers.		Wildlife Division, Limestone Valley RC&D	Georgia RTP; SPLOST; conservation and sporting organizations
Investigate ways to protect the integrity and appearance of the historic City Cemetery.	2017-2021	Ellijay HPC; NWGRC	\$2,000/yr/ General Fund; Grants
Cooperate with the Georgia Chapter of the Trail of Tears in research, public education, and the development of a guidebook, a brochure, and/or a driving tour.	2017-2021	Ellijay HPC; NWGRC	\$2,500/ General Fund; Gilmer County COC

Housing

Project	Timeframe	Responsible Parties	Estimated Cost/ Funding Source
Stimulate low cost housing development.	2017-2021	GHFA, USDA Rural Develop. Other	Staff Time/ General Fund, grants
Encourage hotel/motel construction in the area.	2017-2021	Core marketing/ Economic Development Team	Staff Time/ Gilmer County COC; Ellijay DDA; Joint Develop. Auth. of Gilmer Co. & Cities
Research and contact private assisted living corporations to investigate opening a new facility in the area in consultation with the Georgia Department of Human Services to discover options available to bring assisted living facilities to the area.	2017-2021	Georgia DHS; SunLink Health Systems, Inc. (or its successor)	Staff time

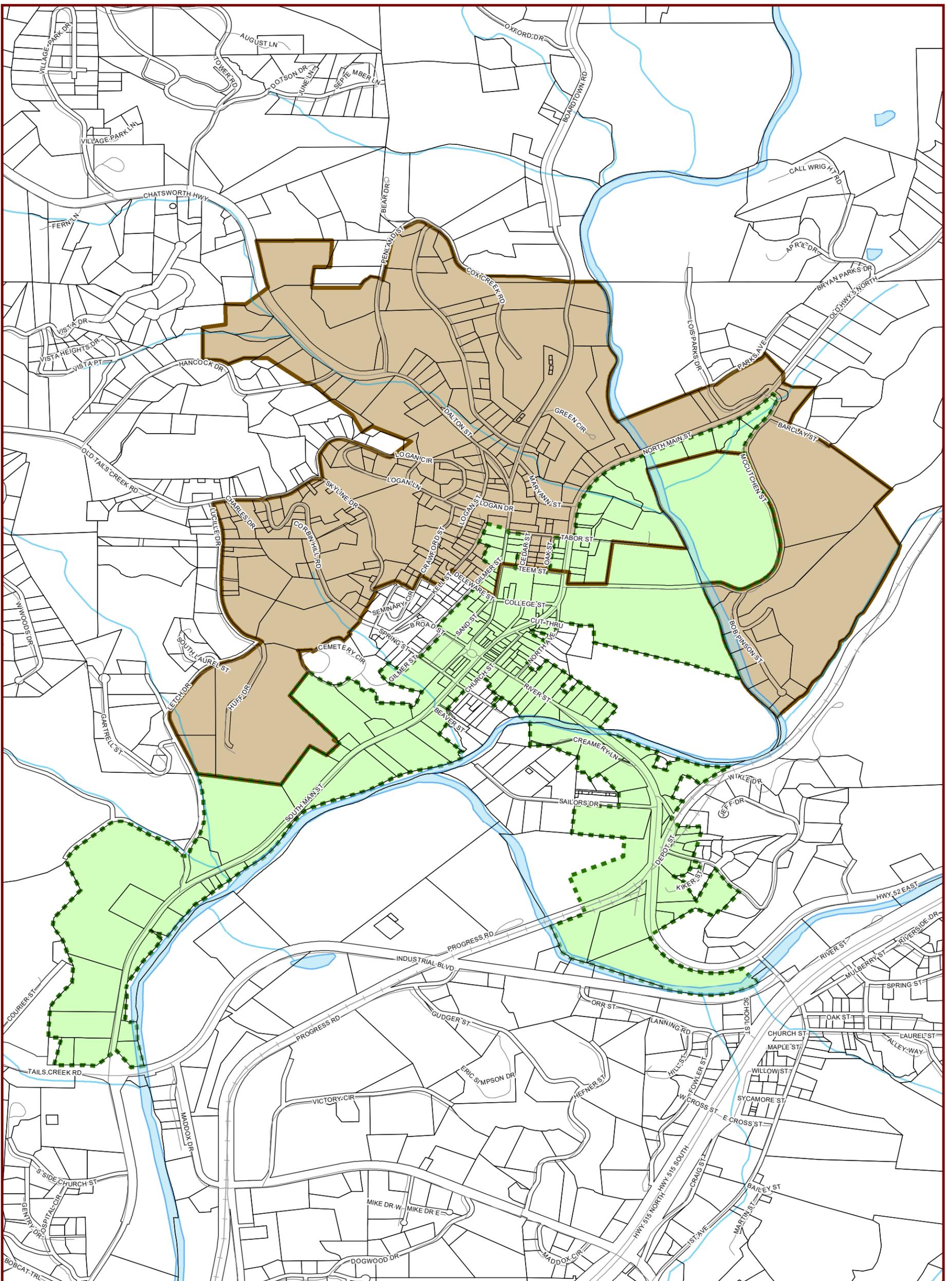
Transportation

Project	Timeframe	Responsible Parties	Estimated Cost/ Funding Source
Take greater advantage of railway facilities by encouraging industrial and commercial development along the railroad line.	2017-2021	GDOT; Gilmer County DA; Gilmer County COC; Ellijay DDA	Staff time/agencies involved

Pursue funding for additional pedestrian facilities to include sidewalks, trails, and river crossings.	2017-2021	City of Ellijay, Gilmer County, City of East Ellijay	\$2,000/ Grants; TE funds
Implement the programs of the adopted Long-Range Transportation Plan in concert with the priorities of the local governments.	2017-2021	Gilmer County; City of Ellijay; City of East Ellijay	\$2.6M/ General Fund, State, Federal funds
Continue implementation of the adopted Regional Bicycle and Pedestrian Plan.	2017-2021	Gilmer County; City of Ellijay; City of East Ellijay	\$7,500/yr/ Georgia RTP
Continue advocacy for Blue Ridge Scenic Railroad Excursions to depart from Ellijay.	2017-2021	City of Ellijay; Gilmer County COC; Merchants Association	Staff time/ Agencies involved

ATTACHMENTS

- Urban Redevelopment Areas Map
- Resolutions Adopting Urban Redevelopment Area and Plan
- Public Hearing Documentation
- 2012 Boomtown Initiative Service Strategies



Urban Redevelopment Area Map

City of Ellijay, Georgia

-  Downtown Development Area Authority
-  Residential Urban Redevelopment Area



1 in = 1,000 feet



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