

Your Guide to the 2020 RURAL Zone Application



March 2019

Cherie Bennett and Cam Yearty



First things first.

Today's Agenda

- RURAL Zone 101
- Setting your boundaries
- The application
- Application timeline



RURAL Zone 101

Background

- RURAL (Revitalizing Underdeveloped Rural Areas Legislation) Bill - House Bill 73
- Signed into law in May 2017

Basics



- Zones are designated by Commissioners of Georgia Department of Community Affairs and Georgia Department of Economic Development
- Will designate up to 10 per year, beginning in 2018
- 5-year designation
- First group of communities were announced in December 2017

Current RURAL Zones Communities

January 1, 2018 through December 31, 2022 (five years)

Bainbridge	Commerce	Cornelia
Fitzgerald	Jonesboro	Nashville
Perry	Springfield	Toccoa

January 1, 2019 through December 31, 2023 (five years)

Avondale Estates	Greensboro	Hartwell
Hogansville	Jesup	Locust Grove
Monticello	Sylvester	Waycross

RURAL Zones Eligibility

- ❑ Cities and counties with a population <15,000
- ❑ Must have a concentration of historic commercial structures that are at least 50 years old within the zone
- ❑ Must prove economic distress based on poverty rate, vacancy of the downtown area, or blight
- ❑ Must be in compliance with the state requirements regarding comprehensive planning and reporting, Service Delivery Strategy, Government Management Indicators (GOMI), and the Report of Local Government Finances

Rural Zones Eligibility



- A feasibility study or market analysis identifying business activities that can be supported in the zone
- A master plan or strategic plan designed to assist private and public investment

Annual Requirements



Designated Communities will be required to:

- Attend Annual Training
- Submit Annual Reports detailing:
 - Steps local government has taken to facilitate business development within the past year
 - Private activities that have spurred revitalization efforts within the zone

RURAL Zone Program Goals

- To assist in revitalizing rural downtowns by offering incentives in designated RURAL Zones for:
 - Job creation
 - Commercial investment
 - Business activities
- Three (3) Georgia income tax credits:
 - Job tax credit
 - Investment credit
 - Rehabilitation credit

Tax Credit Basics

What is a Tax Credit?

- ❑ A dollar-for-dollar reduction of the income tax owed
- ❑ It is non-refundable - you may use the credit up to the amount of your tax liability, the remainder is carried forward to be used against other years' tax liabilities
- ❑ Tax credits generally save you more in taxes than deductions
 - ❑ Deductions only reduce the amount of your income that is subject to tax, whereas, credits directly reduce your tax bill

Job Tax Credit

- ❑ Threshold: 2 jobs
- ❑ \$2,000 credit per new full-time equivalent job
 - ❑ FTE means an aggregate of employee hours worked totaling 40 hours per week, the equivalent of one full-time job
- ❑ Eligible businesses will include professional services or retail (North American Industry Classification System Codes 31, 44-45, 54, and 72)
 - ❑ Includes law offices, gift shops, restaurants, veterinary office, brewery, bakery, B&B
- ❑ Not to exceed \$40,000 credit per year
- ❑ Credit can be taken for 5 years as long as jobs are maintained

Job Tax Credits: Example



Two sisters open a women's clothing boutique on the first floor of a building located within the boundaries of Nashville's RURAL Zone.

The two sisters work 40 hours per week and hired four high school students who each work 20 hours per week.

Job Tax Credit: Example

- What is their tax credit over 5 years if all jobs are maintained?
- How many jobs have been created?

2 full-time jobs @ 40 hours	80 hours
+4 part-time jobs @ 20 hours	80 hours
	160 hours



$$\frac{160 \text{ hours}}{40 \text{ hours}} = 4 \text{ full-time equivalents}$$

Job Tax Credit: Example

- What is the business' tax credit over 5 years if all 4 jobs are maintained?

Year 1	4 jobs x \$2,000	\$8,000
Year 2	4 jobs x \$2,000	\$8,000
Year 3	4 jobs x \$2,000	\$8,000
Year 4	4 jobs x \$2,000	\$8,000
Year 5	4 jobs x \$2,000	\$8,000
Total		\$40,000

Investment Tax Credits

- Equivalent to 25% of the purchase price, not to exceed \$125,000
- Must be purchased after community is designated
- An eligible business is located in the investment property and creates a minimum of two full-time equivalent jobs and maintains employment levels equal to or greater than such levels for each year the tax credit is claimed

Investment Tax Credits

- The credit must be prorated equally in five installments over five taxable years, beginning with the year the property is placed in service
- A certified investor shall be allowed to preserve the RURAL Zone tax credit for up to seven years from the date of initial eligibility in the event the job requirement is not satisfied in consecutive years

Investment Tax Credit: Example



A local developer purchases a two-story, 25,000 sq. ft. building located within the Toccoa RURAL Zone for \$400,000.

His plans are to renovate the entire building into four apartments on the first and second floors.

What is the amount of his investment tax credit?

Investment Tax Credit: Example



A local developer purchases a two-story, 25,000 sq. ft. building located within the Toccoa RURAL Zone for \$400,000.

His plans are to renovate the 2nd floor into two apartments and the first floor will be leased out to a new law office with 2 full-time employees.

What is the amount of his investment tax credit?

Investment Tax Credit: Example

- What is the total amount of his investment tax credit?

$$25\% \text{ of } \$400,000 = \$100,000$$

- What is the developer's investment tax credit over 5 years, if 2 jobs are maintained?

$$\$100,000 / 5 \text{ years} = \$20,000 / \text{year}$$

Rehabilitation Tax Credit

- Equivalent to 30% of qualified rehabilitation costs, not to exceed \$150,000
 - Qualified Rehab Costs = Labor & Materials Costs
- The credit should be prorated equally in three installments over three taxable years, beginning with the taxable year in which the property is placed in service
- Taxpayer cannot use the same qualified rehabilitation costs to generate any additional state income tax credits (i.e. HPD's state income tax credit for rehabilitated historic property)

Rehabilitation Standards

□ Two Options:

- If the property is within a locally-designated Historic District subject to provisions specified by a Historic Preservation Commission, a COA from the HPC will suffice.
- If not, the project must comply with each of the ten rehabilitation standards. These standards align with previous standards promulgated by the Georgia Historic Preservation Division.

**RURAL ZONE
REQUIRED REHABILITATION STANDARDS**

If the property being rehabilitated is within a designated Historic District subject to provisions specified by the community's Historic Preservation Commission, satisfaction of the Historic Preservation Commission's requirements will be constituted as meeting the required rehabilitation standards for the Rural Zone program. Documentation of compliance shall be provided by the local Historic Preservation Commission.

Should the Rural Zone or project area not be within a designated Historic District subject to provisions specified by the community's Historic Preservation Commission, the project must comply with each of the following requirements. It will be incumbent upon the certified investor or certified entity, as well as the applicable local government with the Rural Zone designation, to document compliance with said standards. The applicable standards will be:

1. A property should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property should be retained and preserved, when applicable. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided unless other solutions are not deemed viable.
3. Each property should be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall generally be avoided.
4. Most properties change over time; those changes that have acquired historic significance in their own right should be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.
6. Deteriorated historic features should be repaired rather than replaced, when practical. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used. The surface cleaning of structures, if appropriate, should be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project should be protected and preserved, when at all possible. If such resources must be disturbed, mitigation measures should be undertaken.
9. New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation Tax Credit: Example



A local developer purchases a two-story, 25,000 sq. ft. building located within the Toccoa RURAL Zone.

He spends \$150,000 to renovate the 2nd floor into two apartments and \$150,000 to renovate the first floor and front façade.

The first floor will be leased out to a new law office with 2 full-time employees.

What is the amount of his rehabilitation tax credit?

Rehabilitation Tax Credit: Example

- What is the amount of his rehabilitation tax credit?

Total Rehab Costs	\$300,000
Percentage claimed for tax credit	30%
Total Rehab Tax Credit	\$90,000

RURAL Zone Applications



- Applications must be postmarked by 5:00 on Friday, August 17, 2018
- 2019 RURAL Zone communities will be announced at the Fall DCA Conference

Questions about the program?

Contact:

Cherie Bennett, DCA Program Manager

404-831-2058 or cherie.bennett@dca.ga.gov



Setting your Boundaries

Things to Consider

- ❑ Concentration of historic commercial buildings – INCLUDE
- ❑ Blighted/vacant structures – GENERALLY INCLUDE
 - ❑ Buildings that need a “boost” to be redeveloped
- ❑ Results of the strategic or master planning process
- ❑ Walkability
- ❑ Population that will support the businesses
- ❑ Vacant/greenfield parcels – GENERALLY DON'T INCLUDE

- ❑ DCA reserves the right to trim your proposed boundary

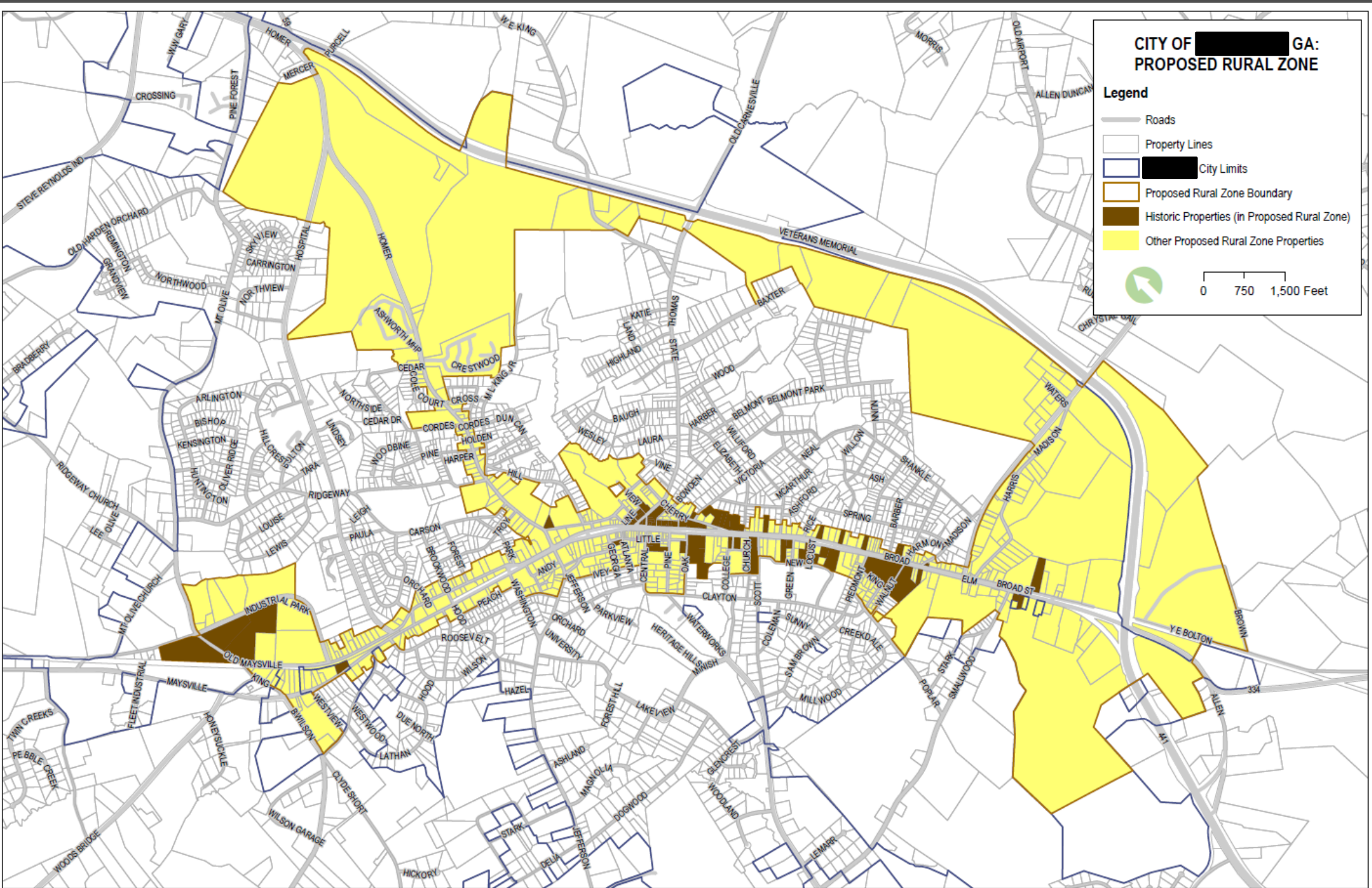
Mapping Requirements

- Map that identifies the tax parcels to be included within the Rural Zone
- Also identify (on a single map or additional maps):
 - Parcels containing vacant structures
 - Vacant/empty parcels
 - Blighted parcels

Map Data Requirements

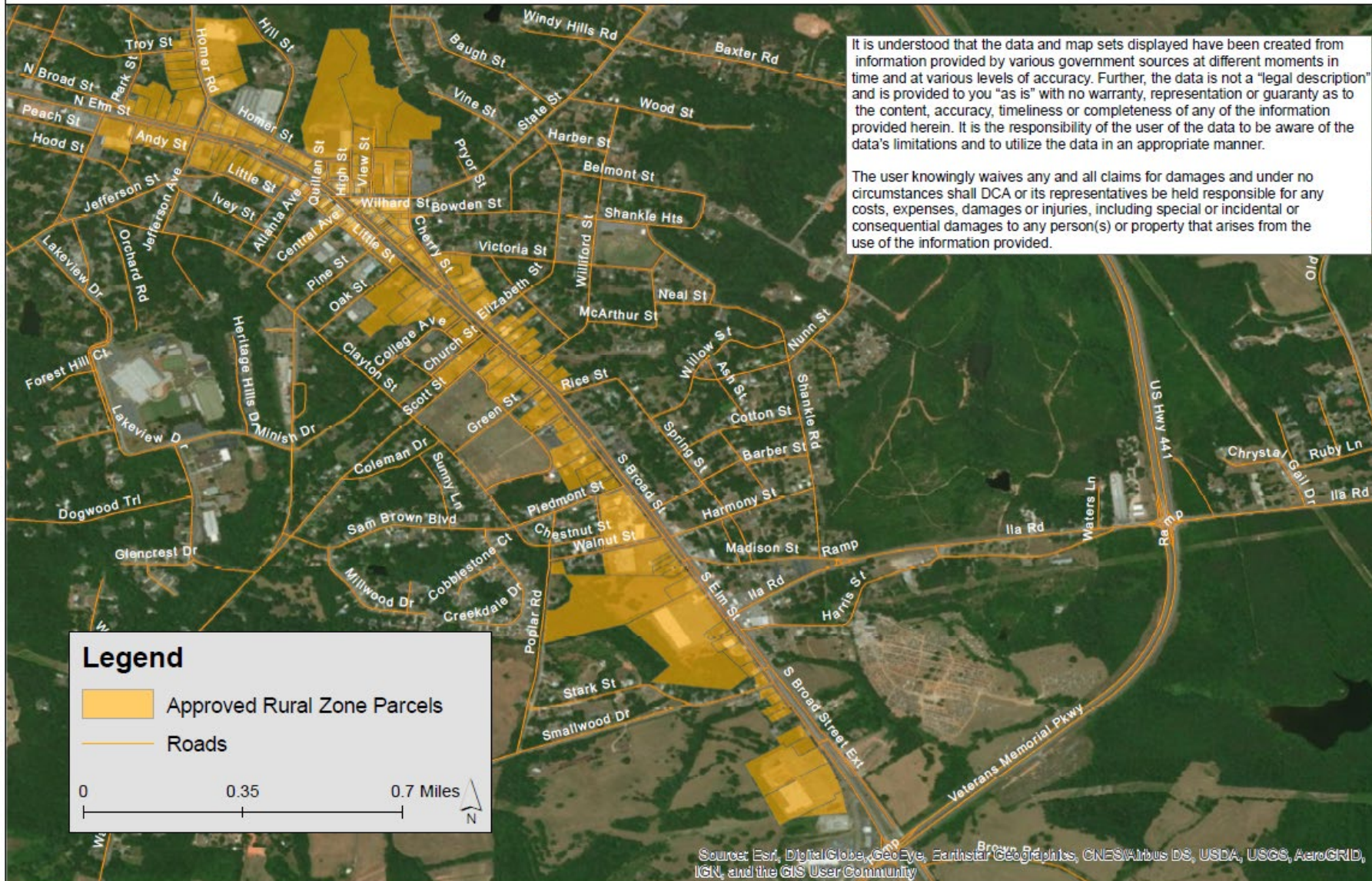
- Applicants must submit GIS files for the Rural Zone
 - Can be in Shapefile format (with .prj file) or a Geodatabase Feature Class
 - Regardless, we must be able to open and project the files!
 - GIS files must contain:
 - Individual parcel boundaries with Parcel ID numbers listed in the attribute table
 - An boundary file for the entire Rural Zone
- Contact Lisa Westin or Cam Yearly for any GIS questions
 - Lisa.westin@dca.ga.gov or Cam.yearly@dca.ga.gov

Example 1

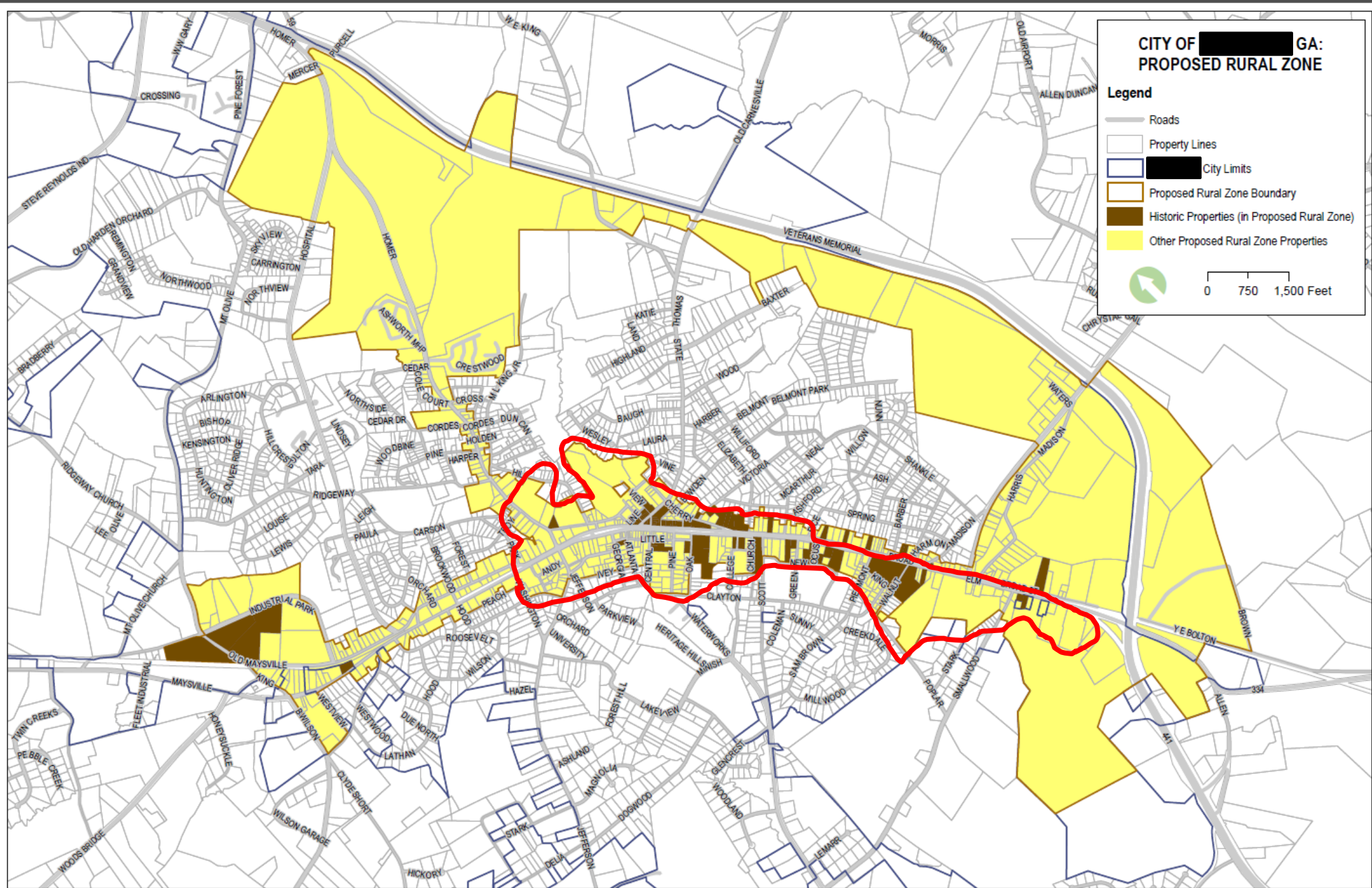


Example 1

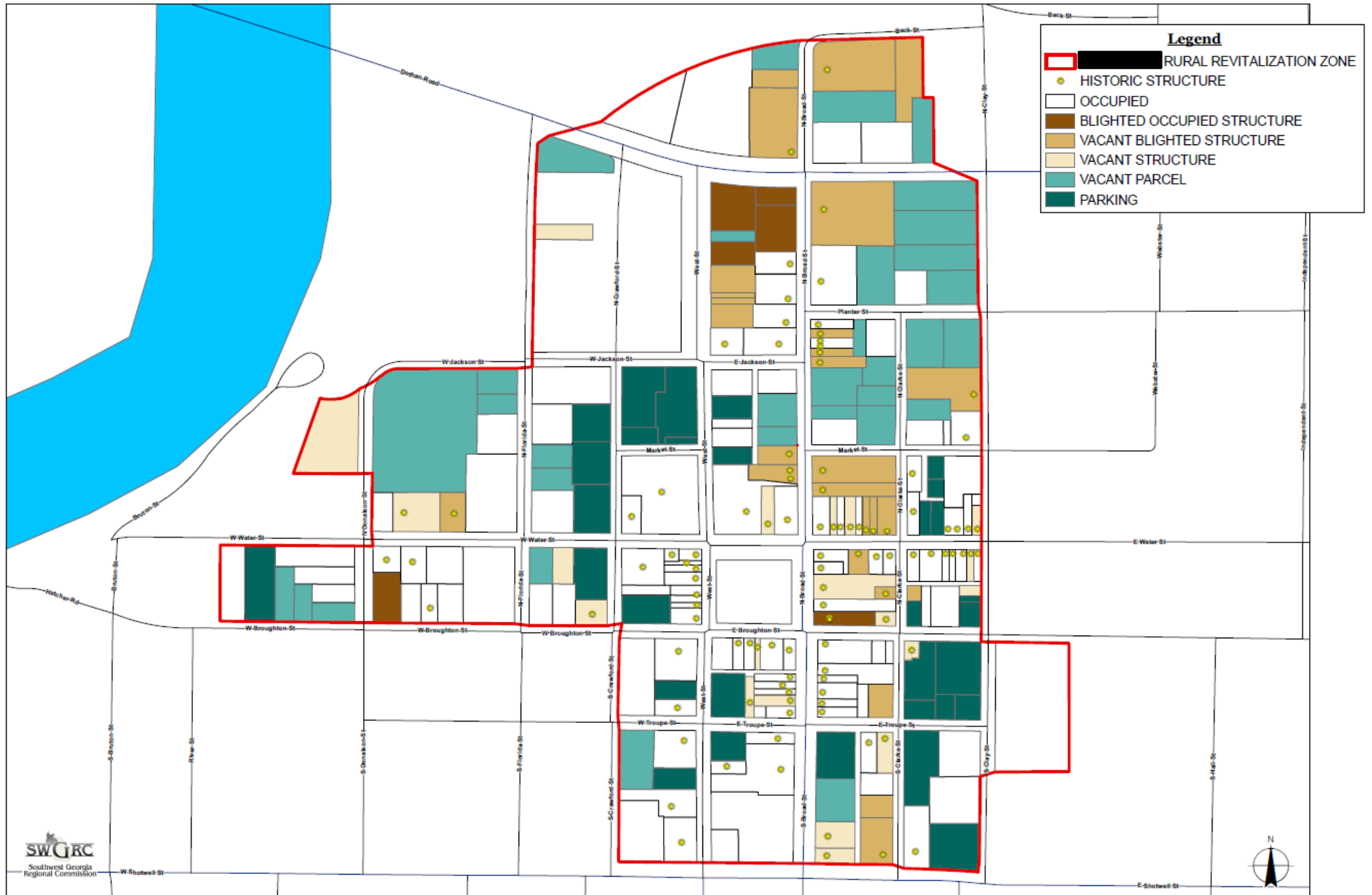
Official Rural Zone map for City of [REDACTED]



Example 1

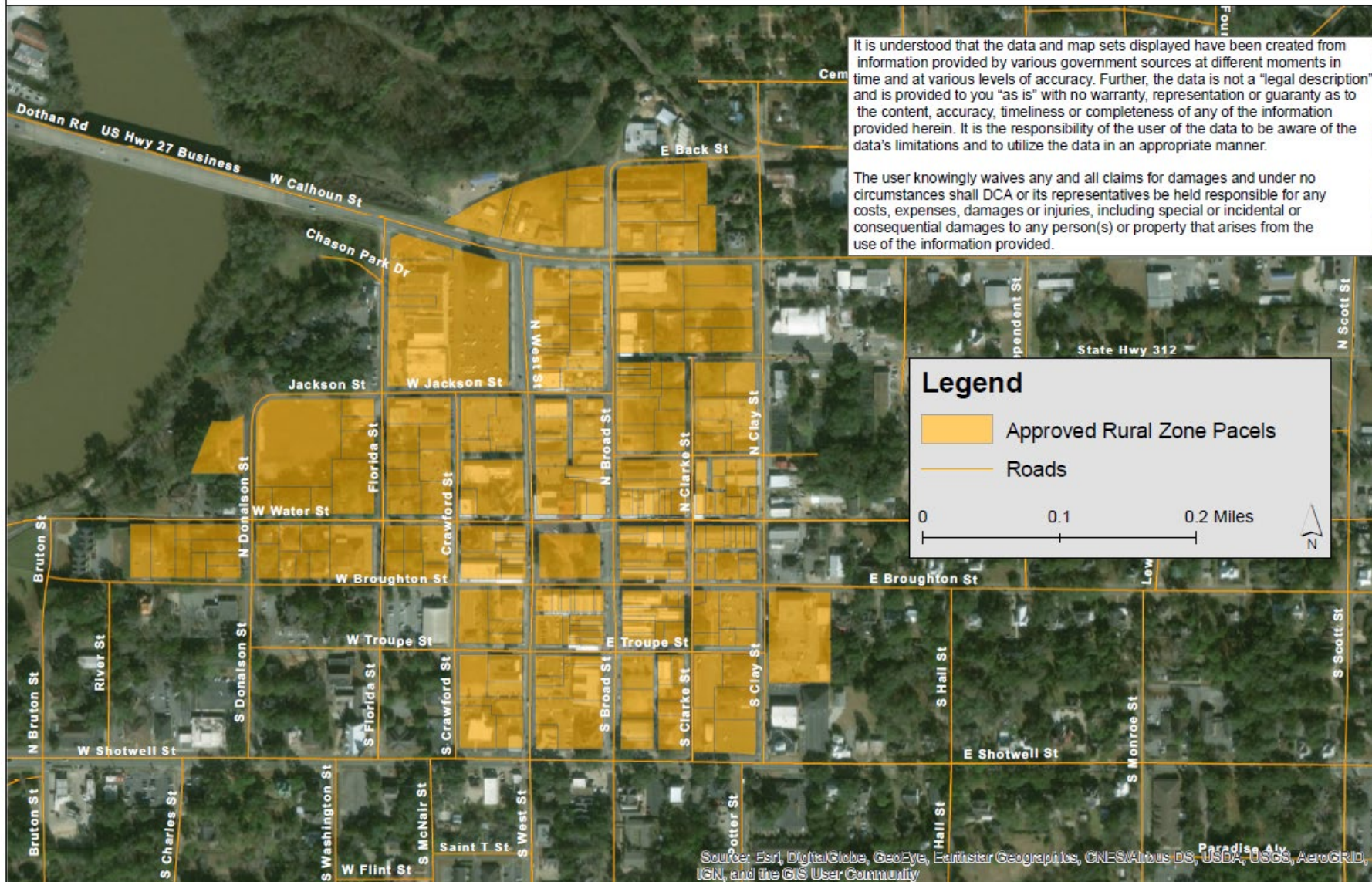


Example 2



Example 2

Official Rural Zone map for City of [REDACTED]





The Application



Generally Speaking..

- Be clear and concise
- Think about why you're being asked to provide this information
- Respond to the prompts *completely*
- Plan ahead
- Please proofread 😊
- If you have any questions, call Cherie!



Applicant Information

Applicant (government entity): [redacted]
Mailing address: [redacted]
Application contact person: [redacted]
Contact phone number: [redacted]
Contact email address: [redacted]

Proposed Rural Zone Eligibility

Population of applicant's community (must be less than 15,000): [redacted]
Poverty rate of proposed Rural Zone (Percent): [redacted] %
Vacancy rate of proposed Rural Zone (Percent): [redacted] %
Total number of tax parcels located within the proposed Rural Zone: [redacted]
Total number of buildings located within the proposed Rural Zone: [redacted]
Total number of historic buildings (at least 50 years old) located within the Rural Zone: [redacted]

Applicant is in compliance with the state requirements regarding comprehensive planning and reporting, Service Delivery Strategy, Government Management Indicators (GOMI) Survey, and the Report of Local Government Finances as of October 1, 2018. Yes No



Community Narrative

Please attach responses to the following prompts with the heading "Community Narrative."

1. Provide a brief narrative of the history of the community and the downtown. This should include historical information about the downtown area, its beginnings, types of businesses that have been contained within the area over time, what it was like at its most vibrant, and the historical and current importance of the area to the overall community.
2. Outline what specific factors have led to the decline of the downtown and proposed Rural Zone. Include a thorough discussion of how the area has slipped into a state of economic distress.
3. Describe the blighting conditions, if any, found within the proposed Rural Zone. Applicants should describe the negative economic conditions found within the proposed Rural Zone, which may include poverty rate, vacancy rate, and blight. Applicants may reference photographs that illustrate blight within the proposed zone.
4. Explain specifically how the community foresees the Rural Zone designation assisting your community. Describe the result the community anticipates, how that result will be achieved, and what specific steps the community will take to achieve these goals. An understanding of how the community will utilize the benefits of the program, discussion of how the community envisions a transformation occurring, and demonstration of how, specifically, the designation will reduce the economic distress within the community are elements to include.



□ Page 2

- We emphasize specificity on Question 4 detailing how the RZ designation will aid your redevelopment efforts.



Rural Zone Team

The success of the rural zone designation is largely related to the strength of the team. DCA requires that each team designate a team leader, who is responsible for promoting the program locally, in addition to at least 5 other individuals who are committed to supporting the implementation of your plan. We recommend that the team leader be a local government staffer. Attach additional pages as needed.

Team leader:	<input type="text"/>	Title:	<input type="text"/>
Phone Number:	<input type="text"/>	Email:	<input type="text"/>

Please summarize your leader's experience with economic development here:

□ Page 2

- Choose your team leader wisely; this person will be the primary contact for DCA and businesses about the Rural Zone. It is imperative that this person have economic development experience.



Describe the core team members in the following table. Attach additional pages as needed.

Name	Job Title	Contribution to Rural Zone

□ Page 3

□ Potential team members:

- Local Bankers
- Local Real Estate Agents
- Main Street Managers
- Local Government Staff
- Informed elected officials



Rural Zone Planning

In the table below, please list the local tools and resources currently in place to support downtown revitalization within your community. Attach additional pages as needed.

Resource/Program and organization who manages the program	Description of Program
<i>Example: Downtown façade grant managed by the City Main Street Program</i>	<i>Program provides incentives to businesses and property owners to make improvements to the exterior of historic properties and to renovate and/or rehabilitate exterior of buildings. Will provide up to 50% of project costs up to \$1,500.</i>

Page 4

- These should be **local programs** that are unique to/funded by your community. Do not include state programs that are accessible to all communities (CDBG, DDRLF, etc.)

Please provide page number references from within the Strategic Plan/Master Plan for the following elements.

Plan Element	Page References
<i>Example: SWOT Analysis</i>	<i>Strengths – pages 14-15, Weaknesses – pages 15-17, Opportunities – pages 18-22, Threats – page 23</i>
SWOT Analysis	
Current state of downtown infrastructure (including Water/Sewer Capacity, Parking, Internet/Broadband Access, and Street/Pedestrian Connectivity)	
Identification of gaps in infrastructure and how to address those gaps	
Vision for the future of downtown	
Potential barriers to the realization of that vision	
Necessary Projects/Actions Steps to realize vision	

□ Page 5

□ This chart serves only to refer our review team to the appropriate portions of your application packet.

□ **BE SPECIFIC** with page numbers/documents

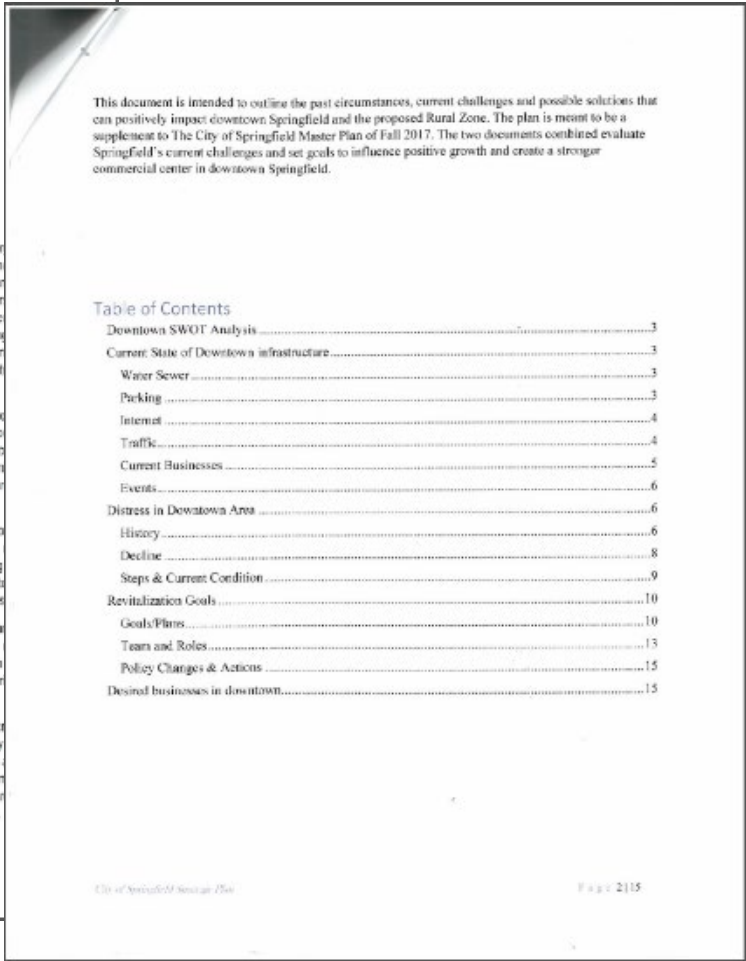
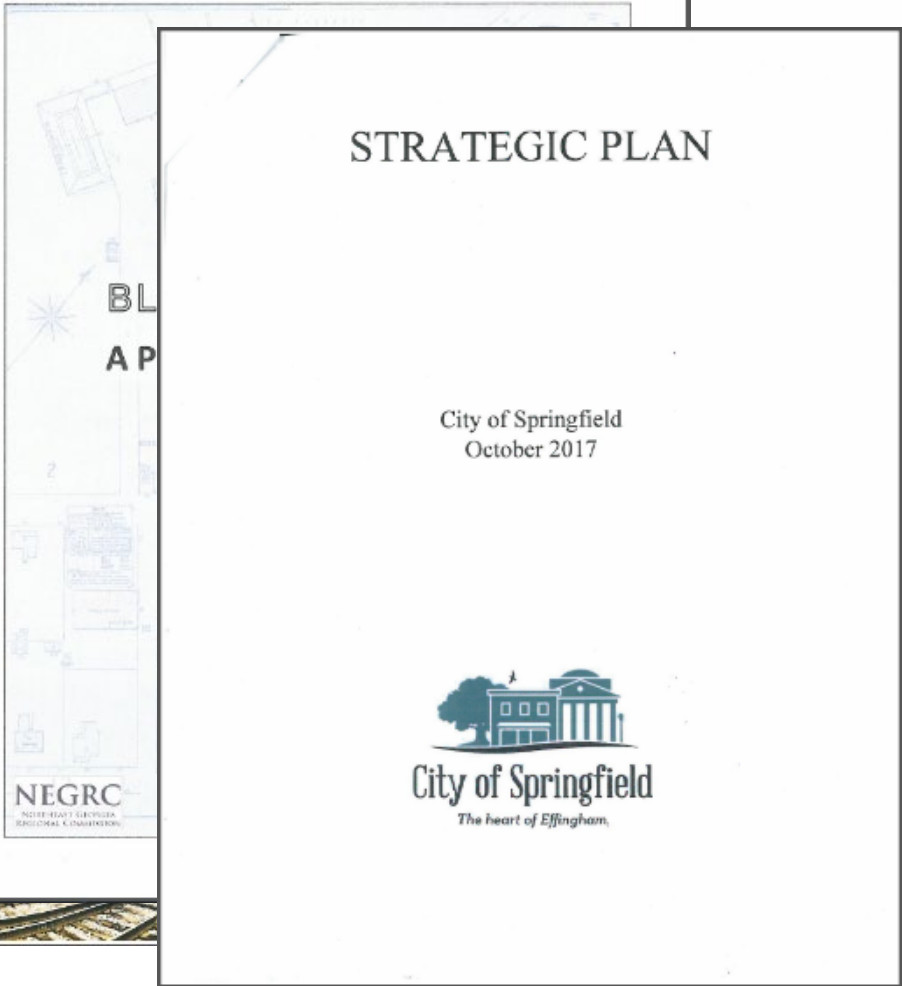


□ Page 6

Please attach responses to the following prompts with the heading "Strategic Planning."

1. Describe the relationship between the community's strategic plan/master plan to the Rural Zone. How does the master plan relate to what the community is trying to accomplish with the Rural Zone designation?
2. Utilizing information gleaned from the feasibility study/market analysis, please describe the types and kinds of businesses that are practical for the community to pursue, as well as analysis of why those are good fits for the community. Identify existing barriers that may impede the addition of new businesses downtown.
3. Outline the community's strategy for attracting these types of businesses, jobs and associated investments. Discuss public actions/investments that will be taken to encourage private investment.

Strategic Plan Examples





Leakage Report alone is not enough

Summary Demographics

2017 Population	3,578
2017 Households	1,348
2017 Median Disposable Income	\$21,778
2017 Per Capita Income	\$15,155

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$30,049,112	\$66,655,943	-\$36,606,831	-37.9	54
Total Retail Trade	44-45	\$27,691,926	\$60,436,795	-\$32,744,869	-37.2	41
Total Food & Drink	722	\$2,357,186	\$6,219,148	-\$3,861,962	-45.0	13

Industry Group

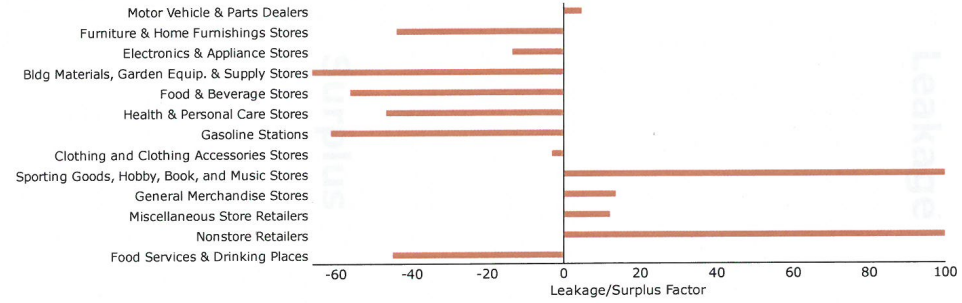
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$6,588,092	\$5,988,744	\$599,348	4.8	4
Automobile Dealers	4411	\$5,479,896	\$5,134,162	\$345,734	3.3	2
Other Motor Vehicle Dealers	4412	\$580,980	\$0	\$580,980	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$527,216	\$854,582	-\$327,366	-23.7	2
Furniture & Home Furnishings Stores	442	\$864,809	\$2,220,458	-\$1,355,649	-43.9	3
Furniture Stores	4421	\$464,239	\$2,220,458	-\$1,756,219	-65.4	3
Home Furnishings Stores	4422	\$400,570	\$0	\$400,570	100.0	0
Electronics & Appliance Stores	443	\$774,565	\$1,018,952	-\$244,387	-13.6	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$1,942,615	\$9,512,136	-\$7,569,521	-66.1	3
Bldg Material & Supplies Dealers	4441	\$1,818,904	\$9,102,988	-\$7,284,084	-66.7	2
Lawn & Garden Equip & Supply Stores	4442	\$123,711	\$409,148	-\$285,437	-53.6	1
Food & Beverage Stores	445	\$4,654,591	\$16,498,524	-\$11,843,933	-56.0	4
Grocery Stores	4451	\$4,147,830	\$16,153,324	-\$12,005,494	-59.1	3
Specialty Food Stores	4452	\$270,225	\$345,200	-\$74,975	-12.2	1
Beer, Wine & Liquor Stores	4453	\$236,536	\$0	\$236,536	100.0	0
Health & Personal Care Stores	446,4461	\$1,829,008	\$5,038,233	-\$3,209,225	-46.7	3
Gasoline Stations	447,4471	\$3,578,061	\$14,911,269	-\$11,333,208	-61.3	8
Clothing & Clothing Accessories Stores	448	\$1,037,854	\$1,104,416	-\$66,562	-3.1	3
Clothing Stores	4481	\$722,016	\$584,866	\$137,150	10.5	2
Shoe Stores	4482	\$171,498	\$0	\$171,498	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$144,340	\$519,550	-\$375,210	-56.5	1
Sporting Goods, Hobby, Book & Music Stores	451	\$628,810	\$0	\$628,810	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$553,972	\$0	\$553,972	100.0	0
Book, Periodical & Music Stores	4512	\$74,838	\$0	\$74,838	100.0	0
General Merchandise Stores	452	\$4,398,537	\$3,339,273	\$1,059,264	13.7	5
Department Stores Excluding Leased Depts.	4521	\$3,071,949	\$2,055,980	\$1,015,969	19.8	3
Other General Merchandise Stores	4529	\$1,326,588	\$1,283,293	\$43,295	1.7	2
Miscellaneous Store Retailers	453	\$1,027,506	\$804,790	\$222,716	12.2	7
Florists	4531	\$28,809	\$57,978	-\$29,169	-33.6	1
Office Supplies, Stationery & Gift Stores	4532	\$154,127	\$217,983	-\$63,856	-17.2	2
Used Merchandise Stores	4533	\$117,033	\$528,829	-\$411,796	-63.8	4
Other Miscellaneous Store Retailers	4539	\$727,537	\$0	\$727,537	100.0	0
Nonstore Retailers	454	\$367,478	\$0	\$367,478	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$209,340	\$0	\$209,340	100.0	0
Vending Machine Operators	4542	\$20,152	\$0	\$20,152	100.0	0
Direct Selling Establishments	4543	\$137,986	\$0	\$137,986	100.0	0
Food Services & Drinking Places	722	\$2,357,186	\$6,219,148	-\$3,861,962	-45.0	13
Special Food Services	7223	\$26,051	\$0	\$26,051	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$45,179	\$0	\$45,179	100.0	0
Restaurants/Other Eating Places	7225	\$2,285,956	\$6,219,148	-\$3,933,192	-46.2	13

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

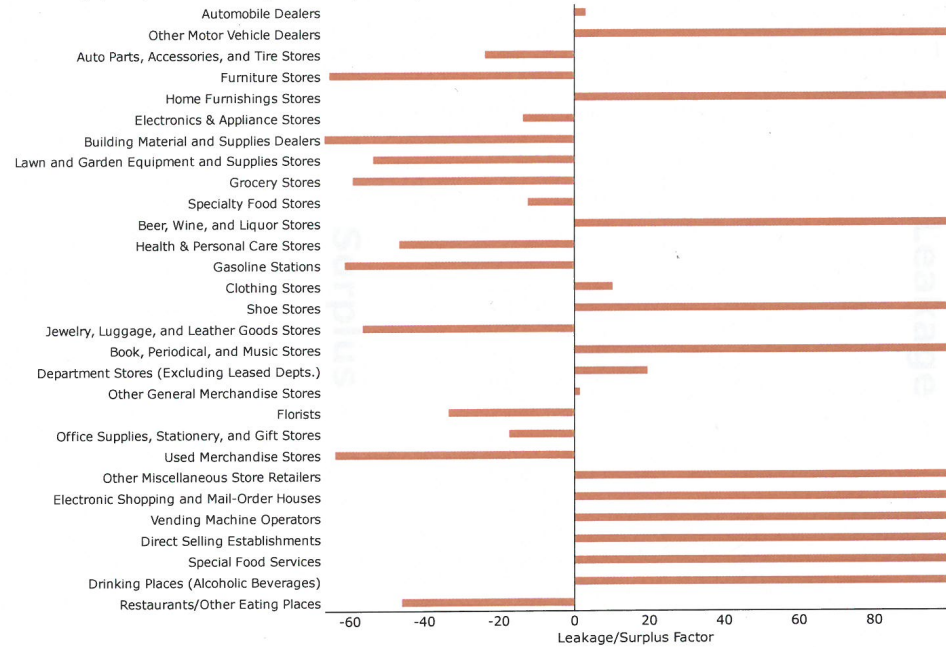
Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

Sample Leakage Report

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

June 26, 2018

Application Checklist

The person writing the application should place a check mark next to the following items that are included in your submission.

PLEASE NOTE: The application should not be submitted unless all boxes are checked.

- One Cover Letter addressed to both Christopher Nunn, Commissioner of Community Affairs, and Pat Wilson, Commissioner of Economic Development which is signed by an authorized agent of the local government requesting designation
- A feasibility study or market analysis identifying the business activities which can be supported in the proposed zone.
- A master plan or strategic plan designed to assist private and public investment.
- Hard copy of map showing boundaries of the proposed Rural Zone and tax parcels located within the zone. Map should also include street names and a title that include the jurisdiction's name.
- Map identifying tax parcels containing vacant structures, vacant parcels and blighted parcels. Please clearly mark the map to show parcels that contain no structures (Vacant Parcel), parcels that contain vacant structures (Vacant Structure – meaning there is no active business located within the structure), parcels that contain blighted structures (Blight), and parcels with historic structures (over 50 years of age). Color coding will be helpful.
- Digital GIS files detailing the proposed Rural Zone (i.e. shapefiles or geodatabase feature classes (with prj). Applicant may submit maps via thumb drive. Digital maps, at a minimum, should include individual boundary polygons as listed below:
 - Parcel file (just the parcels in the Rural Zone) must include parcel ID number
 - Boundary file for the Rural Zone
- Representative sampling of photographs of proposed zone keyed to a map
- A property tax parcel table that includes parcel number, owner, address, current tax value, acreage, use and condition for each tax parcel included in the proposed zone

Include this form with your original application, as well as 3 copies of the application to:
Georgia Department of Community Affairs
Rural Zone Program
Community Development & Finance Division
60 Executive Park South, NE
Atlanta, Georgia 30329-2231

If you have questions, please contact: Cherie.Bennett@dca.ga.gov

Applications must be hand-delivered or postmarked no later than 5:00 PM on August 17, 2018. Late applications will not be considered.

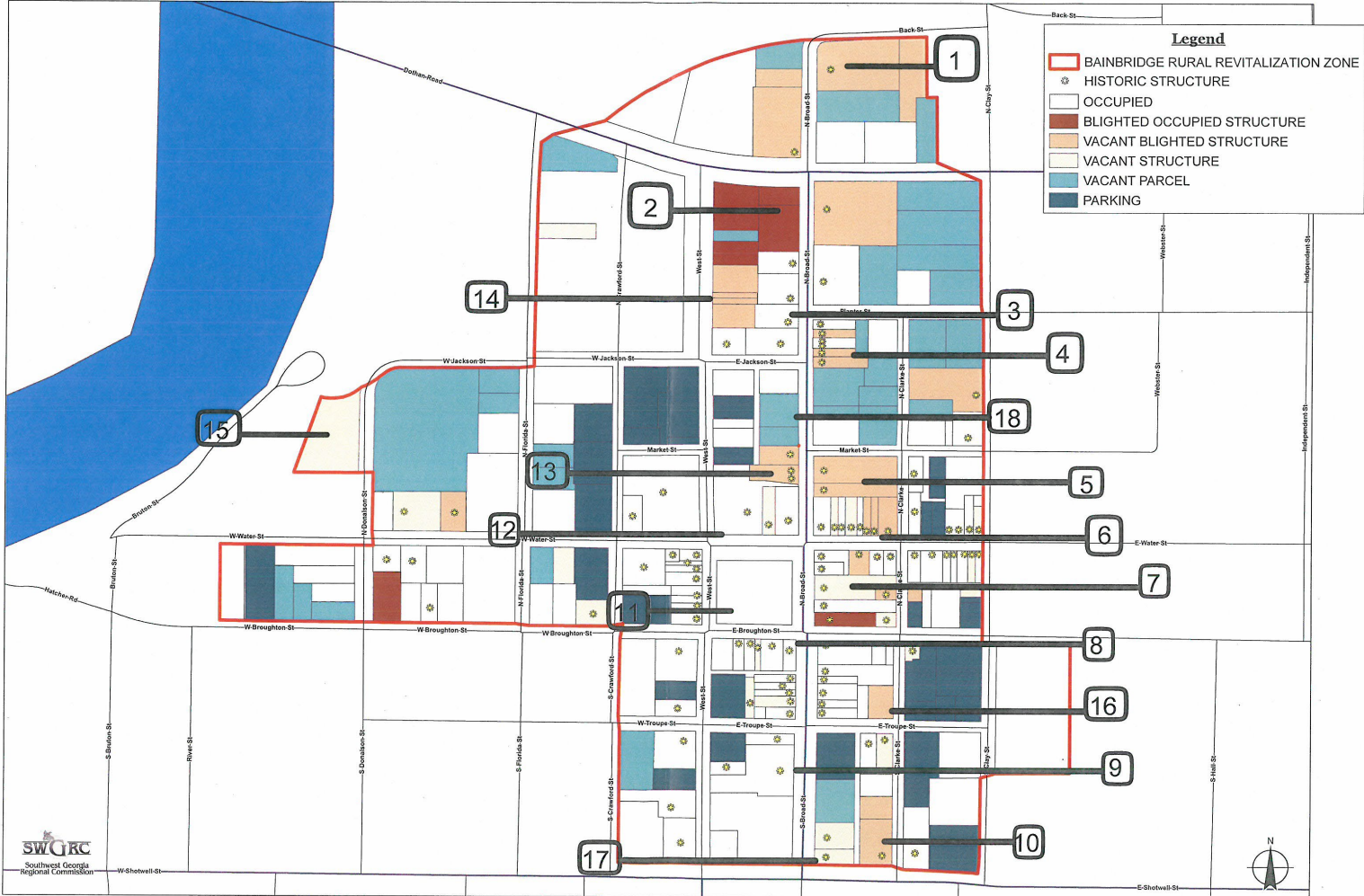
Requirements

The person writing the application should place a check mark next to the following items that are included in your submission.

PLEASE NOTE: The application should not be submitted unless all boxes are checked. Communities with incomplete applications will not be eligible for designation.

- One Cover Letter addressed to both Christopher Nunn, Commissioner of Community Affairs, and Pat Wilson, Commissioner of Economic Development which is signed by an authorized agent of the local government requesting designation.

Maps



Digital GIS Files

- Applicant may submit maps via thumb drive.
- Digital maps, at a minimum, should include individual parcel boundary polygons as listed below:
 - Parcel file (just the parcels in the Rural Zone) must include parcel ID number
 - Boundary file for the Rural Zone

Photos keyed to a map



1



2



3



4

Photos keyed to a map



Proposed Downtown Perry Rural Zone Photograph Key

- | | |
|--|--|
| 1. Water Treatment Plant, 700 Main St. | 10. 805 Commerce St. |
| 2. Sinclair Station, 706 Carroll St. | 11. 1023 and 1025 Ball St. |
| 3. Future Legacy Park, 710 Carroll St. | 12. 1021 Ball St. |
| 4. 719 Carroll St. | 13. Lawn of Houston County Government Building (801 Main Street) and 800 block of Carroll Street |
| 5. Village Shops, 736 Carroll St. | 14. Swan Motel, 744 Main St. |
| 6. 735 Carroll St. | 15. 735 Main St. |
| 7. Hye Precision Products, 745 Carroll St. | 16. View looking north on Main Street |
| 8. 753 and 757 Carroll St. | |
| 9. 759 Commerce St. | |

Property Tax Parcel Table

TAX PARCEL DATA

Parcel Number	Owner	#	Street	Fair Market	Assessed	Acres	Land Use	Status	Condition	Occupied	Historic	
OP0390	007000	LANE-HERITAGE LLC	100	ASHLEY ST	\$1,100,800.00	\$660,480.00	6.27	Commercial	Developed	Standard	Occupied	N
OP0010	024000	CITY OF PERRY (parking lot)	0	BALL ST	\$8,700.00	\$5,220.00	0.06	Exempt	Underdeveloped	No Structure	Occupied	N
OP0140	046000	COLLINS DARRYL G	0	BALL ST	\$74,000.00	\$44,400.00	1.13	Commercial	Undeveloped	No Structure		N
OP0040	059000	GEORGIA POWER	908	BALL ST				Exempt	Developed	Standard	Occupied	N
OP0010	025000	CITY OF PERRY (parking lot)	1000	BALL ST	\$28,100.00	\$16,860.00	0.18	Exempt	Underdeveloped	No Structure		N
OP0010	23A000	LONG THOMAS E	1002	BALL ST	\$65,400.00	\$39,240.00	0.03	Commercial	Developed	Standard	Occupied	Y
OP0010	023000	LONG THOMAS E	1010	BALL ST	\$79,400.00	\$47,640.00	0.07	Commercial	Developed	Standard	Occupied	Y
OP0010	053000	CORSON DAVID A	1019	BALL ST	\$59,500.00	\$35,700.00	0.02	Commercial	Developed	Standard	Occupied	Y
OP0010	08A000	FOREST HILL PROPERTY LLC	1021	BALL ST	\$3,700.00	\$2,220.00	0.01	Commercial		Dilapidated		Y
OP0010	010000	FOREST HILL PROPERTY LLC	1023-1025	BALL ST	\$73,200.00	\$29,280.00	0.08	Commercial	Developed	Standard	Occupied	Y
OP0010	022000	PERRY PROPERTY MAINTENANCE LLC	1024	BALL ST	\$37,000.00	\$22,200.00	0.04	Commercial	Developed	Standard	Occupied	Y
OP0010	021000	LONG THOMAS E	1026	BALL ST	\$75,200.00	\$45,120.00	0.05	Commercial	Developed	Standard	Occupied	Y
OP0010	020000	CORSON DAVID A	1030	BALL ST	\$148,100.00	\$88,860.00	0.07	Commercial	Developed	Standard	Occupied	Y
OP0010	20B000	CORSON DAVID A	1032	BALL ST	\$68,000.00	\$40,800.00	0.04	Commercial	Developed	Standard	Occupied	Y
OP0060	065000	WALTRUST PROPERTIES INC	1100	BALL ST	\$1,295,000.00	\$777,000.00	2.32	Commercial	Developed	Standard	Occupied	N
OP0060	087000	TRIPLE F FARM LLC	1115	BALL ST	\$250,300.00	\$150,180.00	0.49	Commercial	Developed	Standard	Occupied	Y
OP0060	062000	NORTHSIDE CORNER LLC	1120	BALL ST	\$116,600.00	\$69,960.00	0.14	Commercial	Developed	Standard	Occupied	N
OP0060	088000	GHP HOLDINGS LLC	1121	BALL ST	\$542,200.00	\$325,320.00	0.95	Commercial	Developed	Standard	Occupied	N
OP0060	62A000	NORTHSIDE CORNER LLC	1122	BALL ST	\$111,400.00	\$66,840.00	0.08	Commercial	Developed	Standard	Occupied	N
OP0060	049000	MALONE CHARLES F	1201	BALL ST	\$152,200.00	\$91,320.00	0.45	Commercial	Developed	Standard	Occupied	Y
OP0060	050000	BON ACRES LLC	1203	BALL ST	\$113,200.00	\$67,920.00	0.21	Commercial	Developed	Standard	Occupied	Y
OP0060	051000	CLAY RUCKER INC	1205	BALL ST	\$78,600.00	\$47,160.00	0.19	Residential	Developed	Standard	Occupied	Y
OP0060	052000	MURPHY MARY B	1207	BALL ST	\$58,600.00	\$35,160.00	0.19	Residential	Developed	Standard	Occupied	Y
OP0060	044000	WHIDDON KACI LYNN	1209	BALL ST	\$65,600.00	\$39,360.00	0.24	Commercial	Developed	Standard	Occupied	Y
OP0140	084000	BALL STREET CROSSING LLC	1307	BALL ST	\$555,100.00	\$333,060.00	2.02	Commercial	Developed	Standard	Occupied	N
OP0140	041000	MILTON HODGES	1329	BALL ST	\$73,000.00	\$43,800.00	0.38	Residential	Developed	Standard	Occupied	Y
OP0140	028000	PATEL KAPILABEN AJITKUMAR	1335	BALL ST	\$185,600.00	\$111,360.00	2.32	Commercial	Undeveloped	No Structure		N
OP0140	082000	ARC AAPRYGA001 LLC	1335	BALL ST	\$473,900.00	\$284,340.00	1.18	Commercial	Developed	Standard	Occupied	N
OP0140	083000	VALLOW INC	1339	BALL ST	\$275,500.00	\$165,300.00	0.30	Commercial	Developed	Standard	Occupied	N
OP0060	042000	DAVIS-MCNUTT LLC	807	CAREY ST	\$37,800.00	\$22,680.00	0.51	Residential	Developed	Standard	Occupied	Y
OP0010	048000	CITY OF PERRY (alley parking)	0	CARROLL ALY	\$1,700.00	\$1,020.00	0.00	Exempt	Developed	No Structure	Occupied	N

Application Timeline



Application due:

August 16, 2019

5pm

Designations announced:

2019 DCA Fall
Conference

Questions?