

Welcome to

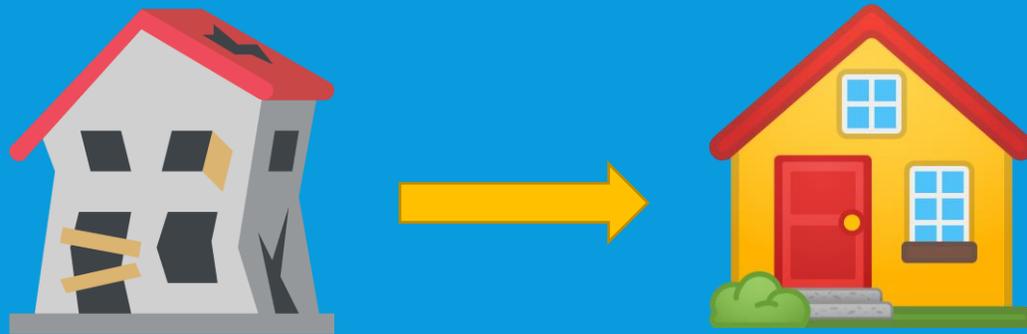
Invest in Columbus

A stylized house icon composed of blue geometric shapes (triangles and rectangles) arranged to form a house silhouette. The icon is enclosed within a green double-line border. A horizontal blue bar with white text is overlaid across the center of the house icon.

LAND BANK AUTHORITY OF COLUMBUS GEORGIA

OUR VISION

For all the neighborhoods in Columbus to be defined by economic stability, quality of life for residents, and an absence of blight.



WHAT DO LAND BANKS DO?



Acquire Properties



Clear Titles



Waive Back Taxes



Sell Properties



Improve Properties

Non Judicial Foreclosure

Notification sent out

Goes to Tax Sale for
Minimum bid of total Liens

Purchased by highest bidder

1 Year Right of Redemption

Judicial Hearing for clear title **\$4,500**

VS.

Judicial Foreclosure

Notification Sent Out

Judicial Hearing **\$4,500**

Goes to Tax Sale for
Minimum bid of total Liens
and legal fees

Purchased by Highest Bidder

60 Day Right of Redemption

Non Judicial Foreclosure

123 Easy St.



Starting Bid \$45,000

Tax Lien \$40,000

Grass Lien \$5,000

Right of Redemption: 1 Year

Legal Fees \$4,500

VS.

Judicial Foreclosure

123 Easy St.



Starting Bid \$49,500

~~Tax Lien \$40,000~~

~~Grass Lien \$5,000~~

Legal Fees \$4,500

Right of Redemption: 60 days

TRUE OR FALSE

The ~~Land Bank~~ holds the tax lien **FALSE**
Tax Commissioner's Office

After purchasing properties through the Land Bank, the investor must pay **FALSE**
off all the liens

After the judicial foreclosure and the waiving of liens, properties have clear and marketable title **True!**

OBJECTIVES OF THE LAND BANK AUTHORITY

1. Conveyance to local government entities for public use
2. Nonprofit entities seeking to obtain the land for low-income affordable housing
3. Other individuals and entities intending to produce low-income or moderate-income affordable housing
4. Homeowner occupied
5. Development of Green Spaces
6. Side Lot Acquisition



Photo Credit: Central Detroit Christian Community Development Corp.

Neighborhood Exercise Loop

Central Detroit Christian Community Development Corp.
Detroit, Michigan

Use Goal: Recreation
Use Type: Exercise Equipment



Photo Credit: The American Riad

The American Riad

North End Woodward Community Organization
Detroit, Michigan

Use Goal: Arts & Culture
Use Type: Community Gathering Space



Photo Credit: Environment Erie

Erie Community Gardens

Environment Erie
Erie, PA

Use Goal: Beautification
Use Type: Vacant Lot Beautification



Community Plaza and Roller Rink

Garfield Park Rite to Wellness Collaborative
Chicago, Illinois

Photo Credit: Colin Boyle, Block Club Chicago, pulled from the Block Club Chicago article "New West Side Roller Rink And Community Plaza Is A Place 'We Can Rest, We Can Reset, We Can Move, We Can Groove'" by Pascal Sabiano (Aug 9, 2021), available [here](#).

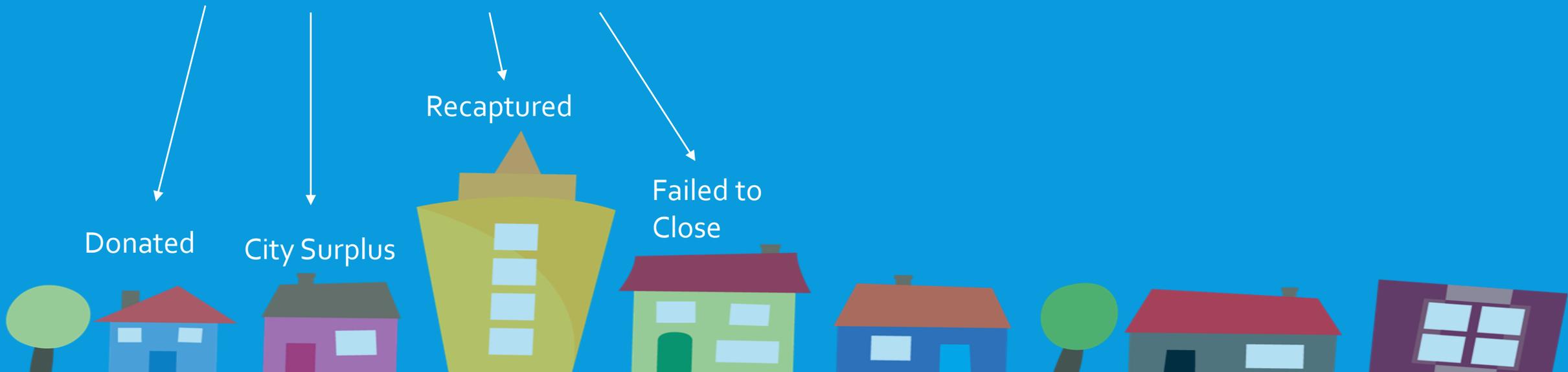
Use Goal: Recreation
Use Type: Roller Rink

WHAT WE OFFER

To support our purpose to get properties back on the county's tax roll, we offer the following opportunities:

▶ Applying for Land Bank Authority Inventory

▶ Applying Properties Qualified for Foreclosure



LAND BANK AUTHORITY INVENTORY



858 Brown Ave

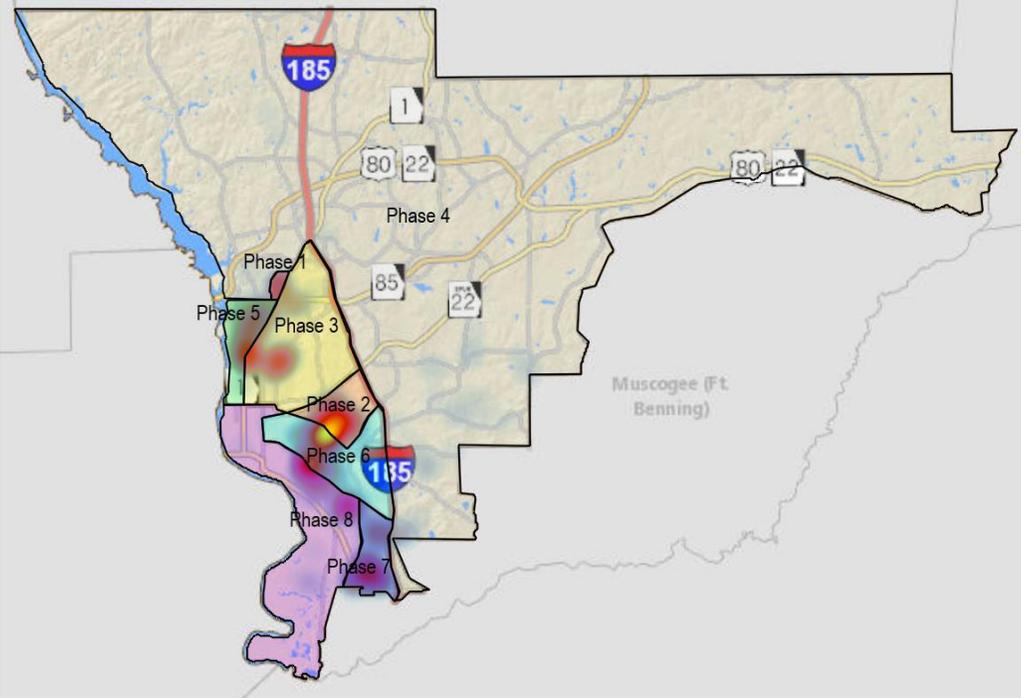
This property is .39 acres with a structure and zoned RMF1. The Land Bank is interested in working with a buyer interested in renovating the structure.

For Sale

Minimum Bid \$10000

Submit Bid And Proposal

Properties Eligible for Foreclosure

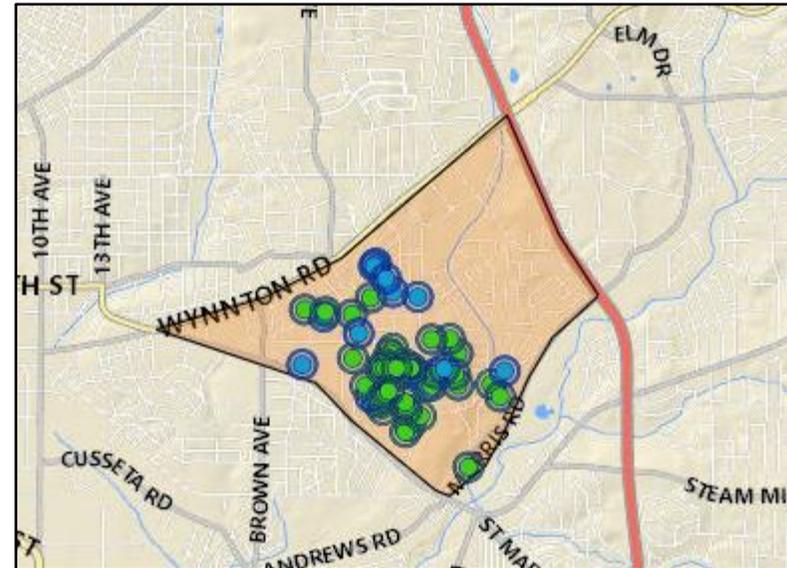


Now Accepting Applications

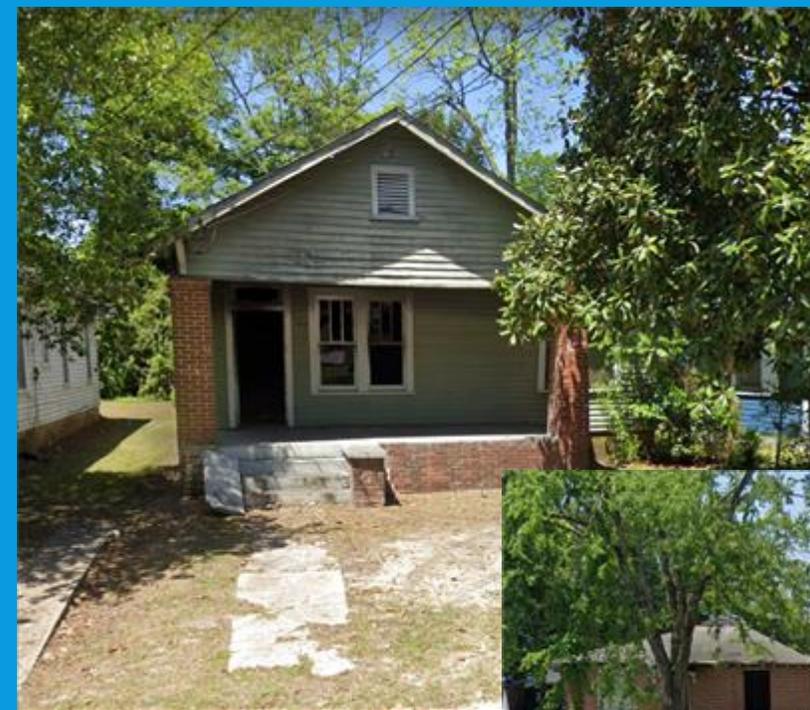
Phase 1



Phase 2



EXAMPLES OF STRUCTURES





Phase 1 Property Bid and Proposal Form

Thank you for your interest in purchasing a property from the Land Bank Authority. The mission of the Land Bank Authority is to acquire underutilized properties and to return those properties to a productive use status in a timely manner. This allows for returning properties to a tax producing status, while improving neighborhoods and strengthening communities throughout Columbus and Muscogee County. The Land Bank works with responsible buyers that can demonstrate a viable plan for the redevelopment of property.

Consideration will generally be given to organizations/individuals whose intended property use, experience, and capacity to execute align most closely to Land Bank goals and provide the Land Bank the greatest level of confidence that property conveyed will be put to a productive use.

This proposal must be completed in its entirety with ALL sections being completed and ALL required documentation submitted. Proposals are accepted on a rolling basis or as part of an advertised Request for Proposals for specific properties. Incomplete proposals will not be considered.

* Required

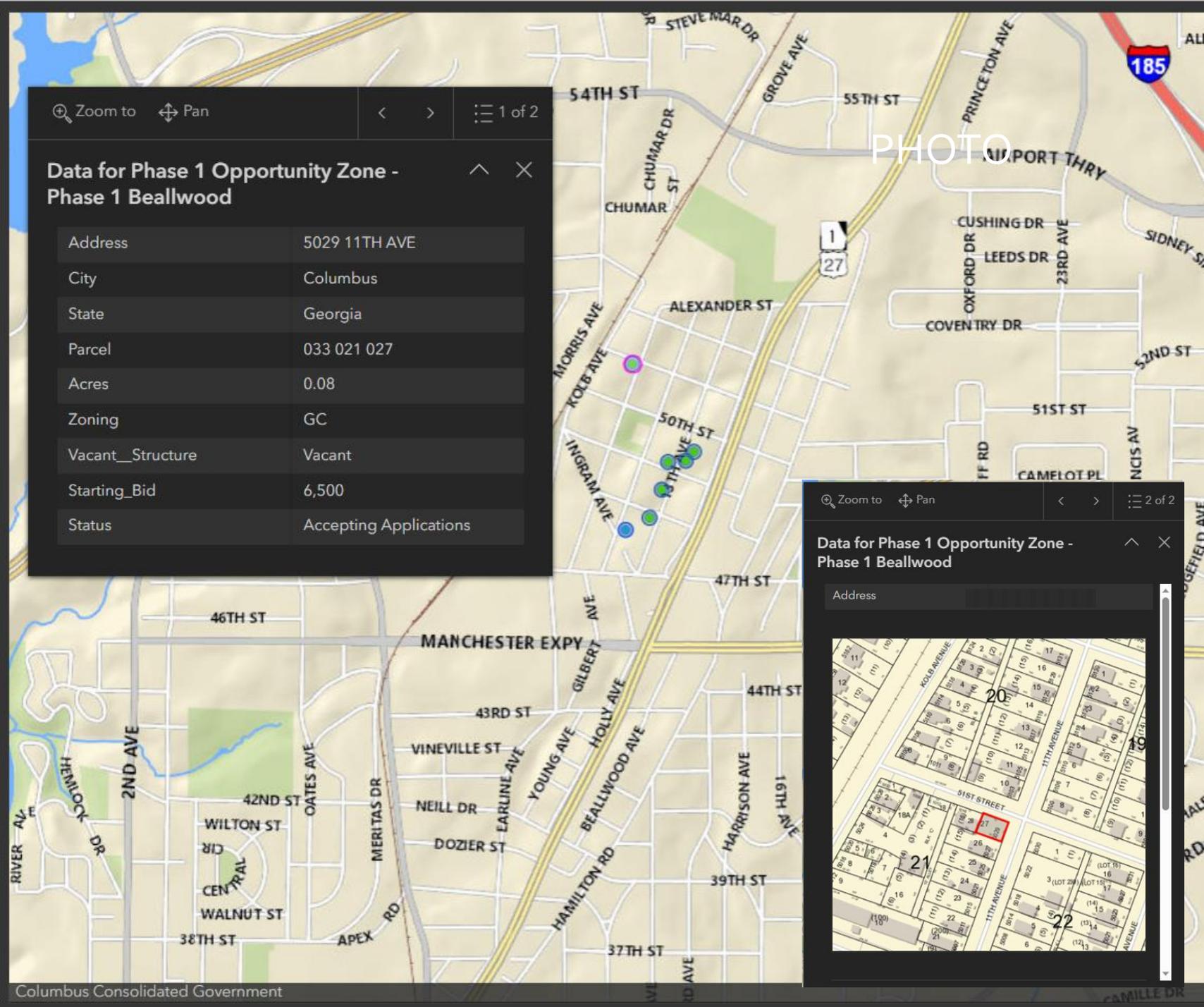
Contact Information

1. Type of Applicant

*

Individual

Nonprofit Corporation



Zoom to Pan 1 of 2

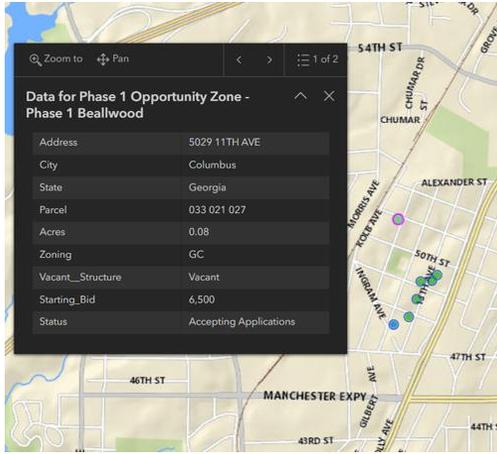
Data for Phase 1 Opportunity Zone - Phase 1 Beallwood

Address	5029 11TH AVE
City	Columbus
State	Georgia
Parcel	033 021 027
Acres	0.08
Zoning	GC
Vacant_Structure	Vacant
Starting_Bid	6,500
Status	Accepting Applications

Zoom to Pan 2 of 2

Data for Phase 1 Opportunity Zone - Phase 1 Beallwood

Address



ELIGIBLE FORECLOSURE TIMELINE



Ongoing

Land Bank identifies and markets properties
Applications Received



2nd Wednesday of the Month

The board approves applications
Buyers are notified



2 Weeks Prior to Foreclosure

Applicants are notified they have 2 weeks to put bid in escrow



4 Months

Foreclosure Process
Property goes to bid



60 Days

Right of redemption
Prepare for closing



HOW TO WRITE A WINNING PROPOSAL

Development Plan

- Describe in detail the redevelopment plan
- Will it be a rental, sold, made available for public use?

Development Timeline

- Projected Start Day and Completion Date
- Any Major Milestone Dates

Financing

- Source of funding available
- Documentation may be request

Capacity

- List of comparable projects completed
- List contractors



RESIDENTIAL BUILDING PERMIT

INSPECTIONS AND CODE DEPARTMENT



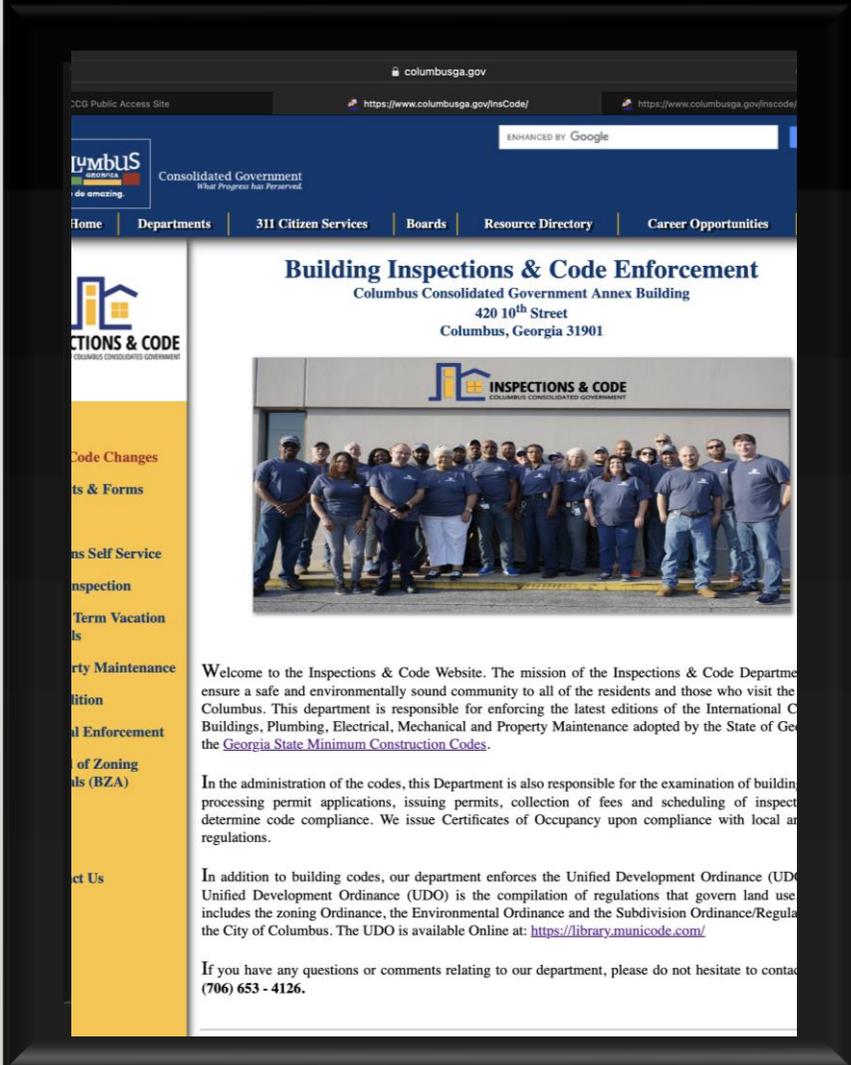
WWW.COLUMBUSGA.GOV/INSCODE/

The mission of the Inspections & Code Department is to ensure a safe and environmentally sound community to all of the residents and those who visit the City of Columbus. This department is responsible for enforcing the latest editions of the International Code for Buildings, Plumbing, Electrical, Mechanical and Property Maintenance adopted by the State of Georgia as the [Georgia State Minimum Construction Codes](#).

Required items for building permits

Access to the Unified Development Ordinance

Permits and Forms



The screenshot shows the website for the Inspections & Code Department of Columbus Consolidated Government. The page features a blue header with the city logo and navigation links. The main content area is titled "Building Inspections & Code Enforcement" and includes the department's address: "Columbus Consolidated Government Annex Building, 420 10th Street, Columbus, Georgia 31901". A large photograph shows a group of department staff in blue uniforms. The page contains a welcome message, a description of the department's mission, and information about the Unified Development Ordinance (UDO) available online at <https://library.municode.com/>. Contact information is provided at the bottom: (706) 653 - 4126.

2018 INTERNATIONAL RESIDENTIAL CODE

- **Sec. 8-13.** Adopted by the Unified Development Ordinance
- **R101.2 Scope.** The provisions of the International Residential Code for One and Two-family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location. Removal and demolition of detached one and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

WHAT IS A FAMOUS QUOTE FROM THIS MOVIE ?

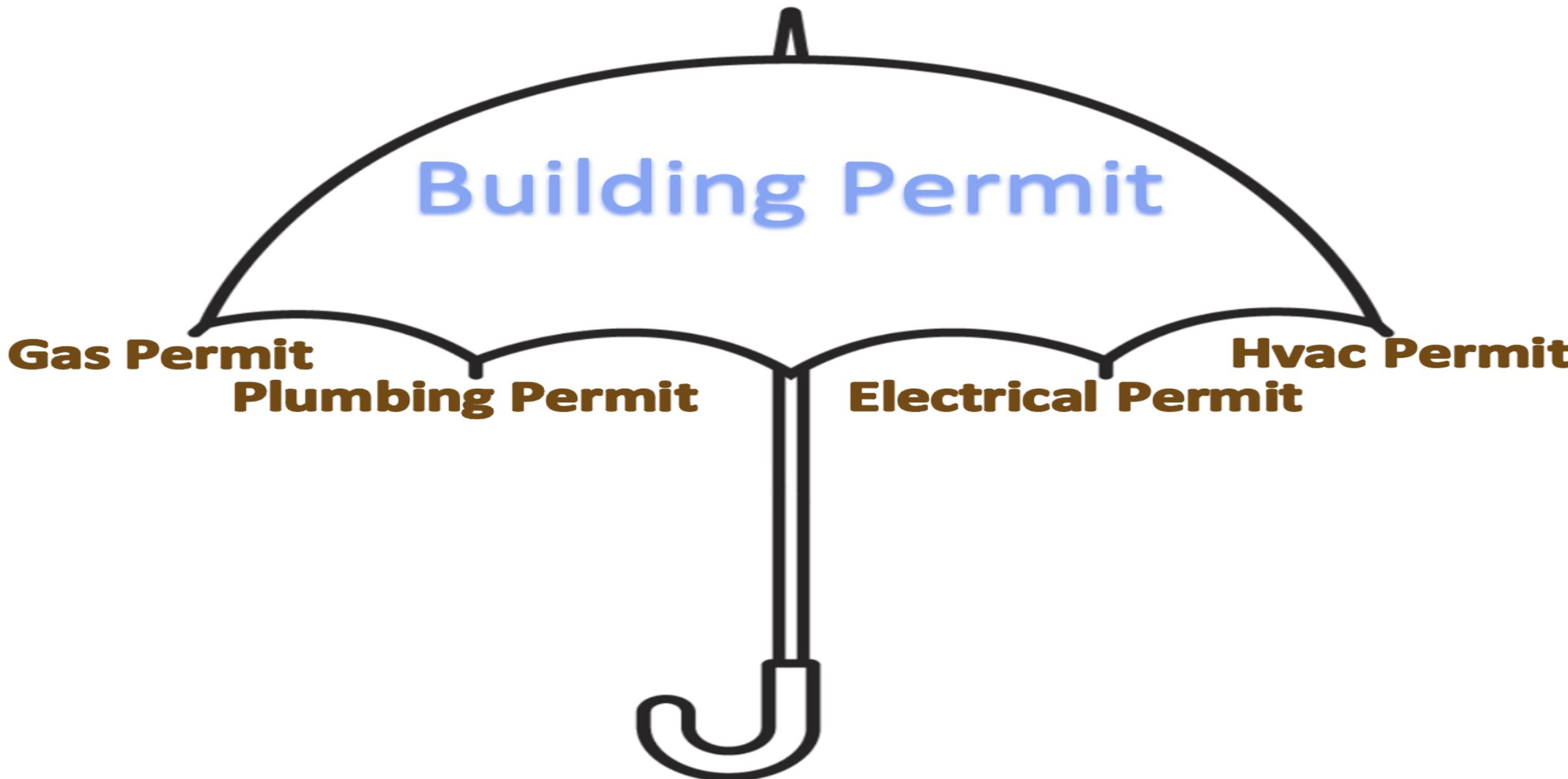
“My momma always said, Life was like a box of chocolates.
You never know what you’re gonna get”

- FORREST GUMP



WHAT IS A PERMIT ?





Building Permit

Gas Permit

Plumbing Permit

Electrical Permit

Hvac Permit

COSTS OF PERMITS

- PLUMBING PERMIT -\$50.00/PER METER
- GAS PERMIT -\$50.00/PER METER
- MECHANICAL PERMIT-\$50.00/PER METER
- ELECTRICAL PERMIT -\$50.00/PER METER –CHANGE OF SERVICE PERMIT IF PROPERTY HAS BEEN VACANT FOR OVER 6 MONTHS OR A BURNED STRUCTURE UTILITY COMPANY PULLS THE METER
- DEMOLITION PERMIT – \$ 50.00
- BUILDING PERMIT – PRICE DEPENDS ON THE COST FOR THE SCOPE OF WORK YOU ARE DOING

WHEN DO YOU NEED A PERMIT ?



PERMITS ARE REQUIRED

- CONSTRUCT NEW, ENLARGE, ALTER, REPAIR , MOVE, DEMOLISH A BUILDING OR STRUCTURE.
- INSTALL OR ALTER ANY ELECTRICAL, GAS, MECHANICAL, OR PLUMBING SYSTEM
- IF COST OF REPAIRS EXCEEDS 50% OF THE OVERALL COST OF THE HOME THE HOME SHALL BE BROUGHT UP TO CURRENT INTERNATIONAL RESIDENTIAL CODE

PERMITS ARE NOT REQUIRED FOR

- COSMETIC WORK
- SHEETROCK
- PAINTING
- TILING
- CABINETS & COUNTER TOPS
- RE-ROOFING OR ROOF REPLACEMENT- If structural work is involved, such as replacing sheathing, rafters, trusses, or studs, a permit is required

BUILDING PERMIT

- IN GENERAL A BUILDING PERMIT APPLICATION IS A LEGAL DOCUMENT THAT IS USED BY COUNTY, STATE, AND CITY TO GATHER PROJECT SPECIFICS, SUCH AS DESCRIPTIONS OF WORK, PROPERTY OWNERS INFORMATION APPLICANT INFORMATION/CONTRACTOR'S INFORMATION
- BUILDING PERMITS - DEPENDING ON THE PROJECT YOU ARE PROPOSING THE BUILDING PERMIT APPLICATION IS SOMETIMES REQUIRED TO BE ACCOMPANIED BY OTHER DOCUMENTS, SUCH AS BUILDING PLANS, CALCULATIONS AND SPECIFICATIONS

WHO CAN PURCHASE A PERMIT

- **By law, a State of Georgia licensed contractor must pull all construction permits. However, Homeowner Permits: Must be performing the work yourself on the property that you reside in. The home must be in your name according to tax assessor records and not listed in a company name. The property must be your primary residence; it cannot be a property you rent or lease to tenants O.C.G.A. § Section 43-41-17(h).**
- **Copy of licensed contractors state card and a copy of current active business license**


[Home](#)
[2020 Code Changes](#)
[Permits & Forms](#)
[Maps](#)
[Citizens Self Service](#)
[Sign Inspection](#)
[Short Term Vacation
Rentals](#)
[Property Maintenance](#)
[Demolition](#)
[Special Enforcement](#)
[Board of Zoning
Appeals \(BZA\)](#)
[Links](#)
[Staff](#)
[Contact Us](#)

Permits & Forms

- [Authorized Permit Agent Form](#)
- [Building Permit](#)
- [Certificate of Occupancy - Commerical Location](#)
- [Certificate of Occupancy - Home Based Business](#)
- [Change of Occupancy Checklist](#)
- [Commercial Plan Review Checklist \(Alterations\)](#)
- [Commercial Plan Review Checklist \(New Construction & Additions\)](#)
- [Commercial Plan Review Process](#)
- [Credit Card Form](#)
- [Demolition Permit](#)
- [Hazardous Material Affidavit](#)
- [Digital Plans & Affidavit](#)
- [Electrical Permit](#)
- [Gas Piping Permit](#)
- [Mechanical Permit](#)
- [Miscellaneous Sign Permit](#)
- [Modular Building Check List](#)
- [Moving Permit](#)
- [Owner Affidavit](#)
- [Plumbing Permit](#)
- [Request for Construction Power](#)
- [Residential Energy Code Certificate](#)
- [Residential Tree Plan Application](#)
- [Residential Plan Review Checklist \(New Construction & Additions\)](#)
- [Residential Plan Flow Chart](#)
- [Georgia State Energy Code Compliance Affidavit](#)
- [Schedule of Permit Fees](#)
- [Shell Building / White Box Building Requirements](#)
- [Site Plan Affidavit](#)
- [Temporary Use or Special Event Permit](#)

**KNOWN COSTS
VERSUS
UNKNOWN COSTS**



KNOWN COSTS

- Exterior Renovation
 - Foundation Repair
 - Roof System (Sheathing & Shingles)
 - Windows
 - Siding/Brick Replacement or Repair
 - Deck Removal or Replacement
 - Plumbing/Sewer
- Interior Renovation
 - Plumbing
 - Electrical
 - Mechanical
 - Floor System
 - Wall Framing
 - Wall Covering

UNKNOWN COSTS

- Exterior Renovation
 - Removal Of Trash/Biohazardous Materials And Abandoned Vehicles
 - Removal Of Overgrown Vegetation
 - Pest Control
 - Extent of Fire Damage
- Interior Renovation
 - Removal of Trash/Biohazardous Materials
 - Pest Control
 - “Hidden Gems” (Finding derelict material in unexpected places.)
 - Extent of Fire Damage

WHAT THE INTERNET SHOWS YOU





**WHAT THE INTERNET DOESN'T
SHOW YOU**





**WHAT THE INTERNET DOESN'T
SHOW YOU**



FIRE DAMAGE

- All Blistered Material Must Be Removed.
- Extent of Fire Damage
- Consult With a Structural Engineer



BUILDING CODE ENFORCEMENT

- **Current Mandatory Codes as Adopted by the Georgia Department of Community Affairs (DCA):**
- International Building Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
- International Residential Code, 2018 Edition, with Georgia Amendments ([2020](#))
- International Fire Code, 2018 Edition (Contact Fire Marshall For More Information)
- International Plumbing Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#)), ([2023](#))
- International Mechanical Code, 2018 Edition, with Georgia Amendments ([2020](#))
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
- National Electrical Code, 2020 Edition, with Georgia Amendments ([2021](#))
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments ([2020](#)), ([2022](#)), ([2023](#))

WHAT'S REQUIRED FOR REHAB HOME

- Permit application (Interior- all permits that apply)
- Floor plan (if changing interior floor plan)

**RESIDENTIAL PLAN REVIEW
PERMITTING PROCESS**

**Submit Documentation for the
Building Permit to Inspections
& Code**

Documents distributed and reviewed for approval of any applicable codes, e.g. Building, Electrical, Mechanical, Plumbing and Fuel Gas, as well as Zoning and UDO compliance.

Building permit application, four (4) copies of the site plan, two (2) copies of complete construction drawings, residential tree plan application, energy code affidavit 1, ResCheck Certificate, asbestos/lead affidavit (if applicable),

BHAR approval if required

BZA approval if required

Digital plan authentication affidavit and approved plans in digital format are submitted

Building Permit is issued

Construction inspections are conducted at various applicable phases

ITEM	√
COMPLETED PERMIT APPLICATION	
FOUR (4) COPIES OF THE SITE PLAN: A. Δ YES Δ NO IS THE PROJECT LOCATED WITHIN 150 FEET OF A STREAM, RIVER, LAKE, OR OTHER BODY OF WATER? IF YES DELINEATE ON SITE PLAN ALL WATERS WITHIN 150 FEET OF PROJECT. B. Δ YES Δ NO IS THE LOT LOCATED IN OR PARCIALLY IN THE FEMA FLOODPLAIN? IF YES DELINEATE ON SITE PLAN FEMA FLOODPLAIN/FLOODWAY. C. DELINEATE ON SITE PLAN ALL EASEMENTS OF RECORD.	
TWO (2) COPIES OF THE CONSTRUCTION DRAWINGS	
DIGITAL PLAN SUBMITTAL (PDF)	
RESIDENTIAL TREE PLAN APPLICATION	
ENERGY CODE AFFIDAVIT – 1	
ASBESTOS/LEAD AFFIDAVIT	
SEPTIC TANK LETTER (if applicable)	
ResCheck CERTIFICATE	

ACCESSORY STRUCTURES

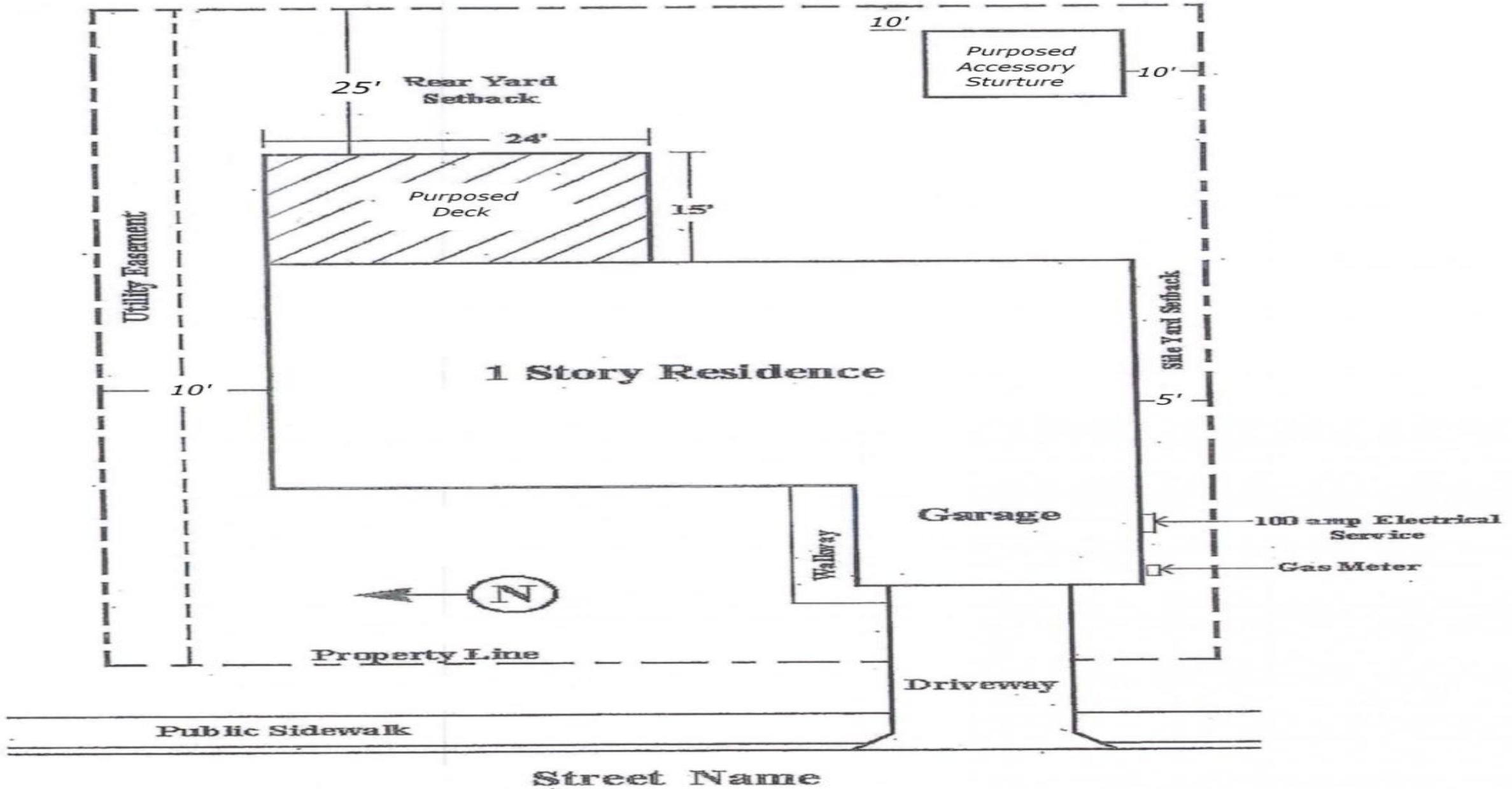
ITEM	√
COMPLETED PERMIT APPLICATION	
THREE (3) COPIES OF THE SITE PLAN: A. Δ YES Δ NO IS THE PROJECT LOCATED WITHIN 150 FEET OF A STREAM, RIVER, LAKE, OR OTHER BODY OF WATER? IF YES DELINEATE ON SITE PLAN ALL WATERS WITHIN 150 FEET OF PROJECT. B. Δ YES Δ NO IS THE LOT LOCATED IN OR PARCIALLY IN THE FEMA FLOODPLAIN? IF YES DELINEATE ON SITE PLAN FEMA FLOODPLAIN/FLOODWAY. C. DELINEATE ON SITE PLAN ALL EASEMENTS OF RECORD. D. DIGITAL PLAN SUBMITTAL (PDF)	
IF ACCESSORY STRUCTURE TOTALS MORE THAN 400 SQ. FT. TWO (2) COPIES OF CONSTRUCTION DRAWINGS ARE REQUIRED	

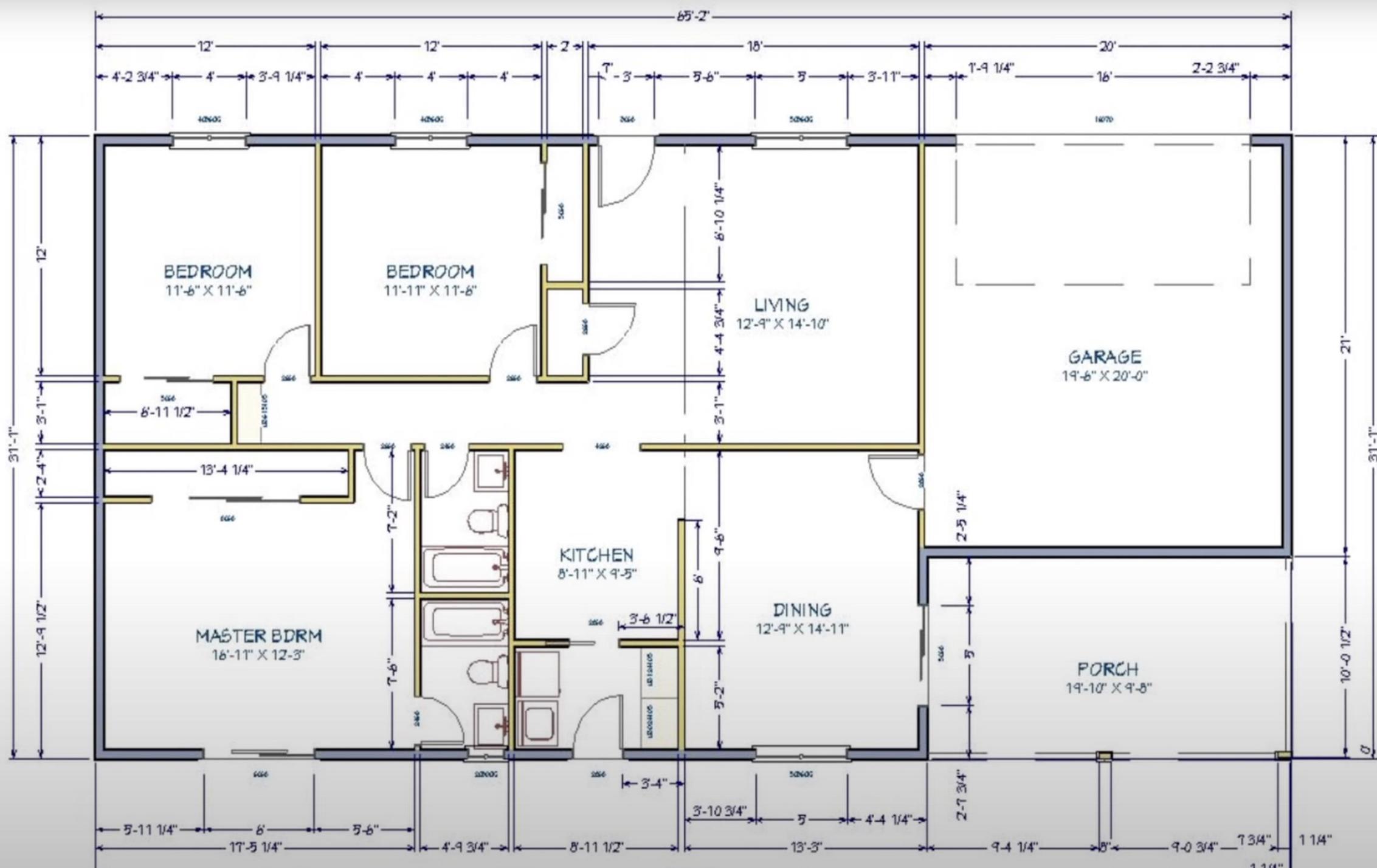
Board of Zoning Appeals Application

- **The Board of Zoning Appeals (BZA) is responsible for deciding appeals and granting variances relative to the enforcement of the zoning regulations. The Board consists of five members appointed by the Mayor of Columbus and the Columbus City Council.**
- **The BZA Application Fee is \$200.00. Application, fees and supporting documents are due by the 10th of each month, with the exception of weekends and holidays, to confirm placement on the following month's agenda.**
- **All public hearings of the BZA will be held the first Wednesday of each month, unless otherwise stated, at 2:00 PM in the Conference Room on the 1st floor of the Columbus Consolidated Government Annex (420 10th St).**
- **The Appellant must present the variance request to the Board in person. If the Appellant fails to appear before the Board, the request will be tabled to the next hearing. If the Appellant fails to appear at the second meeting, the variance request will be voided.**

Date:		Appellant Name:	
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Sample Site Plan







FRONT ELEVATION



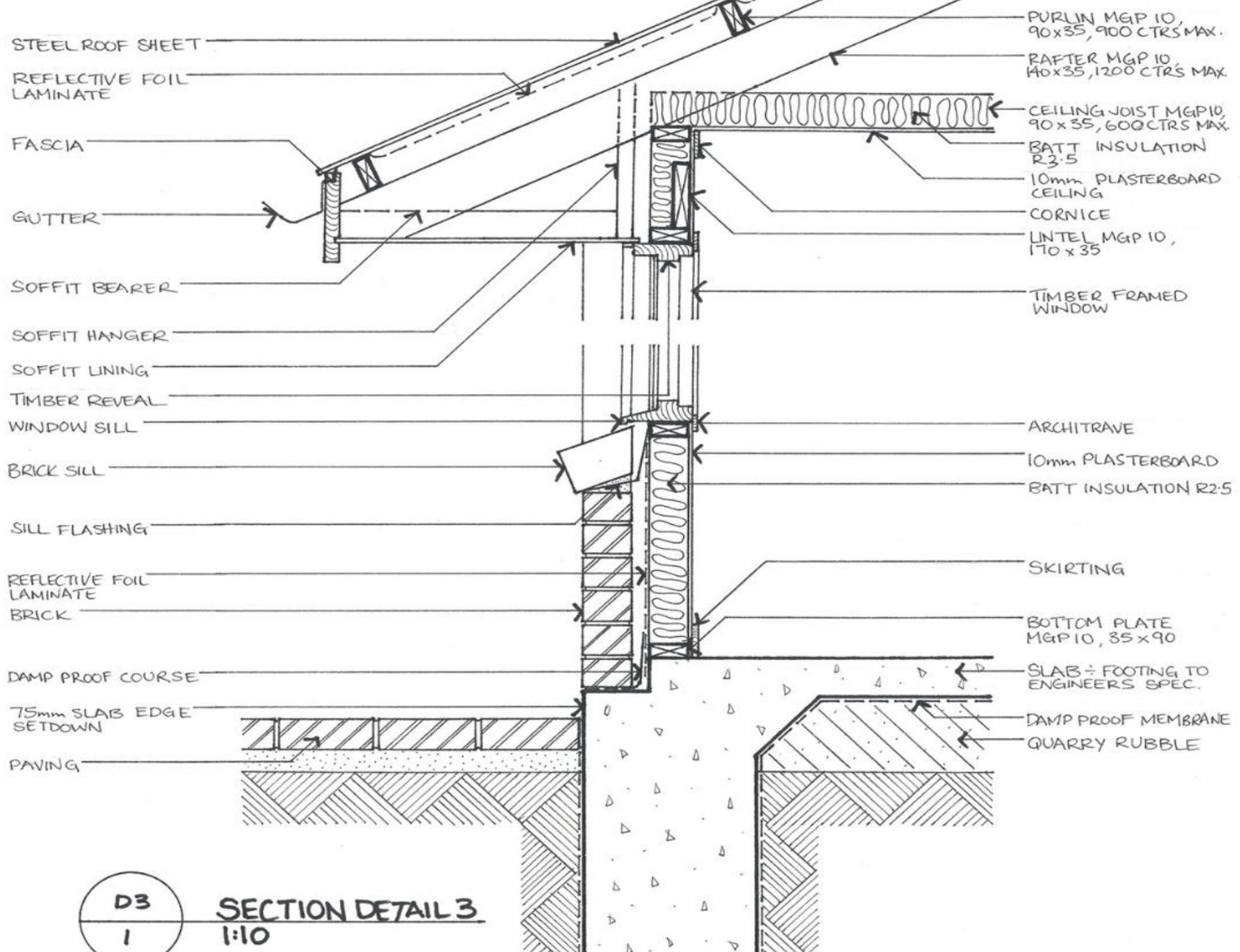
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



D3
 1

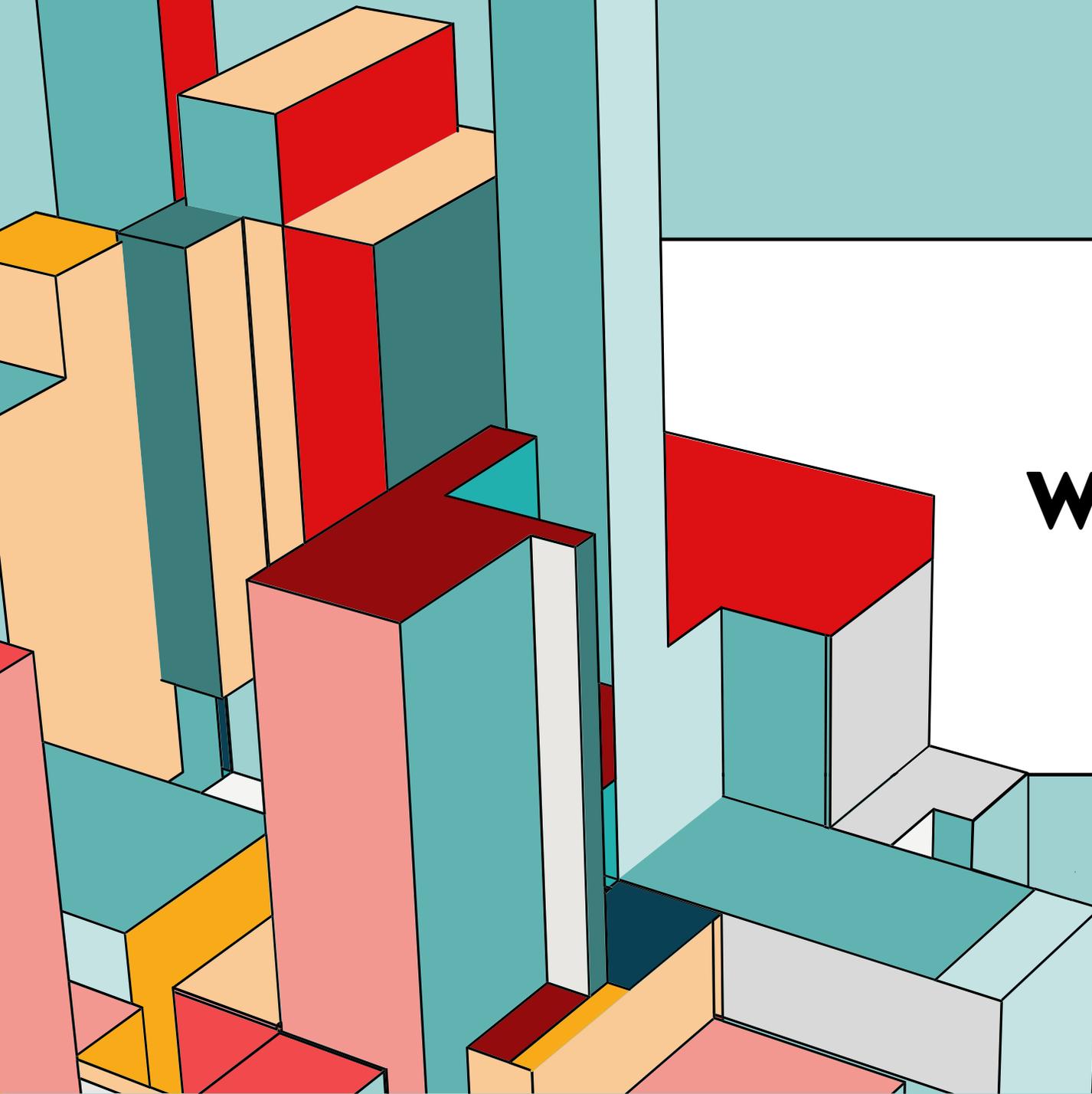
SECTION DETAIL 3
 1:10

ID. NO. A1194614
 NAME LANA DISTEFANO
 SHEET TITLE
CONSTRUCTION SECTION DETAIL

SCALE 1:10	SHEET SIZE A3
DATE	SHEET NO.

ADVICE FOR REHABBING HOME

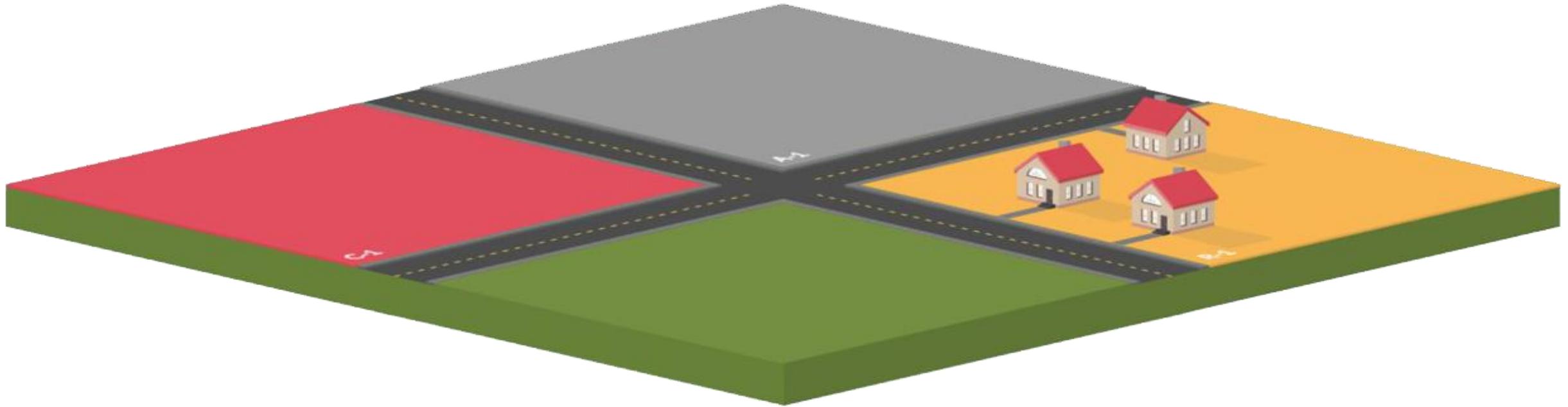
- Evaluate Property
- Find Qualified Licensed Contractors
- Get in Contact with Code Enforcement officers and inform them you have purchased the property and what are your plans for the home
- Get permits (FYI if 180 days go by and no inspections, inspector can expire permit)
Where any permit has been expired less than 24 months, the reactivation fee shall be: \$75.00
- Finalize Permits

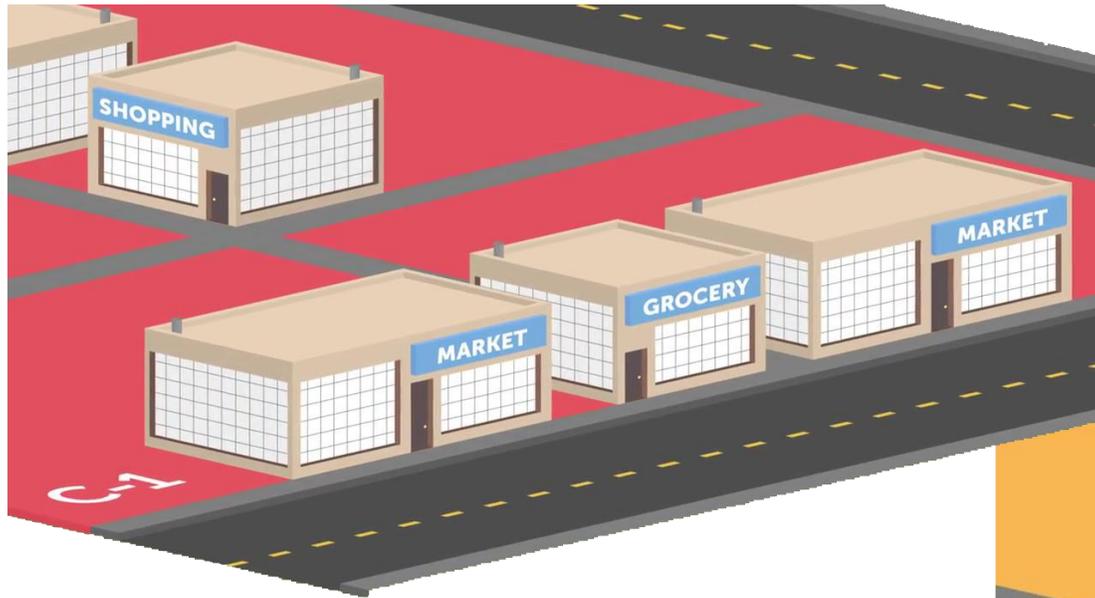
A stylized 3D cityscape composed of various colored rectangular blocks and buildings. The colors include shades of teal, orange, red, pink, and light blue. The buildings are arranged in a way that suggests a city layout with different heights and colors. The background is a solid light teal color.

WHAT IS ZONING?

ZONING //

// is the way a community controls the physical development of land and the use of property.





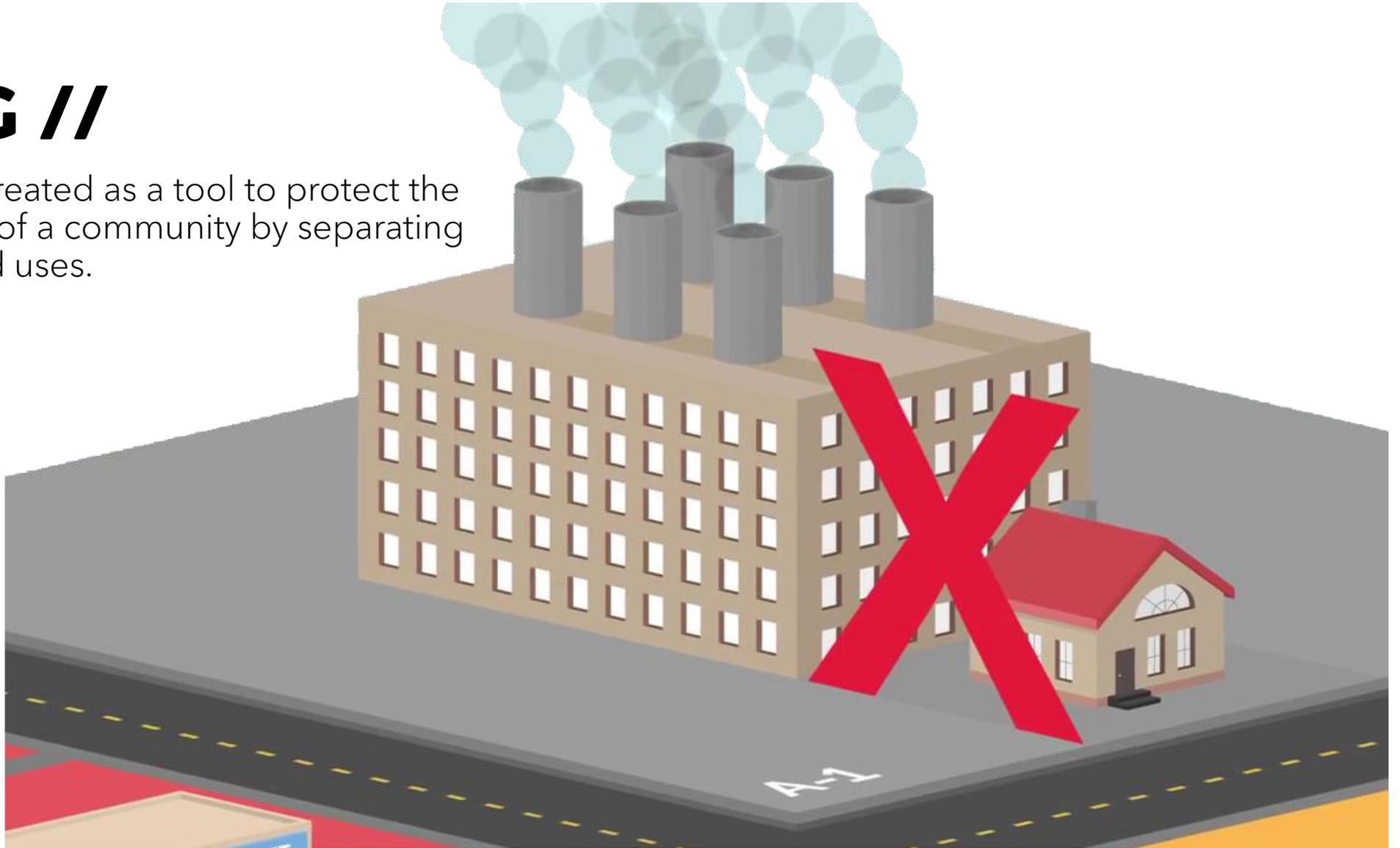
EVERY //

// property in the city has a legal zoning designation that determines how a property can be utilized.



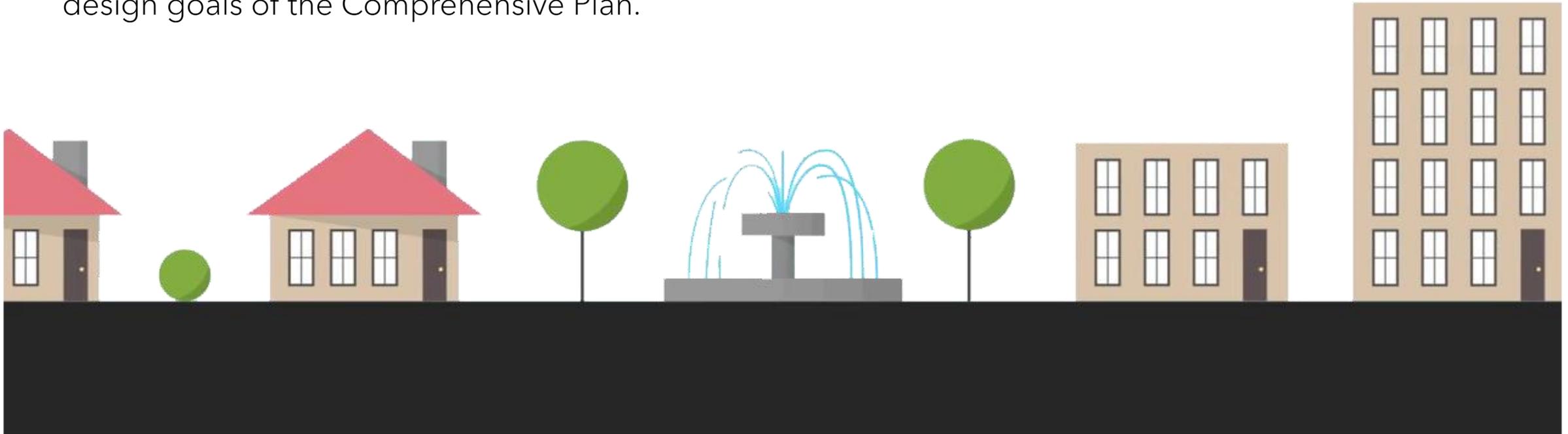
ZONING //

// was originally created as a tool to protect the health and safety of a community by separating incompatible land uses.

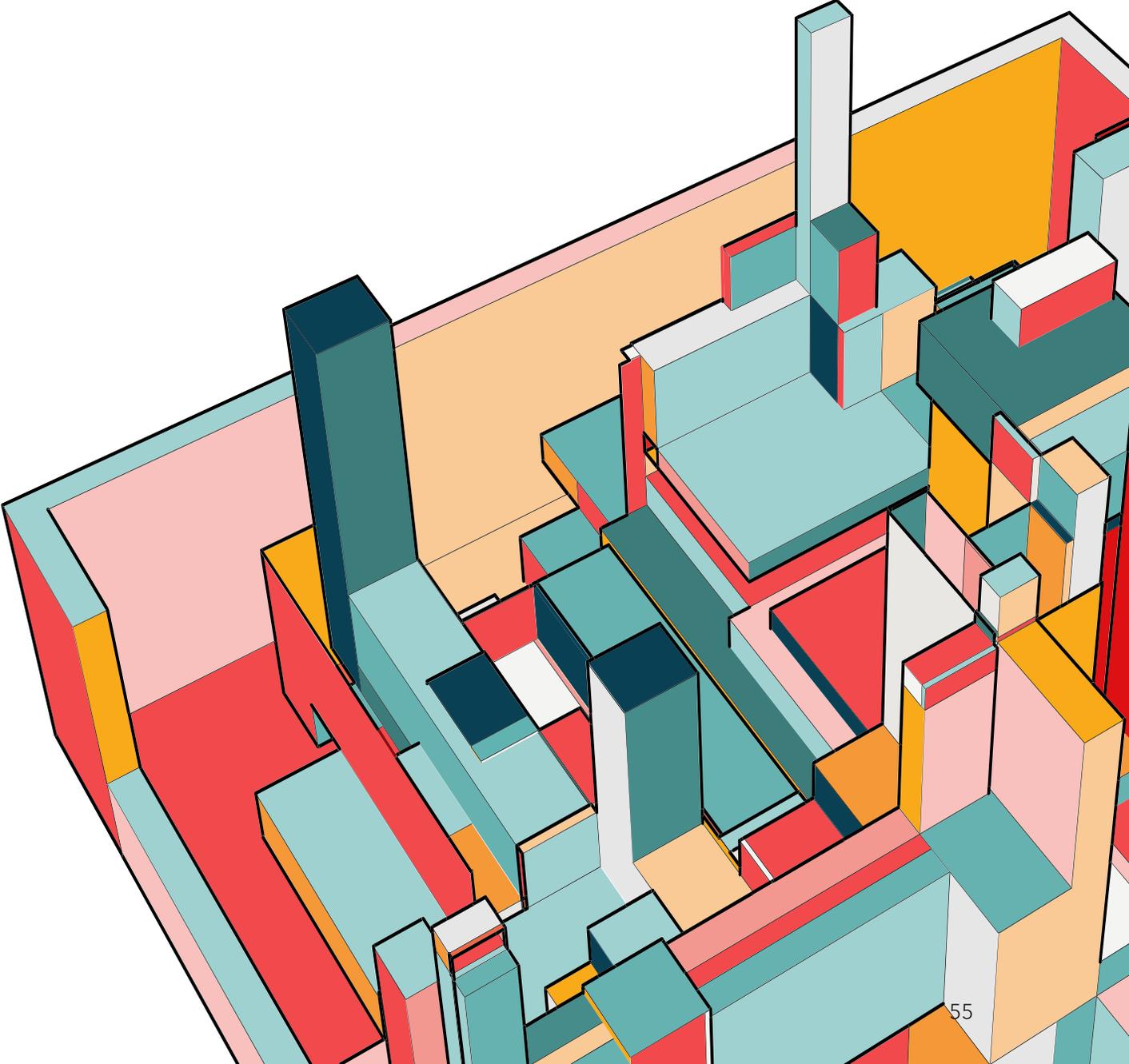


ZONING //

// still serves this purpose, but its also used to help protect neighborhood character and property values, create new and unique places in the city and implement many of the land use and design goals of the Comprehensive Plan.

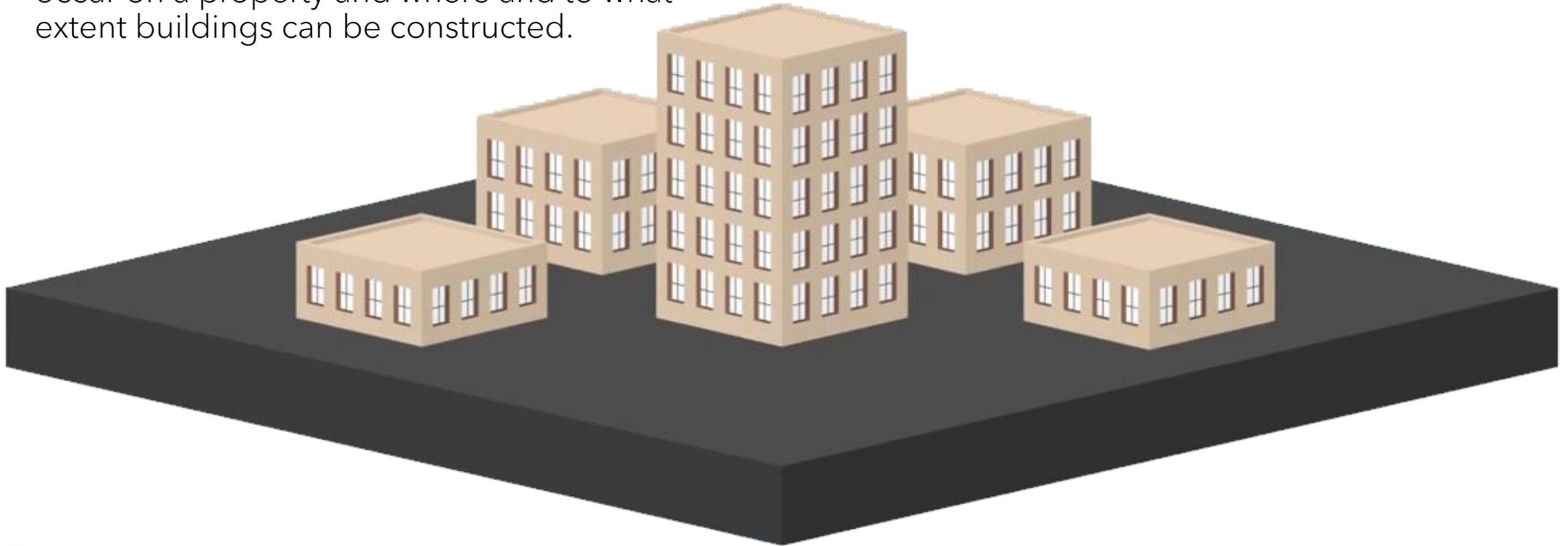


WHY IS ZONING IMPORTANT?



KNOWING //

// the property's zoning is critical to understanding what is legally allowed to occur on a property and where and to what extent buildings can be constructed.





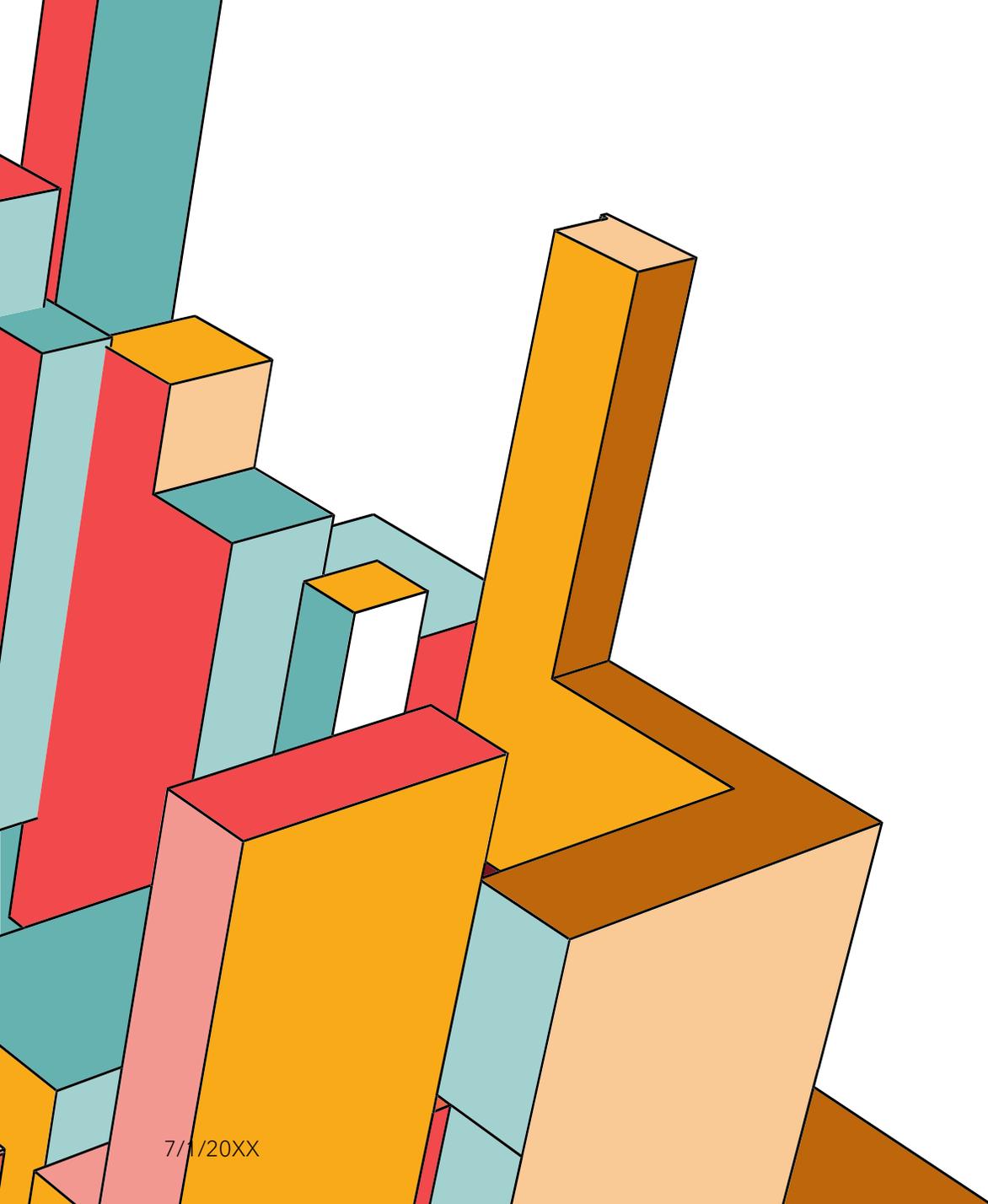
Residential

IF //

// you are thinking about buying a home or starting a business, choosing a property that has the zoning that meets your needs is a vital first step.



Commercial

An abstract graphic on the left side of the slide consists of several 3D rectangular blocks of varying heights and colors. The colors include red, teal, orange, and brown. The blocks are arranged in a way that suggests depth and perspective, with some blocks appearing to be stacked or overlapping. The overall style is clean and modern.

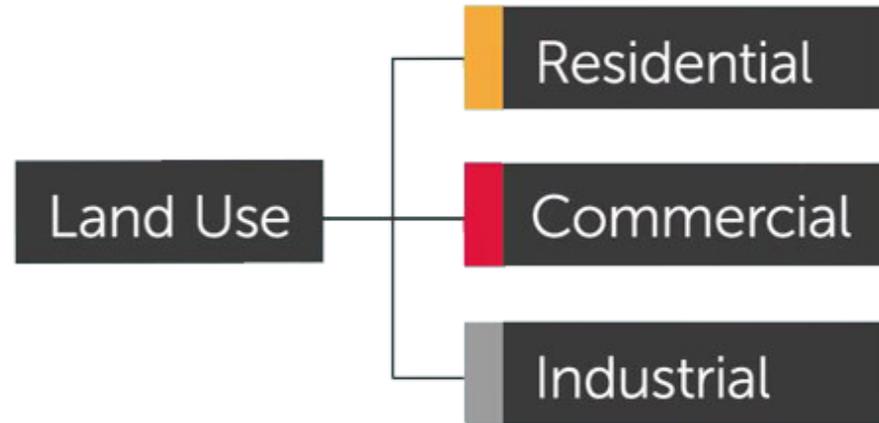
WHAT EXACTLY DOES ZONING DO?

ZONING //

// regulates many aspects of a property including:

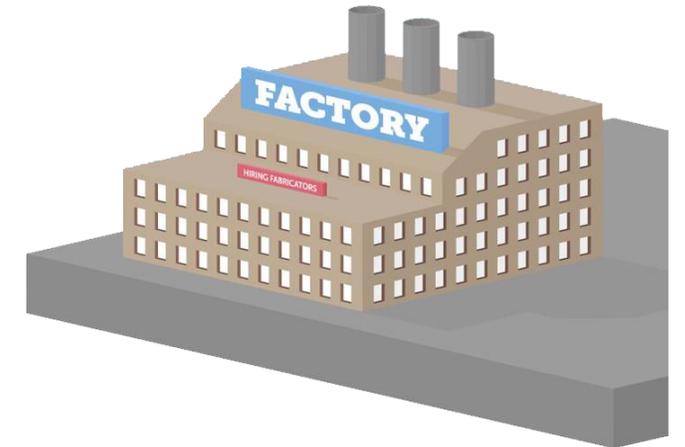
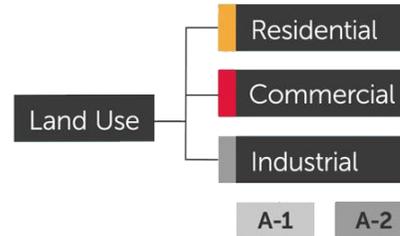
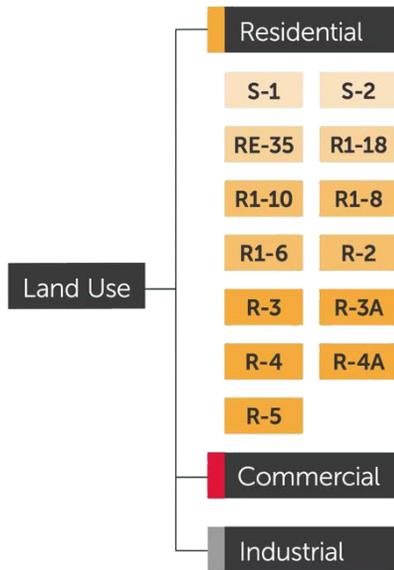
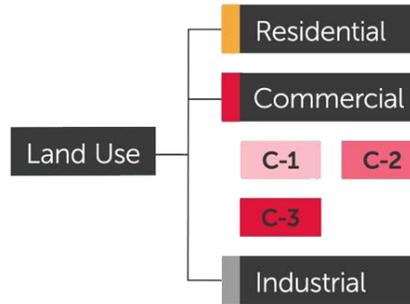
- Building Height
- Setbacks
- Land Use
- Lot Coverage
- Density

The most notable of these is Land Use.



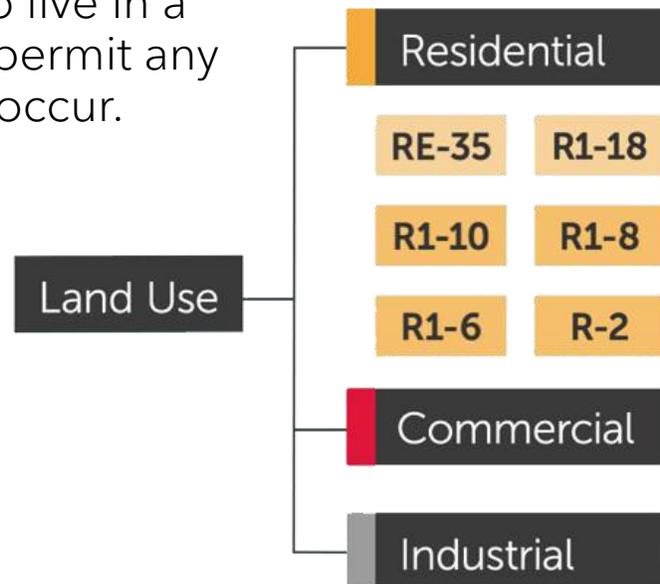
ZONING //

// codes are typically organized into several sections based on groupings of land use categories. From Single-Family Residential, to Commercial, to Industrial.

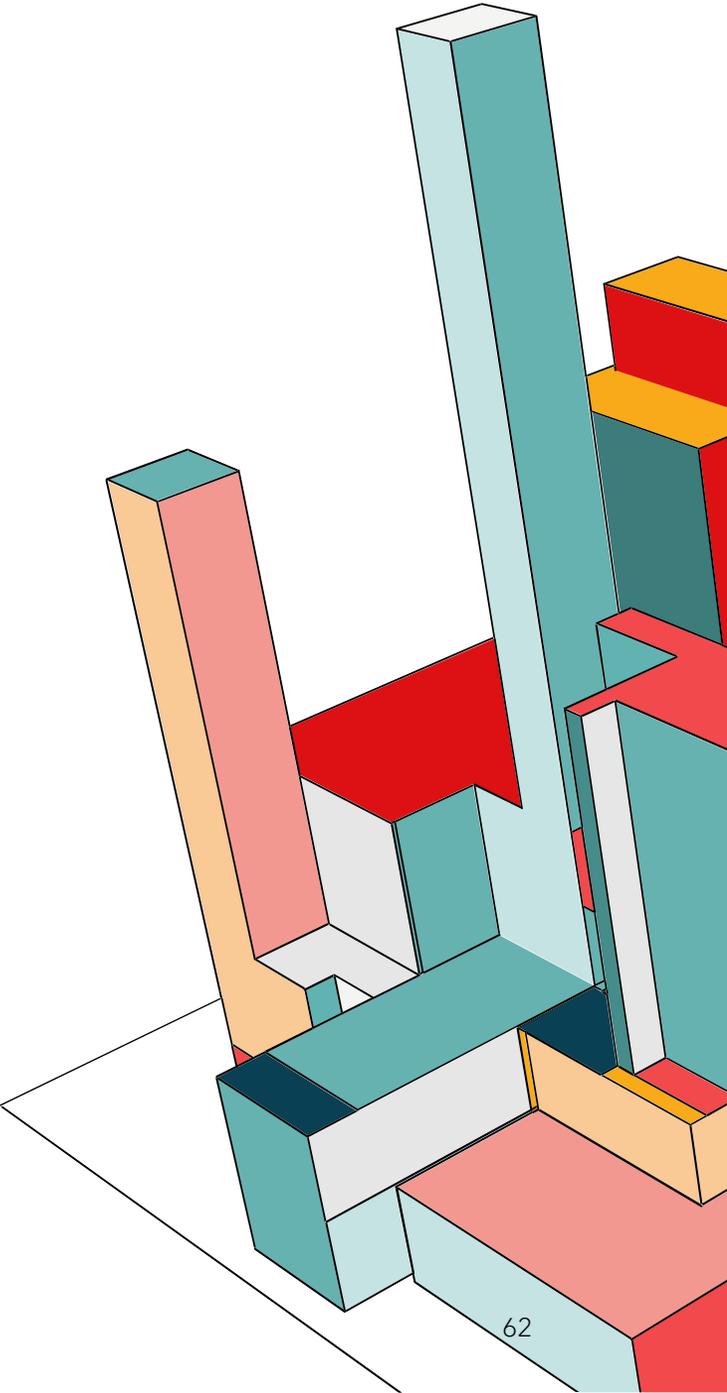


ZONING //

// categories typically are intended to only allow for only one type of land use. For example, zoning categories for Single-Family Residential only allow for you to live in a house. It does not permit any business activity to occur.

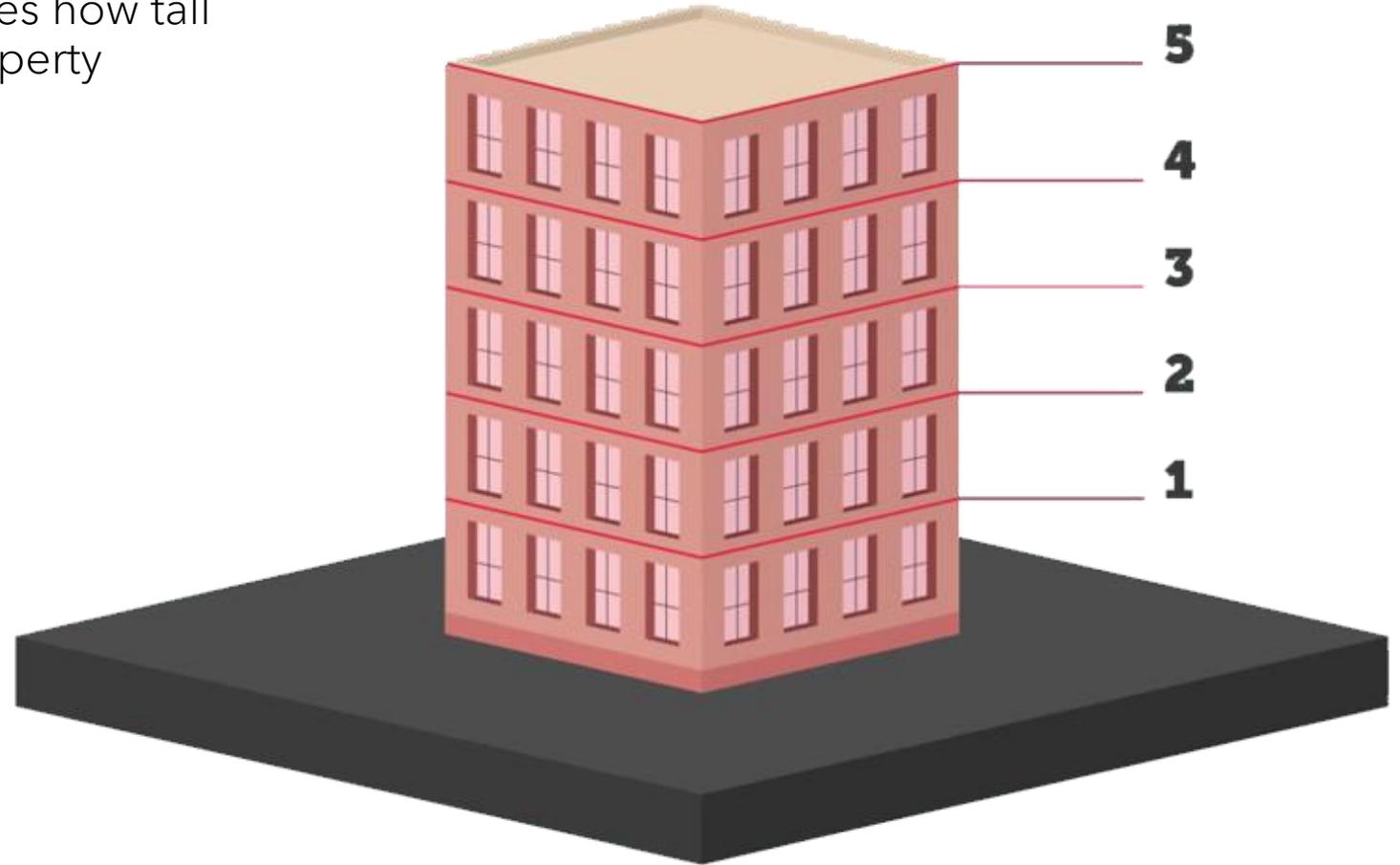


OTHER KEY ASPECTS TO ZONING



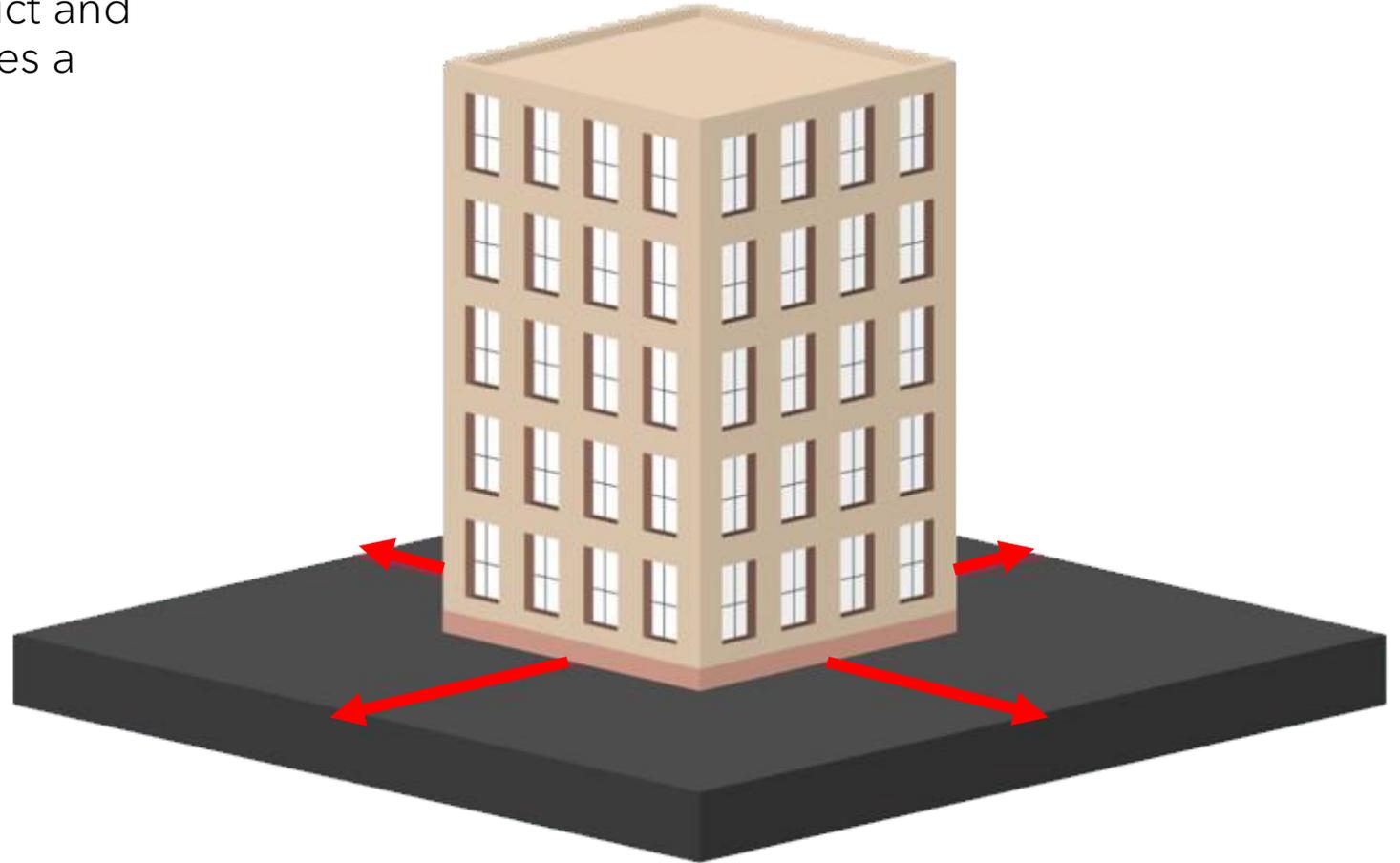
BUILDING HEIGHT //

// is regulated by zoning and determines how tall buildings or structures can be on a property



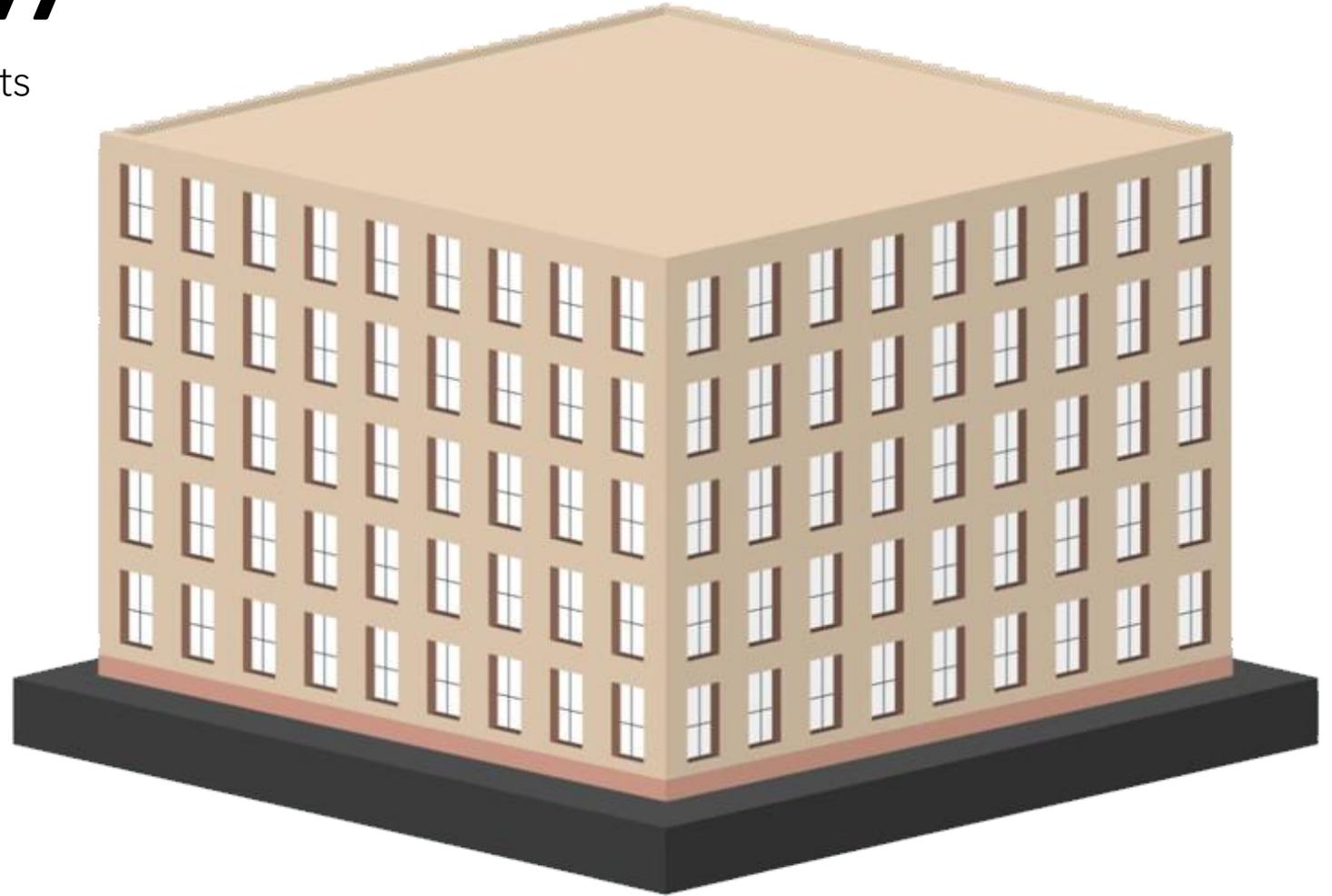
SETBACKS //

// is regulated by zoning for every district and sets the minimum or maximum distances a building can be from a property line.



LOT COVERAGE //

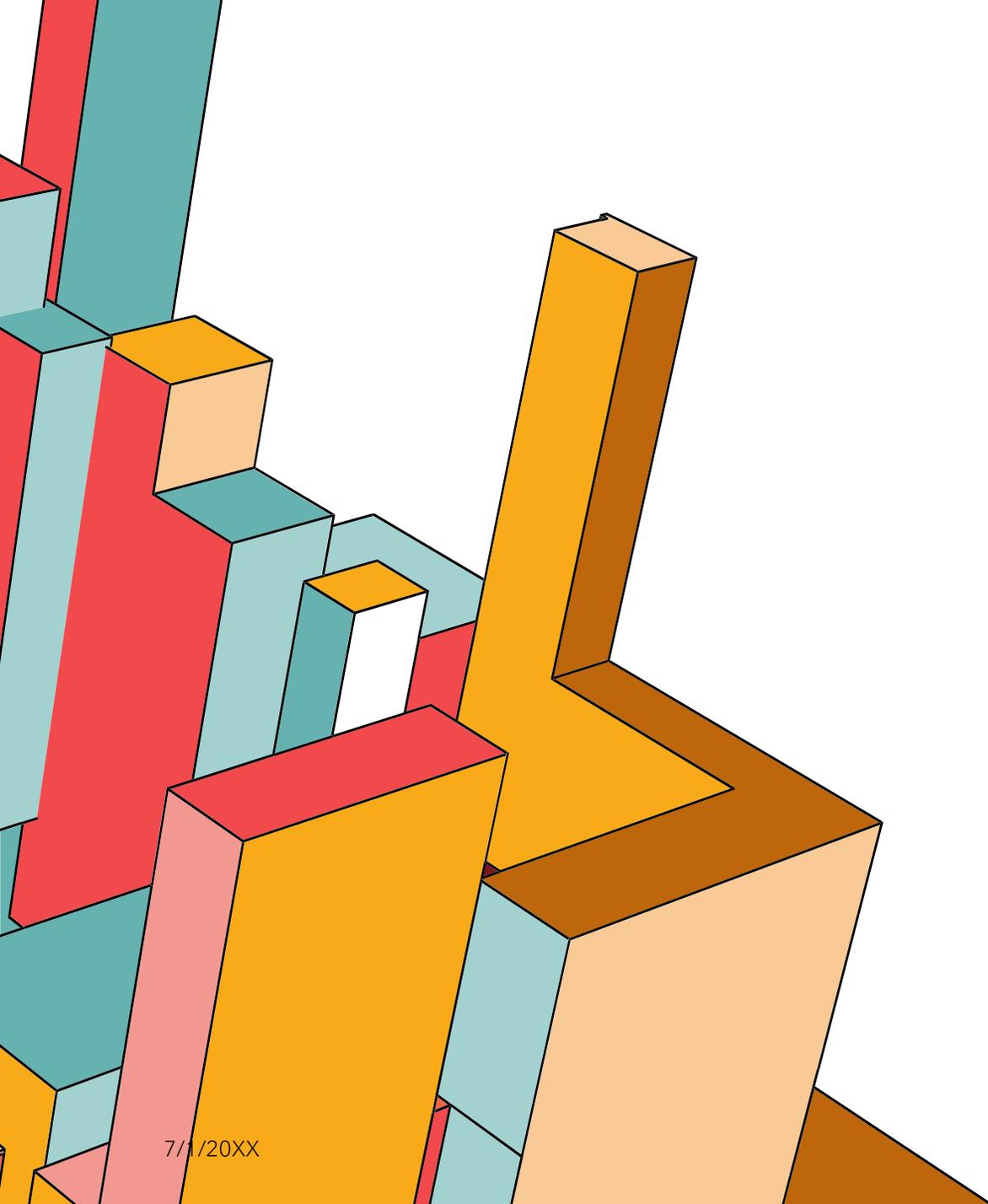
// is regulated by zoning in most districts and regulates how much of a property can be covered by the building.



DENSITY //

// is regulated by zoning and sets the limits on how many dwelling units or homes can be placed on a property. For example, if your property is Single-Family Residential it can only have one primary structure on it for living purposes.



An abstract graphic on the left side of the slide consists of several 3D rectangular blocks of varying heights and colors. The colors include red, teal, orange, and brown. The blocks are arranged in a way that suggests depth and perspective, with some blocks appearing to be stacked or overlapping. The overall style is clean and modern, with sharp edges and flat colors.

WHAT HURDLES DOES ZONING IMPOSE?

INCORRECT ZONING //

// can cause problems with permitting and financing. The most common problem is when a residential house is located on commercial property.

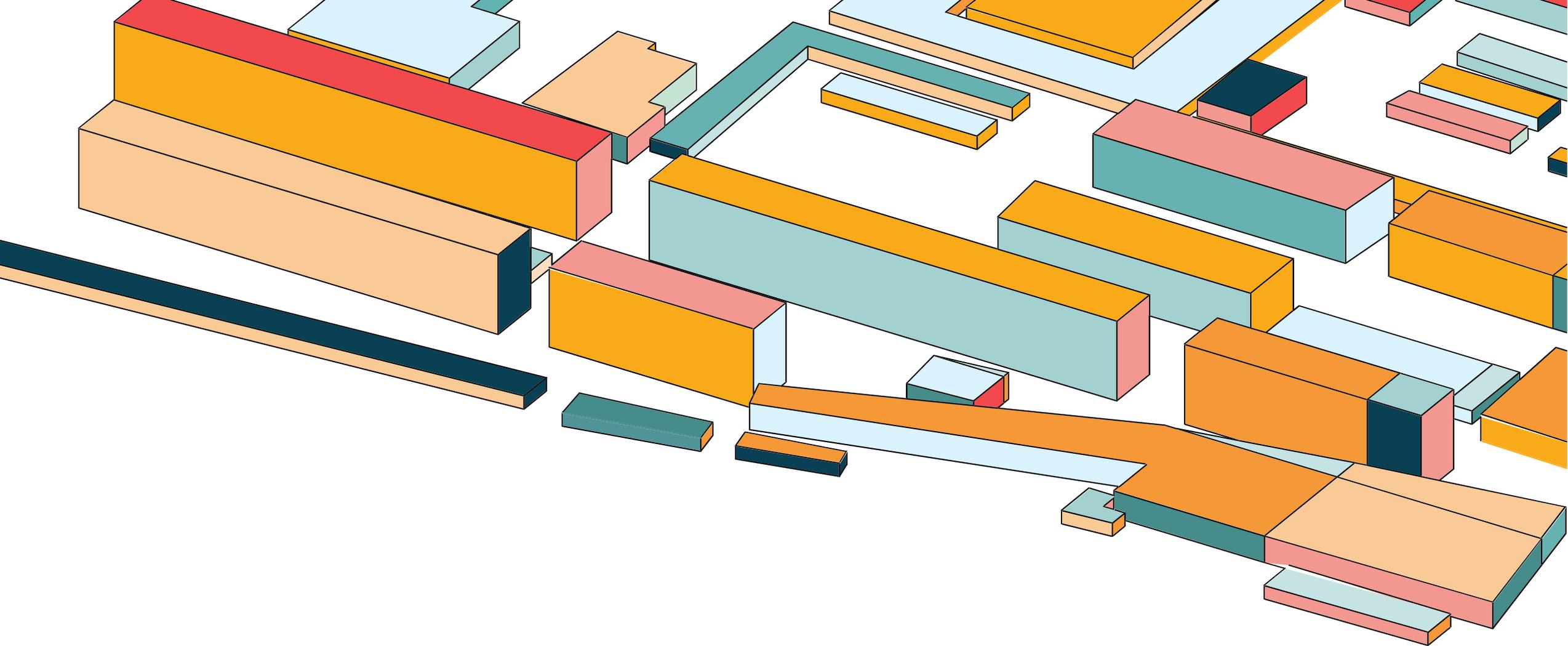


Commercial

BANK LOANS //

// are typically not issued for residential houses located in incorrect zoning districts. This is a direct result from the 2008 Financial Crisis.





WHAT ARE MY OPTIONS?

VARIANCE REQUEST //

// is an option when a hardship arises from developing the property. Your variance request must be approved by the Board of Zoning Appeals (BZA) located in the Inspections & Codes Department. The most common requests are setback reduction and minimum size requirement waivers.



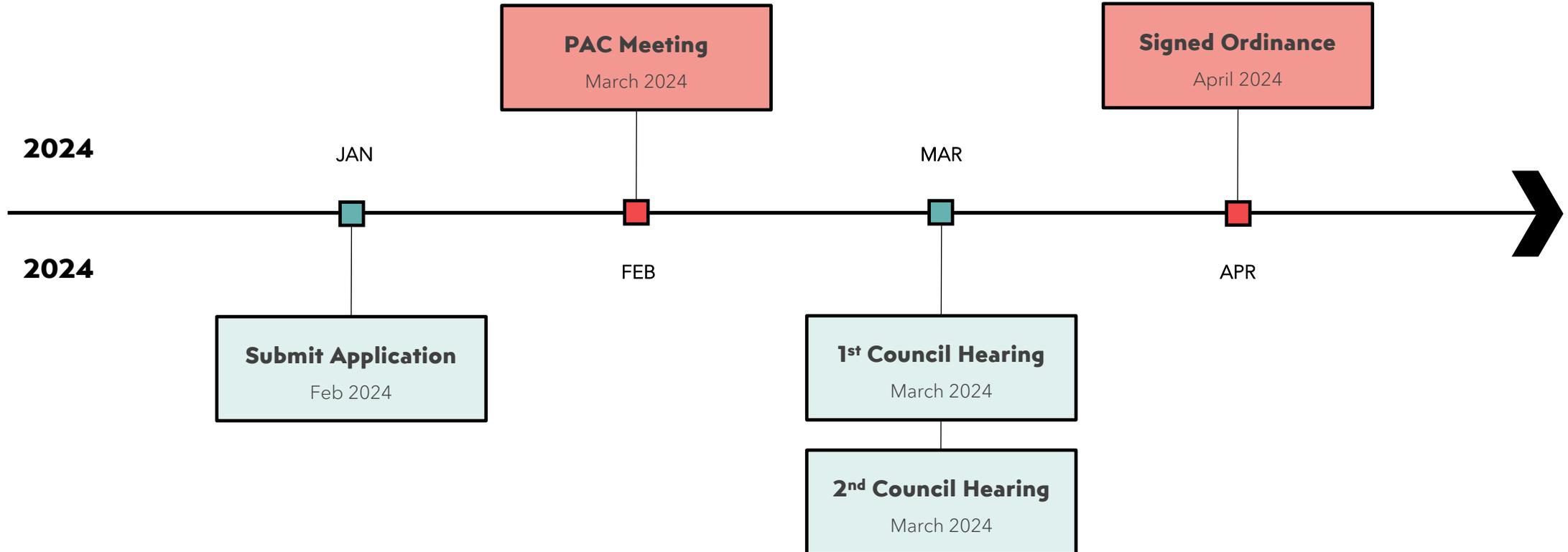
REZONING //

// is also an option to bring the property back into compliance. Your rezoning request must be approved by the Planning Advisory Commission (PAC), the Planning Department and the Columbus City Council.



REZONING TIMELINE //

// is typically completed within 100-days.



PERMITTED USES

Zoning District	Minimum Lot Size	Maximum Density	Max Lot Coverage	Minimum Lot Width	Max Building Height	Front Setback	Side Setback	Rear Setback
SFR1	15000	2.5 Units	35%	100'	35'	30'	10'	30'
SFR2	1000	4 Units	35%	75'	35'	25'	8'	30'
SFR3	7500	5.5 Units	35%	60'	35'	25'	8'	30'
SFR4	6000	7.25 Units	35%	50'	35'	20'	5'	30'
RMF1								
SF Detached	6000	7.25 Units	35%	50'	35'	20'	5'	30'
Townhouse	1800	18 Units	50%	20'	35'	20'	8'	30'
Duplex	6000	14.5 Units	50%	50'	35'	20'	8'	30'
Multifamily / Condo	6000	14.5 Units	50%	50'	35'	20'	8'	30'
RMF2								
Townhouse	2400	18 Units	50%	20'	35'	20'	8'	30'
Duplex	7500	16.5 Units	40%	60'	35'	20'	10'	30'
Multifamily / Condo	7500	16.5 Units	40%	60'	35'	20'	10'	30'

RESOURCES

www.columbusga.org/planning

MUNICODE

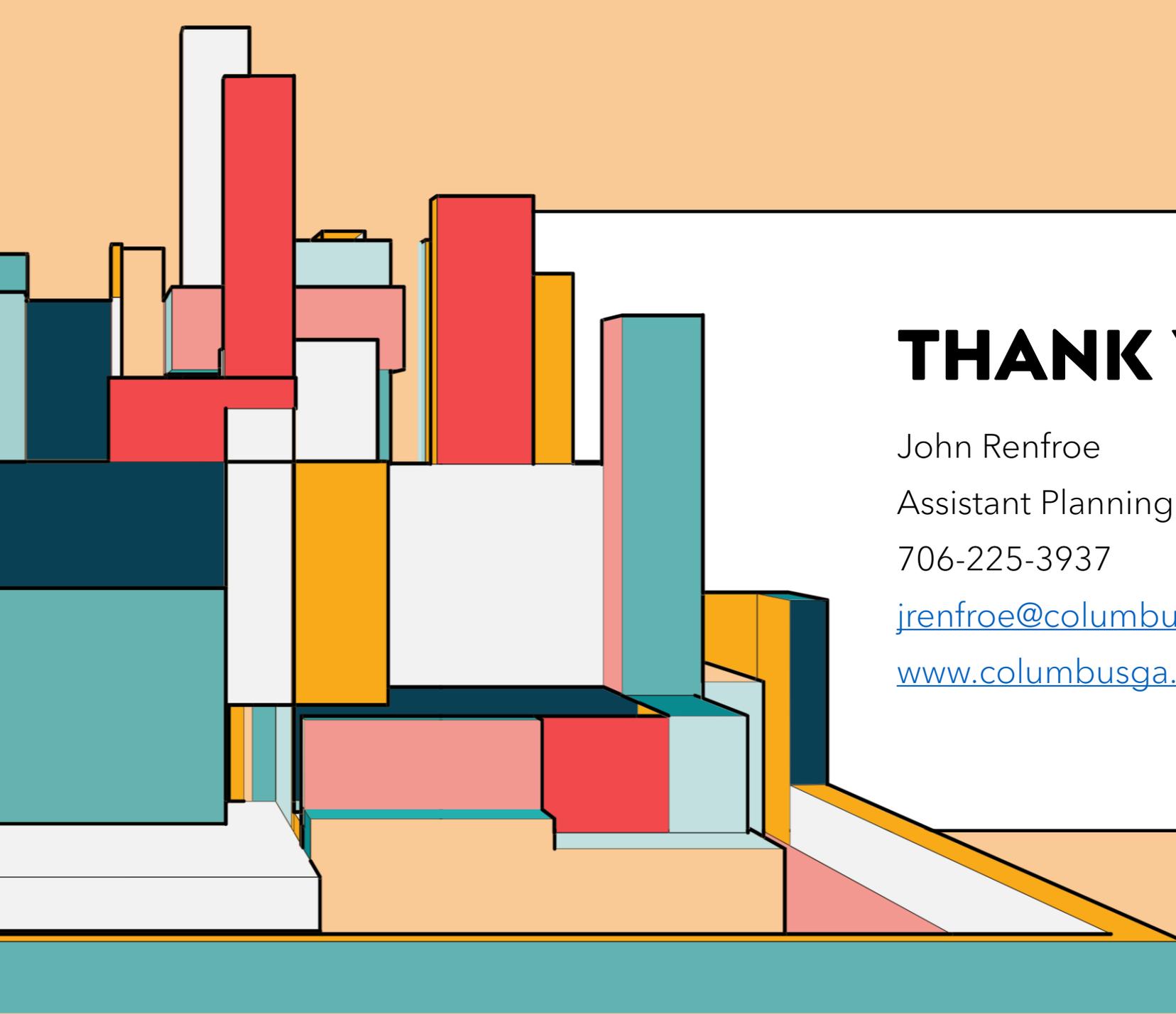


TRELLO



2038 COMP PLAN





THANK YOU

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Assistant Planning Director

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www.columbusga.gov/planning



LANCE HEMMINGS

Auburn Bank

Lhemmings@AuburnBank.com



Hickory, Hickory Dock

4 Chambers LLC.



How it all Started

It was ROUGHHHHH





Introduction

The Hickory property was my first property purchased through the Landbank Authority and I was so excited for the opportunity to create an impact in my community

Let's get started....

Bedroom 1 – Before the clean up & After cleared



The Bathroom B&A



Dining Room



Living Room



The way to get started is to quit talking and begin doing.

Walt Disney



Entry Way

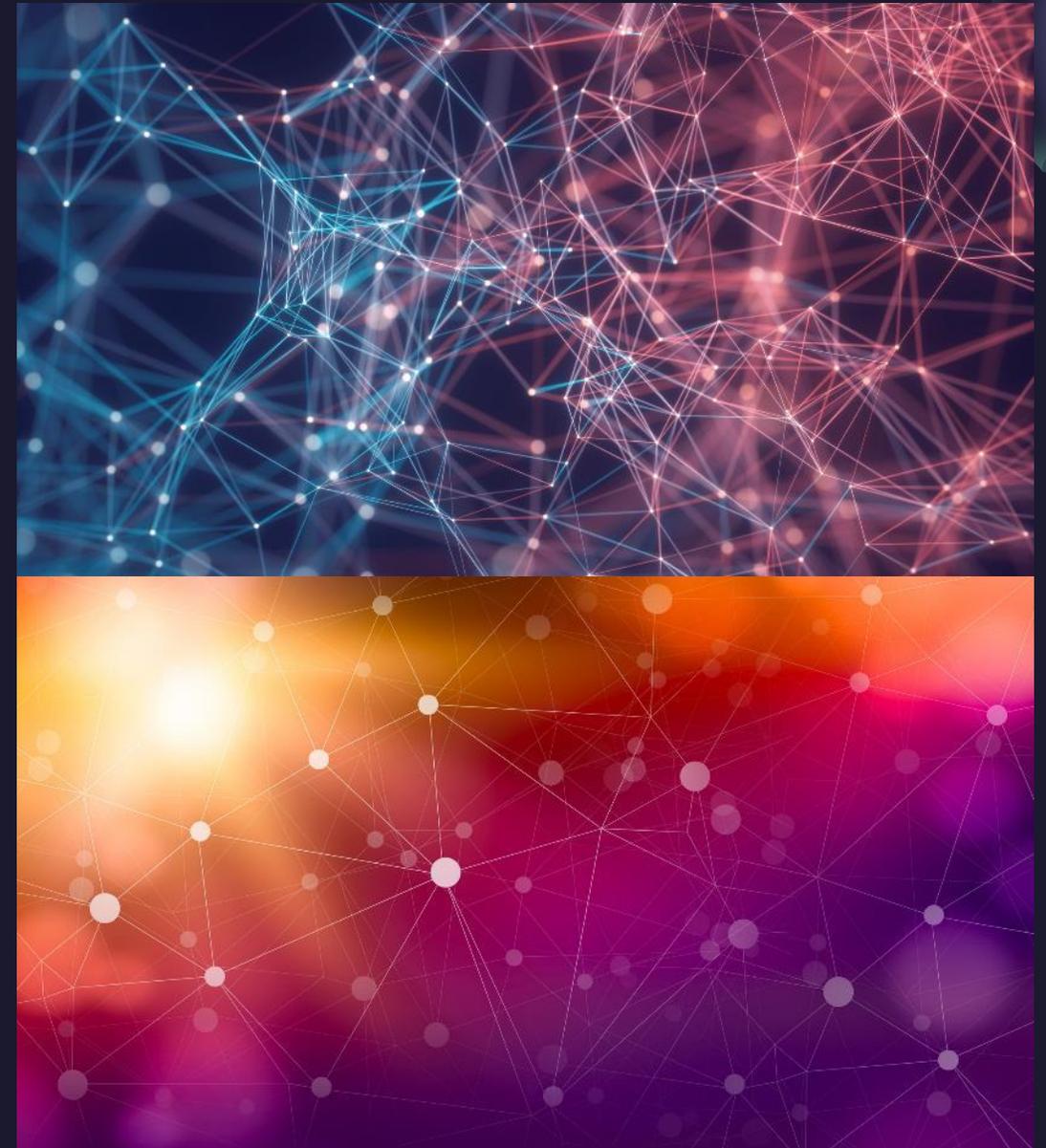


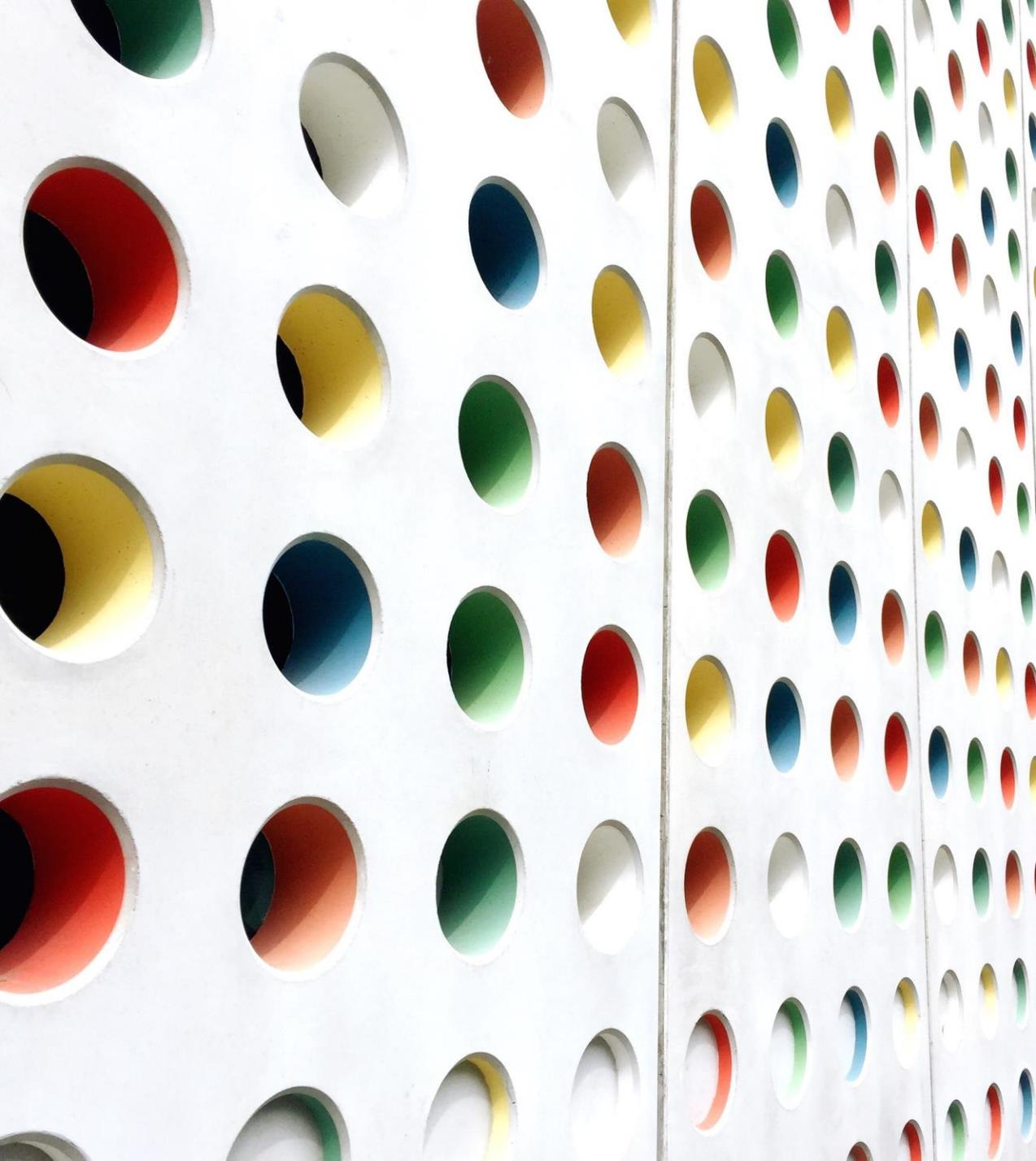


Take this opportunity
to create your
fingerprint of hope
for the next person.

Castro – CEO of 4 Chambers LLC.

ahmirac@gmail.com





3321 Glenwood Drive

A KANDE, LLC RENOVATION PROJECT

AUG 2022 - JAN 2023

ERIC & KATRINA FLOWERS

Background



This property, located in the Lindsay Creek Subdivision, was vacant, abandoned, and tax delinquent for 12 years with over \$16,000 owed in taxes and liens. The Land Bank acquired this property at a judicial tax sale in 2019.¹

City tax documents defined it as a single-family residence, built in 1954 and boasting three (3) bedrooms and one (1) full bathroom.²

Kande, LLC. purchased the property, via an auction and finalized the sale on August 25, 2022.³

Glenwood Baseline Conditions (1 of 4)



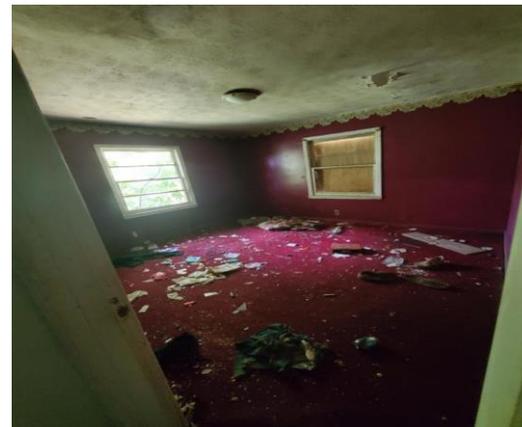
The living room, as seen from the inside of the house, was filled with trash and contained a mold-ridden ceiling.



This wood paneled room- situated between the kitchen and the hallway leading to the sole bathroom and two bedrooms- was probably what enabled a listing as a 3-bedroom home. Although its awkward location made it an impractical candidate for a bedroom, it did have a closet and a point of egress.



The den, as seen from the living room, had a section of the ceiling missing and was also filled with trash- mostly the debris from the ceiling.



This room was the biggest bedroom and was also littered with trash that had been left by the numerous squatters who frequented the property in between owners. It shared a wall with the living room and bedroom 3.

Glenwood Baseline Conditions (2 of 4)



This third bedroom was located between the 1st bedroom and the home's sole bathroom. There was less trash in this room; however, the room was the final resting place for the skeletal remains of a bat and some puppies. The ceiling also had areas infected with mold. The flooring was carpet over hard wood flooring.



The house's sole bathroom, between bedroom 3 and the master bedroom, only contained a tub and the remnants of an open-shelved closet (to the right immediately upon entering the room). At the time of purchase, there was no vanity, wall cabinetry, light fixture nor toilet—all would have been on the left-hand side of the room upon entering.

Glenwood Baseline Conditions (3 of 4)

This room, as seen from the back of the house to the street, is the family room. The hole in the ceiling (left of the window) was caused by a felled tree. Through the years, water coming through that hole weakened the ground underneath the cement slab floor and caused the house to shift rearwards. This shift caused the floor to break into two sections as evidenced by a noticeable crack going left to right. The picture on the right is a look from the front of the room to the back.



These two pictures are of the original kitchen, situated between the family room and master bedroom. The refrigerator was located on the left and a wall oven occupied the opposite wall (on the right). There were no floor cabinets present at the time of acquisition and the sink and fixtures were also absent at the time of purchase.



Glenwood Baseline Conditions (4 of 4)

Like the front yard, the back yard was overgrown with trees and heavy ground brush.



This really is a picture of three trees growing out of a brick staircase.



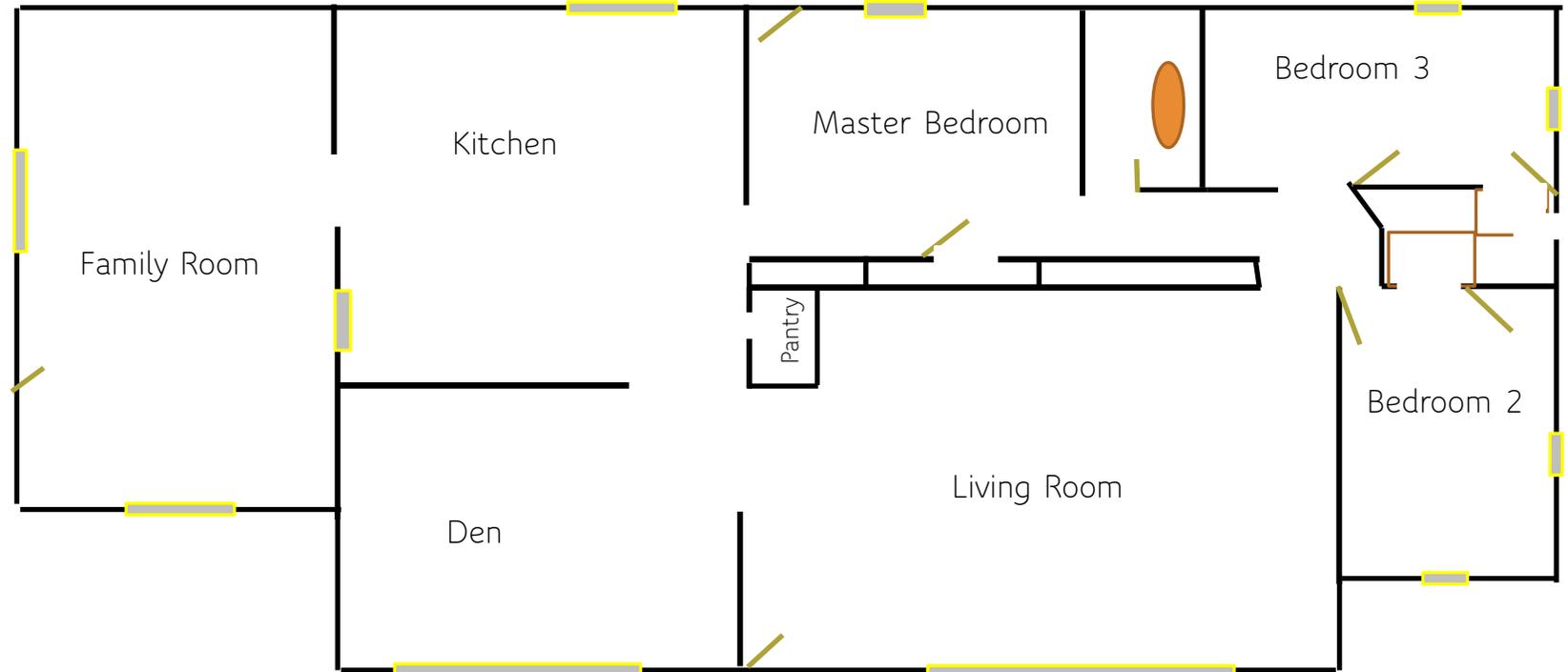
Yes, this pine tree had grown up against the house's fascia.



Original Floorplan

The original home consisted of everything except the Family Room (FR). At some time during the home's history, the FR was created by enclosing the carport and an adjacent utility. The carport enclosure enabled the square footage to be calculated at over 1400 square feet.

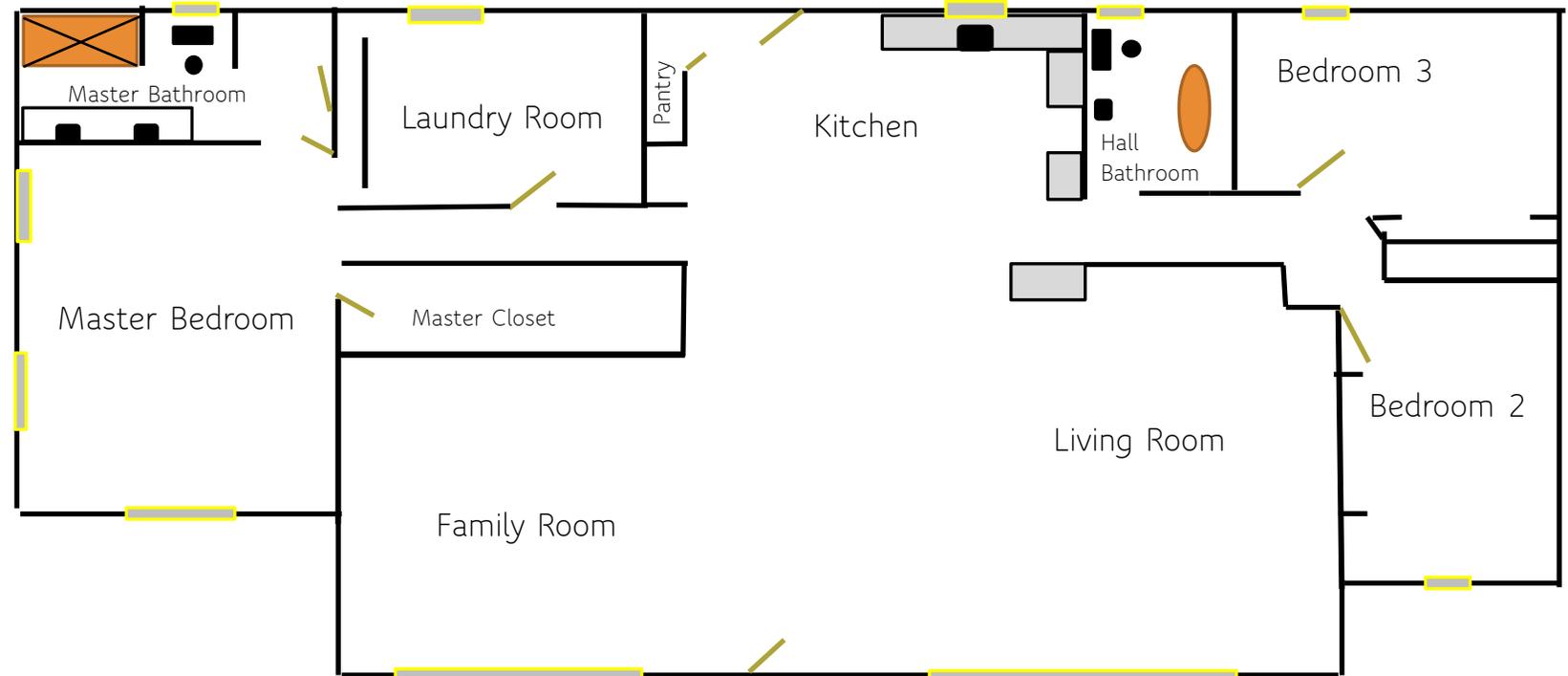
The backyard was accessible via the master bedroom and the FR.



** Not Drawn to Scale **

Revised Floorplan

Three major features of the redesigned home include an open living room / family room concept, a spacious master bedroom and adjoining master bathroom w/ double vanity sinks, and the addition of a laundry room. Other noteworthy changes include increasing the closet spaces in the two original bedrooms and a kitchen redesign (and movement) to provide more cabinet/storage space.



** Not Drawn to Scale **

Glenwood Transformation (1 of 3)

Master Bedroom



Master Bathroom



Bedroom 1



Bedroom 2



Kitchen



Laundry Room



Glenwood Transformation (2 of 3)

Master Bedroom Hallway



Opposite Hallway



Living Room



Family Room

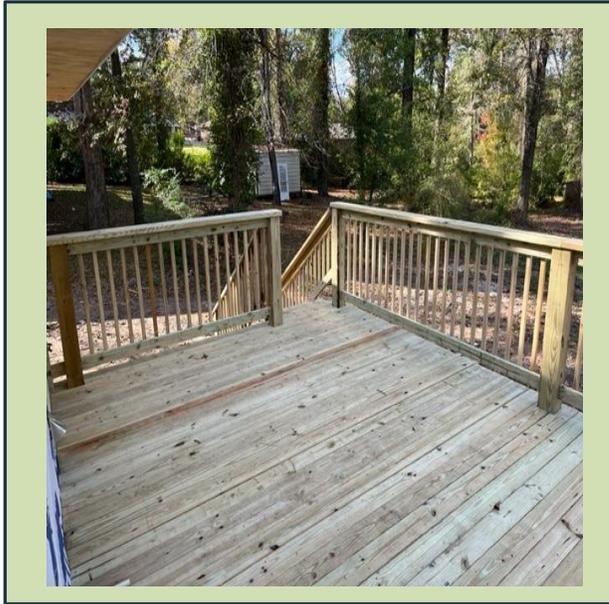


Hall Bathroom



Glenwood Transformation (3 of 3)

Major modifications to the backyard included the removal of several large trees, the addition of a 12' x 24' deck accessible from the kitchen, and a regrading and sodding of the land on the remainder of the property.



Summing it up...

The Glenwood Drive Project returned a habitable structure to the City's tax rolls, removed a community eyesore, revived a neglected portion of a historic community and exemplifies an effective public-private partnership.

The rehabilitated home is up to code and boasts modern, updated features that create a welcoming environment to occupants and increases property values of the surrounding homes.

Glenwood Transformation Overview

From this...



To this ...



Time for

Q&A