

Municipal Clerk
Atlanta, Georgia

03-0-1377

UEZ-03-09

**AN ORDINANCE
BY THE COMMUNITY DEVELOPMENT/
HUMAN RESOURCES COMMITTEE**

AN ORDINANCE TO CREATE THE "BENT CREEK REDEVELOPMENT HOUSING ENTERPRISE ZONE", TO BE LOCATED AT 2410 & 2446 CAMP-BELLTON ROAD, S.W.; 2002 WELLS DRIVE, S.W. REAR; 2060 & 2161 BENT CREEK WAY, S.W.; AND AN UNNUMBERED PARCEL ON BENT CREEK WAY, S.W.; AND FOR OTHER PURPOSES.

NPU "R"

COUNCIL DISTRICT 11

WHEREAS an amendment to the Constitution of the State of Georgia was adopted by referendum in November 1982 giving the Council of the City of Atlanta power to create urban enterprise zones in the City of Atlanta; and

WHEREAS enabling legislation known as the Atlanta/Fulton County Urban Enterprise Zone Act was enacted by the Georgia General Assembly and signed by the Governor in March 1983 and subsequently amended; and

WHEREAS the Atlanta/Fulton County Urban Enterprise Zone Act gives the Council of the City of Atlanta the authority to designate areas within the City as urban enterprise zones for housing purposes if certain conditions are met; and

WHEREAS the designation of a housing enterprise zone exempts the taxable value of property within the zone only from ad valorem taxes for City purposes, but the Board of Commissioners of Fulton County, by appropriate resolution, may exempt from ad valorem taxation for County purposes the taxable value of the same property that is exempted by the City; and

WHEREAS certain types of property may be exempted, conditions must be met by owners of private property to qualify for an exemption, period, and rate of exemptions, and elections may be made by the Atlanta City Council among various types of exemptions which are specified by State law; and

WHEREAS State law provides that an exemption from ad valorem taxation for City purposes also includes, but is not limited to, school and educational purposes; and

WHEREAS the City of Atlanta Development Impact Fee Ordinance provides that, under certain conditions, the City may exempt development in urban enterprise zones from the requirement to pay development impact fees; and

WHEREAS it is the expressed intent of the Atlanta City Council to use urban enterprise zone legislation as an incentive to generate private investment in areas of the City which otherwise might not attract such investments for commercial construction and job creation purposes; and

WHEREAS the conditions and qualifications of the Atlanta/Fulton County Urban Enterprise Zone Act, as amended, have been met relative to the creation of the proposed "Bent Creek Redevelopment Housing Enterprise Zone".

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS AS FOLLOWS:

Section 1: It is found by the Council of the City of Atlanta that the area in and around the property that would be designated as the "Bent Creek Redevelopment Housing Enterprise Zone" is economically and socially depressed. It is further found that areas such as this contribute to or cause unemployment, create an inordinate demand for public services and, in general, have a deleterious effect on the public health, safety, welfare, and morals. It is further found that these areas, as is the case with the property that would be designated as the "Bent Creek Redevelopment Housing Enterprise Zone", are characterized by having no investment or under-investment by private enterprise in ventures which produce jobs, trade, provision of services, and economic activities which individually and together contribute to a healthy society. This lack of private investment and activity contributes to social and economic depression in such areas. Therefore, it is in the public interest that incentives be provided to private enterprise to invest in such areas, and that such private enterprise place priority upon the employment of those residents in those economically- and socially-depressed areas designated herein as urban enterprise zones.

Section 2: The "Bent Creek Redevelopment Housing Enterprise Zone" is hereby created for the subject property at 2410 & 2446 Campbellton Road, SW; 2002 Wells Drive, SW Rear; 2060 & 2161 Bent Creek Way, SW; and an unnumbered parcel on Bent Creek Way, SW. The property contains approximately 30 acres of land and includes the following six parcel code numbers (PCNs): 14-0199-0004-040, located at 2410 Campbellton Road, SW; 14-0199-0004-041, located at 2446 Campbellton Road, SW; 14-0199-0004-043, located at 2002 Wells Drive, SW Rear; 14-0186-LL-090, located at 2060 Bent Creek Way, SW; 14-0186-LL-092, located at 2161 Bent Creek Way, SW; and 14-0186-LL-106, located at an unnumbered parcel on Bent Creek Way, SW. The effective date of all exemptions established therein shall be January 1, 2004. The "Bent Creek Redevelopment Housing Enterprise Zone" shall be abolished on December 31, 2013. The "Bent Creek Redevelopment Housing Enterprise Zone" shall otherwise not be abolished except as provided in State law. A legal description and map of the "Bent Creek Redevelopment Housing Enterprise Zone" are attached hereto as Exhibit "A", are made a part hereof, and shall be on file in the Bureau of Planning and the Office of the Municipal Clerk.

Section 3. The "Bent Creek Redevelopment Housing Enterprise Zone" shall be developed as a mixed-income residential community with 363 total units. This would include the rehabilitation of the existing Bent Creek Village Apartments, which contain 114 units; the construction of 182 new apartments; and the construction of 67 new for-sale townhouses. In accordance with the requirements for housing enterprise zones, 247 units (68 percent) of the total 363 housing units would be designated as "affordable" (for moderate-income residents), which would exceed the required minimum of 20 percent.

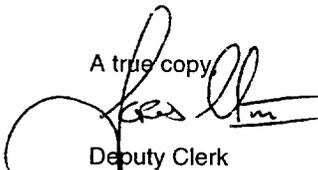
Section 4. The development of the "Bent Creek Redevelopment Housing Enterprise Zone" shall meet or exceed the "housing affordability requirements" for urban enterprise zone designation, which are defined as follows, per City Code Section 146-52(2)b1: Twenty percent (20%) of the total units to be provided, and ten percent (10%) of the units in each housing type and bedroom composition, shall be within the ability to pay of those households whose annual income does not exceed sixty percent (60%) of the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development (HUD), and as adjusted for household size in accordance with HUD procedures. The "Bent Creek Redevelopment Housing Enterprise Zone" shall consist of 363 total units, of which 247 units (68 percent) would be designated as "affordable." This would include 1) the renovation of 114 units in the existing Bent Creek Village Apartments, of which 103 units

(90 percent) would be affordable; 2) the construction of 182 new apartment units, of which 131 units (72 percent) would be affordable; and 3) the construction of 67 new for-sale townhomes, of which 13 units (20 percent) would be affordable. The affordability breakdown by bedroom type would be as follows: 79 of the 97 one-bedroom units (81%); 133 of the 169 two-bedroom units (79%); and 28 of the 60 three-bedroom units (47%).

Section 5: The Municipal Clerk is hereby directed to transmit a copy of this Ordinance as well as the legal description of the "Bent Creek Redevelopment Housing Enterprise Zone" to the Tax Commissioner of Fulton County, to the Commissioner of the Department of Community Affairs of the State of Georgia, and to the Superintendent of the Atlanta Board of Education immediately upon the approval by the Mayor of the City of Atlanta.

Section 6: That all ordinances and parts of ordinances that are in conflict herewith are hereby repealed.

A true copy



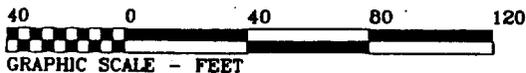
Deputy Clerk

ADOPTED by the City Council
APPROVED by the Mayor

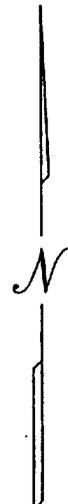
December 1, 2003
December 9, 2003

EXHIBIT "A"

FIVE LEGAL DESCRIPTIONS FOR SIX PARCELS



UEZ-03-09



PCN: 14-0199-0004-040

Legal Description
Tract Two

All that tract or parcel of land lying and being in land Lot 199 of the 14th District of County, Georgia and being more particularly described as follows:

BEGINNING at a point being the intersection of the southerly right of way of Campbellton Road (Variable R/W) and the westerly right of way of Bent Creek Way (50' R/W); thence along said right of way of Bent Creek Way and running South 02° 27' 22" West a distance of 546.27 feet to a point; thence leaving said right of way of Bent Creek Way and running North 88° 15' 22" West a distance of 176.00 feet to a point; thence North 02° 27' 22" East a distance of 425.63 feet to a point on the southerly right of way of aforementioned Campbellton Road; thence along said right of way and running North 57° 32' 34" East a distance of 214.61 feet to the POINT OF BEGINNING. Said tract containing 1.963 acres.

PCN: 14-0199-0004-041

Legal Description
Tract One

All that tract or parcel of land lying and being in land Lot 199 of the 14th District of County, Georgia and being more particularly described as follows:

To reach the true point of beginning commence at a point being the intersection of the southerly right of way of Campbellton Road (Variable R/W) and the westerly right of way of Bent Creek Way (50' R/W); thence along said right of way of Campbellton Road and running South 57° 32' 34" West a distance of 214.61 feet to the TRUE POINT OF BEGINNING, from point thus established and leaving said right of way of Campbellton road and running South 02° 27' 22" West a distance of 425.63 feet to a point; thence North 88° 15' 22" West a distance of 110.26 feet to a point; thence North 88° 15' 25" West a distance of 99.83 feet to a point; thence North 02° 27' 22" East a distance of 302.02 feet to a point on the southerly right of way of aforementioned Campbellton Road; thence along said right of way the following bearings and distances: along a curve to the left an arc distance of 155.71 feet (said curve having a radius of 722.15 feet; a chord distance of 155.40 feet and a chord bearing of North 63° 43' 11" East) to a point; thence North 57° 32' 34" East a distance of 90.00 feet to the true POINT OF BEGINNING. Said tract containing 1.727 acres.

UEZU-1
Exhibit "A", Continued

Legal Description - Tract I PCN: 14-0186-LL106
All that tract or parcel of land lying and being in Land Lot 186 of the 14th District of
Fulton County, Georgia and being more particularly described as follows:

To reach the true point of beginning commence at a 1/2" rebar found at the intersection of
the southerly right of way of Campbellton Road (30' from centerline) and the easterly
right of way of Bent Creek Way (50' R/W); thence along said right of way of Bent Creek
Way and running South 02° 27' 22" West a distance of 530.37 feet to a 1" crimp top
found and the TRUE POINT OF BEGINNING, from point thus established and leaving
said right of way of Bent Creek Way and running South 87° 42' 00" East a distance of
446.01 feet to a 1" open top found; thence South 04° 24' 15" West a distance of 29.94
feet to a 1" open top found; thence South 12° 50' 04" West a distance of 473.59 feet to a
1 1/2" crimp top found; thence South 08° 56' 24" East a distance of 76.17 feet to a railroad
spike found on the northerly right of way of aforementioned Bent Creek Way; thence
along said right of way the following bearings and distances: North 65° 23' 39" West a
distance of 287.12 feet to a point; thence along a curve to the right an arc distance of
205.64 feet (said curve having a radius of 173.88 feet; a chord distance of 193.87 feet and
a chord bearing of North 31° 30' 33" West) to a point; thence North 02° 21' 50" East a
distance of 300.18 feet to the true POINT OF BEGINNING. Said tract containing 4.517
acres

Legal Description - Tract II PCNs: 14-0186-LL090 & 14-0199-0004-043
All that tract or parcel of land lying and being in Land Lots 186 and 199 of the 14th
District of Fulton County, Georgia and being more particularly described as follows:

To reach the true point of beginning commence at a 1/2" rebar found at the intersection of
the southerly right of way of Campbellton Road (30' from centerline) and the easterly
right of way of Bent Creek Way (50' R/W); thence along said right of way of Bent Creek
Way and running South 02° 27' 22" West a distance of 530.37 feet to a 1" crimp top
found; thence leaving said easterly right of way and running South 51° 50' 23" West a
distance of 65.79 feet to a 1/2" rebar found on the westerly right of way of said Bent Creek
Way and the TRUE POINT OF BEGINNING, from point thus established and
continuing along said right of way the following bearings and distances: South 02° 21'
45" West a distance of 257.43 feet to a point; thence along a curve to the left an arc
distance of 264.78 feet (said curve having a radius of 223.88 feet; a chord distance of
249.61 feet and a chord bearing of South 31° 30' 33" East) to a point; thence South 65°
23' 39" East a distance of 299.05 feet to a point; thence along a curve to the left an arc
distance of 55.20 feet (said curve having a radius of 60.00 feet; a chord distance of 53.28
feet and a chord bearing of South 27° 33' 23" East) to a 1/2" rebar; thence leaving said
right of way of Bent Creek Way and running South 09° 02' 47" East a distance of 966.30
feet to point; thence North 85° 14' 51" West a distance of 177.01 feet to a point on the
northerly right of way of Lakewood Freeway (Variable R/W); thence along said right of
way the following bearings and distances: North 67° 32' 23" West a distance of 459.02
feet to a point; thence North 82° 43' 15" West a distance of 10.18 feet to a point; thence
leaving said right of way of Lakewood Freeway and running North 02° 24' 35" East a

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Exhibit "A", Continued

distance of 854.53 feet to a 1" crimp top pipe found; thence North 44° 27' 25" West a distance of 357.15 feet to a ½" rebar found; thence North 05° 32' 07" West a distance of 306.16 feet to a 1" pipe found; thence South 88° 15' 22" East a distance of 286.26 feet to the true POINT OF BEGINNING. Said tract containing 14.271 acres.

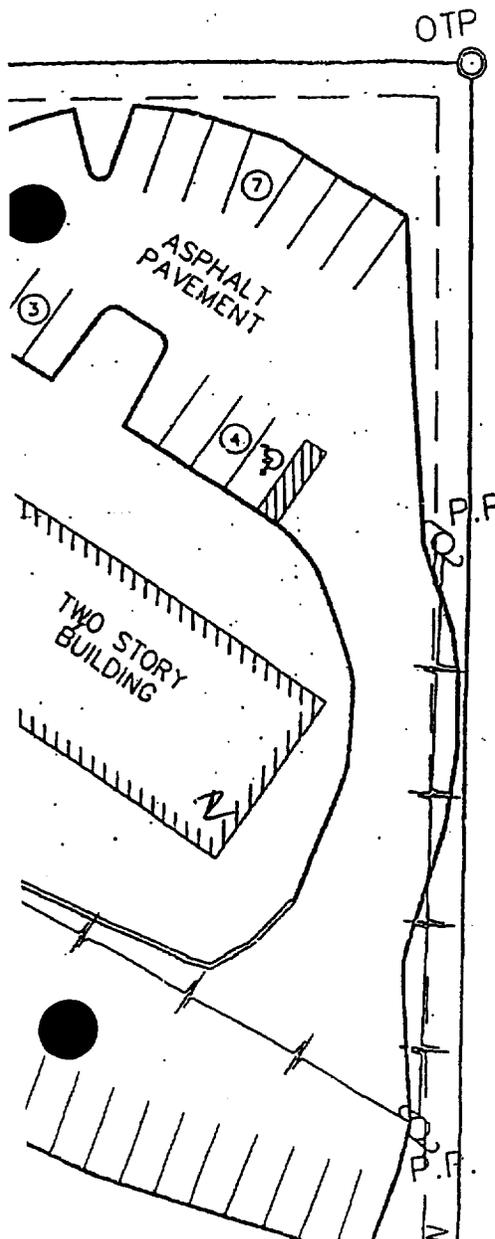
SEWER CLEAN OUT
DRAINAGE JUNCTION BOX
CATCH BASIN
REINFORCED CONCRETE PIPE
CORRUGATED METAL PIPE
CURB INLET
CAST IRON
EXISTING FIRE HYDRANT
BACK OF CURB
BUILDING SET BACK LINE
MONUMENT
SANITARY SEWER EASEMENT
LINE CHART NUMBERS
LAND LOT NUMBER
GRAVEL
WOOD DECKING
CONCRETE (CONC.)
100 YR. BASE FLOOD ELEV.

Exhibit "A", Continued

LEGAL DESCRIPTION PCN: 14-0186-LL-092

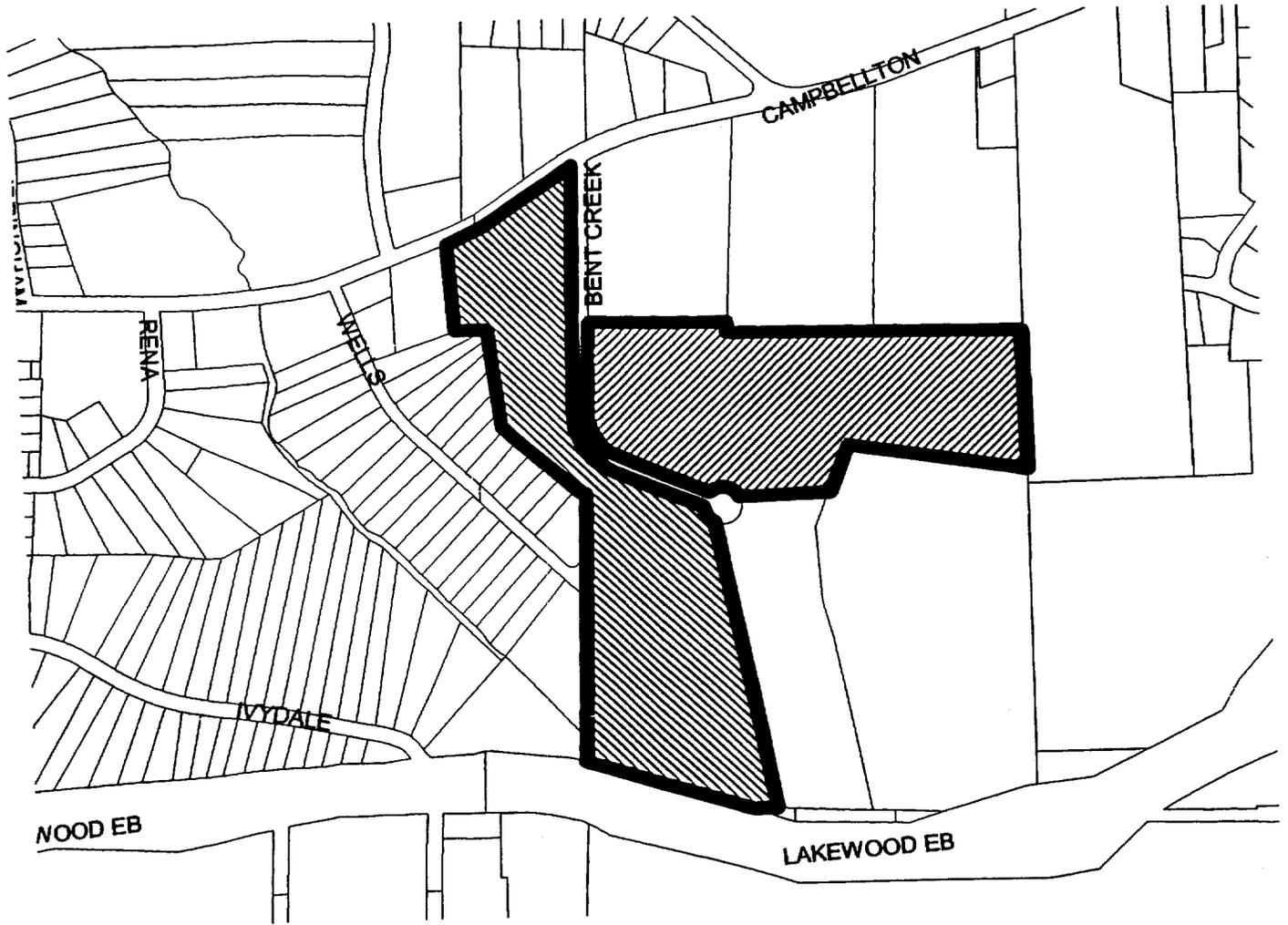
All that tract or parcel of land lying and being in Land Lot 186 of the 14th District, Fulton County, Georgia, and being fully described as follows:

Beginning at an iron pin found at the northeast side of Bent Creek Way (60 foot right-of-way) 1311.2 feet southerly and southwesterly of Bent Creek Way and the southeasterly side of Campbellton Road; thence running North 10 degrees 09 minutes 00 seconds West, a distance of 76.09 feet to a half-inch rebar found; thence running North 11 degrees 37 minutes 54 seconds East, a distance of 471.76 feet to an iron pin found; thence running South 87 degrees 39 minutes 25 seconds East, a distance of 942.29 feet to a 5/8" opened top found; thence running South 00 degrees 21 minutes 22 seconds West, a distance of 387.81 feet to a one-inch opened top found; thence running North 87 degrees 12 minutes 01 seconds West, a distance of 328.82 feet to a manhole found; thence running North 81 degrees 59 minutes 53 seconds West, a distance of 228.94 feet to a manhole found; thence running South 19 degrees 04 minutes 07 seconds West, a distance of 193.62 feet to a manhole found; thence running South 87 degrees 27 minutes 14 seconds West, a distance of 290.20 feet to an iron pin placed on the curvature of the cul-de-sac at the westerly terminus of said Bent Creek Way; thence running an arc distance of 107.85 feet along said curvature with a chord of North 59 degrees 45 minutes 51 seconds West and a chord distance of 93.90 feet to a point; thence running on arc distance of 25.75 feet along said curvature with a chord of South 56 degrees 26 minutes 54 seconds West and a chord distance of 25.55 feet to an iron pin found; thence running North 67 degrees 35 minutes 40 seconds West, a distance of 10.90 feet to the point of beginning. Said tract contains 10.290 Acres according to Plat of Survey by A.S. Giometti & Associates, Inc. dated 02/05/03.



PROPOSED " BENT CREEK REDEVELOPMENT HOUSING ENTERPRISE ZONE "

2410 & 2446 CAMPBELTON ROAD ,SW;
2002 WELLS DRIVE, SW REAR;
2060 & 2161 BENT CREEK WAY , SW; AND
AN UN - NUMBERED PARCEL ON BENT CREEK WAY, SW, DISTRICT 14, LAND LOTS 186 & 199
COUNCIL DISTRICT 11, NPU " R "



UEZ - 03 - 09

— Npu-r-streets.
□ Npu-r-parcels



PROJECT CHECKLIST FOR UEZ-03-09:

**Proposed "Bent Creek Redevelopment Housing Enterprise Zone"
To be Located at 2410 & 2446 Campbellton Road, SW; 2002 Wells Drive, SW Rear;
2060 & 2161 Bent Creek Way, SW; and an unnumbered parcel on Bent Creek Way, SW**

CRITERION	REQUIRED	PROPOSED	COMPLIANCE
1. Eligibility Criteria:	Must meet 3 of the 4 Criteria:		
a. Evidence of Pervasive Poverty	a. Poverty rate of $\geq 20\%$ for the Census Block Group.	a. Poverty rate of 36.2% for Census Block Group 2 of Census Tract 76.01 (per the 2000 Census), which is more than the required minimum of 20%.	√
b. Unemployment	b. Unemployment: (1) Census Tract having at least 10% higher than the State Average; OR (2) Significant Job Loss, to be documented by the applicant.	b. Unemployment: (1) Census Tract 76.01 has an unemployment rate of 10.4%, which is more than 10% higher than the State Average of 5.1%. (2)	√
c. General Distress	c. General Distress: (1) Police Beat crime rate of $\geq 20\%$ compared to the police zone; OR (2) (3) Vacant and/or Dilapidated Structures, or Deteriorated Infrastructure, based on documented proof of existing abandoned and/or dilapidated structures within one block of the project area, or deteriorated infrastructure.	c. General Distress: (1) Police beat 406 has a crime rate of 109% of the crime rate of police zone 4, thus the high crime requirement is met. (2)	√
d. Underdevelopment	d. Underdevelopment: The NPU has $\leq 20\%$ of the amount of Development Activity compared to the City as a whole for the proposed type of development.	d. Underdevelopment: NPU "R" had 0% of development activity within the City for residential development, which exceeds the requirement of $\leq 20\%$.	√

CRITERION	REQUIRED	PROPOSED	COMPLIANCE
2. Acreage	None.	Contains approximately 30 acres of land.	√
3. CDP Consistency	CDP Land Use Classification: Designated as "Single-Family Residential" and "Medium-Density Residential." Allowed F.A.R.: N/A for Single-Family Residential/0.350-0.699 for Medium-Density Residential. A CDP land use amendment is required.	Proposed FAR: 0.261. A CDP land use amendment is required. Applicant applied for this on August 12, 2003 as part of a rezoning application (Z-03-54).	To be determined.
4. Zoning Compliance	Zoned "R-4" (Single-Family Residential) and "RG-3" (Residential-General—Sector 3).	A rezoning of the R-4 portion of the property is required. Applicant submitted a rezoning application on August 12, 2003 (Z-03-54).	To be determined.
5. Project Specificity	Project-Specific Zone or Areawide Zone.	Project-Specific.	√
6. Project Readiness	≥ 30% of housing units to be initiated in Year 1 of the UEZ.	Applicant certifies that construction of at least 30% of the total (109 units) would be initiated in Year 1.	√
7. Non-Displacement	Minimum Displacement	Applicant certifies that no residents currently occupy the site. Previous residents of the Bent Creek Village Apartments were relocated by the previous property owner. Applicant will obtain a copy of the relocation plan.	To be determined.
8. Affordability	Twenty percent (20%) of the total units to be provided, and ten percent (10%) of the units in each housing type and bedroom composition, shall be within the ability to pay of those households whose annual income does not exceed sixty percent (60%) of the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development (HUD), and as adjusted for household size in accordance with HUD procedures.	Project would include the following breakdown of affordable housing units, which meets the requirements for urban enterprise zone designation: 363 total units, of which 247 units (68 percent) would be designated as "affordable." This would include 1) the renovation of 114 units in the existing Bent Creek Village Apartments, of which 103 units (90 percent) would be affordable; 2) the construction of 182 new apartment units, of which 131 units (72 percent) would be affordable; and 3) the construction of 67 new for-sale townhomes, of which 13 units (20 percent) would be af-	√

		fordable. The affordability breakdown by bedroom type would be as follows: 79 of the 97 one-bedroom units (81%); 133 of the 169 two-bedroom units (79%); and 28 of the 60 three-bedroom units (47%).	
CRITERION	REQUIRED	PROPOSED	COMPLIANCE
9. Provision for Atlanta Police officers and their families (Housing and Mixed-Use Residential/ Commercial Enterprise Zones)	5% of available units to be offered to Atlanta Police officers and their families at purchase prices or monthly rents which do not exceed the low-income level of affordability.	Applicant certifies compliance.	√
10. Job Creation	First Source Jobs Policy	Applicant certifies compliance. Would create 11 fulltime, permanent new jobs.	√
11. Financial Feasibility	<u>Chief Financial Officer's Statement of Fiscal Impact:</u> a. Negative cash flow; OR b. Debt coverage ratio <1.20; OR c. A variable-ratio debt coverage ratio that is equivalent to said fixed-rate ratio, based upon reasonable assumptions as certified.	Proposed development project would have a negative cash flow and/or a debt coverage ratio of <1.20.	To be determined.

Letter of Acknowledgement
To the Applicant



CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30335-0308
404-330-6145 – FAX: 404-658-7491
www.ci.atlanta.ga.us/citydir/dpdnc/planning.htm

SHIRLEY FRANKLIN
MAYOR

CHARLES C. GRAVES, III
Commissioner

BEVERLEY DOCKERAY-OJO
Director
Bureau of Planning

July 14, 2003

Ms. Kimberly Cameron, Director of Affordable Investments
Lane Investment and Development Corporation
5555 Glenridge Connector, Suite 700
Atlanta, Georgia 30342

Dear Ms. Cameron:

This letter serves as notification of several matters pertaining to the urban enterprise zone application that you recently submitted to us as part of Cycle II, 2003.

Receipt of the UEZ Application. We received your Urban Enterprise Zone (UEZ) application for property that is located in District 14, Land Lots 186 & 199 at 2410 & 2446 Campbellton Road, SW; 2002 Wells Drive, SW Rear; 2060 Bent Creek Way, SW; and an unnumbered parcel on Bent Creek Way, SW. The property includes five Parcel Code Numbers (PCNs), which are listed below. You have proposed the creation of the "Bent Creek Redevelopment Housing Enterprise Zone" for the subject property. Your application was assigned the case number of UEZ-03-09. We are reviewing it for completeness and accuracy, and will be contacting you soon by telephone concerning any additional information or clarification that we need.

The property includes five PCNs:

- 14-0199-0004-040, located at 2410 Campbellton Road, SW.
- 14-0199-0004-041, located at 2446 Campbellton Road, SW.
- 14-0199-0004-043, located at 2002 Wells Drive Rear.
- 14-0186-LL-090, located at 2060 Bent Creek Way, SW.
- 14-0186-LL-106, located at an unnumbered parcel on Bent Creek Way, SW.

Required Rezoning of the Property. A rezoning will be required for your property in order to allow the proposed use. You are strongly advised to submit your rezoning application to the Bureau of Planning by 3:00 p.m. on Tuesday, August 12, 2003 in order to allow sufficient time for your rezoning application to be approved by City Council by December 1, 2003. The UEZ cannot be approved before the rezoning is obtained. If the UEZ is not approved by December 1, 2003, tax abatements cannot begin on your property until 2005 instead of 2004—an entire year later. Thus, if you do not submit your rezoning application by August 12, 2003, and if any defer

Ms. Kimberly Cameron, Director of Affordable Investments
Lane Investment and Development Corporation
July 14, 2003

ral of the case occurs (a common occurrence), the rezoning and UEZ cannot be approved this year. For further information concerning the rezoning application, please contact John Bell, Zoning Administrator, at (404) 330-6143.

Required NPU Meeting. As part of the UEZ designation process, you are required to attend a Neighborhood Planning Unit (NPU) meeting. Your property is located in NPU "R" of Council District 11. NPU "R" holds monthly meetings at the Southwest YMCA at 2220 Campbellton Road, SW. Your UEZ case will be scheduled to be heard by NPU "R" on August 6, 2003. The NPU "R" meeting will begin at 7:00 p.m. Please attend this meeting (or send a designee) and be prepared to make a presentation and answer any questions concerning your application. The NPU "R" members will vote on your application, with such vote serving as a recommendation to City Council. Please note that it is possible that NPU "R" members may request that you also attend one or more neighborhood association meetings before or after the NPU "R" meeting. Please contact the NPU "R" Chairperson, Barney Simms, immediately at (404)344-1234 (home) or (404) 817-7449 (office) concerning this. Your non-attendance at such additional meetings likely would result in a deferral by NPU "R", thereby jeopardizing the approval of your UEZ by the deadline of December 1, 2003 for beginning tax abatements in 2004.

Required Public Hearing & Optional Committee Meeting. The second required meeting is the UEZ public hearing to be conducted by the City's Community Development/Human Resources (CD/HR) Committee on Monday, September 29, 2003. The public hearing will be held in the City Hall Council Chambers on the Second Floor of City Hall at 55 Trinity Avenue, beginning at 6:00 p.m. Please be prepared make a presentation about your UEZ application and to answer any questions at the public hearing. We encourage you to also attend the CD/HR Committee meeting to be held the following day, on Tuesday, September 30, 2003, where the CD/HR Committee will vote on your application and make a recommendation to the full City Council. That meeting will be held in Committee Room #2 on the Second Floor of City Hall at 55 Trinity Avenue, beginning at 1:00 p.m.

Creation of the Urban Enterprise Zone. The full City Council will vote on your case after the UEZ public hearing has been held, and after or concurrently with the approval of the rezoning. This may occur on November 3, 2003 or December 1, 2003, depending on when you submit your rezoning application and whether any deferrals take place. If the City Council votes to approve your UEZ, the Mayor then is allowed up to eight days in which to sign the ordinance for the creation of your proposed urban enterprise zone. Thereafter, the ordinance becomes law, with or without the Mayor's signature. The new urban enterprise zone would exist for ten years. You are cautioned that no building construction or renovation activity may begin before the ordinance to create your proposed urban enterprise zone has been adopted by City Council and approved by the Mayor. However, pre-construction activities, such as demolition, clearance, and infrastructure installation, are allowed before then.

Ms. Kimberly Cameron, Director of Affordable Investments
Lane Investment and Development Corporation
July 14, 2003

UEZ Tax Abatements. If your urban enterprise zone is approved by December 1, 2003, tax abatements on your property would become on January 1, 2004, such that 2004 is the first year in which the property can receive tax abatements on new or renovated improvements. The condition for the receipt of this tax abatement, you may recall, is that the construction or renovation of at least 30 percent of all proposed housing units on the property must be underway by December 31, 2004. Tax abatements are made on the new improvements or new renovations only, at 100 percent for the first five years. Thereafter, the tax abatements are 80 percent for Years 6 & 7, 60 percent for Year 8, 40 percent for Year 9, and 20 percent for Year 10. Some restrictions apply.

Thank you for participating in the Urban Enterprise Zone Program. If you have questions regarding any of these matters, please contact me at (404) 330-6637. For further information concerning the NPU meeting, you may contact the Citizen Participation Coordinator, Valerie Bell-Smith, at (404) 330-6899.

Sincerely,



Linda M. Logan, AICP
Principal Planner
Bureau of Planning

/lml/

xc: Charles C. Graves, III, Commissioner
Beverley Dockeray-Ojo, Director
Sara Wade Hicks, Assistant Director

RCS# 5190
12/01/03
5:15 PM

Atlanta City Council

Regular Session

CONSENT I

CONSENT I EXCEPT: 1698,1851,1852,1881,
1309,2087,1719,1845,2164,
ADOPT

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

CONSENT I

			12-01-03 Council Meeting
ITEMS ADOPTED ON CONSENT	ITEMS ADOPTED ON CONSENT	ITEMS ADVERSED ON CONSENT	ITEMS ADVERSED ON CONSENT
1. 03-O-1875	42. 03-R-1830	81. 03-R-2030	122. 03-R-2071
2. 03-O-1876	43. 03-R-1849	82. 03-R-2031	123. 03-R-2072
3. 03-O-1965	44. 03-R-2120	83. 03-R-2032	124. 03-R-2073
4. 03-O-2153	45. 03-R-2121	84. 03-R-2033	125. 03-R-2074
5. 03-O-1376	46. 03-R-2122	85. 03-R-2034	126. 03-R-2075
6. 03-O-1963	47. 03-R-2125	86. 03-R-2035	127. 03-R-2076
7. 03-O-1841	48. 03-R-2160	87. 03-R-2036	128. 03-R-2077
8. 03-O-1377	49. 03-R-2000	88. 03-R-2037	129. 03-R-2078
9. 03-O-1837	50. 03-R-2001	89. 03-R-2038	130. 03-R-2079
10. 03-O-1880	51. 03-R-2002	90. 03-R-2039	131. 03-R-2080
11. 03-O-1896	52. 03-R-2003	91. 03-R-2040	132. 03-R-2081
12. 03-O-1897	53. 03-R-2126	92. 03-R-2041	133. 03-R-2082
13. 03-O-1898	54. 03-R-2127	93. 03-R-2042	134. 03-R-2083
14. 03-O-1888	Items Adversed on consent	94. 03-R-2043	135. 03-R-2084
15. 03-O-2108	55. 03-R-2004	95. 03-R-2044	136. 03-R-2085
16. 03-O-2142	56. 03-R-2005	96. 03-R-2045	137. 03-R-2086
17. 03-O-2143	57. 03-R-2006	97. 03-R-2046	138. 03-R-2087
18. 03-O-2144	58. 03-R-2007	98. 03-R-2047	139. 03-R-2088
19. 03-O-1899	59. 03-R-2008	99. 03-R-2048	140. 03-R-2089
20. 03-O-2146	60. 03-R-2009	100. 03-R-2049	141. 03-R-2090
21. 03-R-2110	61. 03-R-2010	101. 03-R-2050	142. 03-R-2091
22. 03-R-2111	62. 03-R-2011	102. 03-R-2051	143. 03-R-2128
23. 03-R-2112	63. 03-R-2012	103. 03-R-2052	144. 03-R-2129
24. 03-R-2113	64. 03-R-2013	104. 03-R-2053	145. 03-R-2130
25. 03-R-2114	65. 03-R-2014	105. 03-R-2054	146. 03-R-2131
26. 03-R-2115	66. 03-R-2015	106. 03-R-2055	147. 03-R-2132
27. 03-R-2116	67. 03-R-2016	107. 03-R-2056	148. 03-R-2133
28. 03-R-2139	68. 03-R-2017	108. 03-R-2057	
29. 03-R-2140	69. 03-R-2018	109. 03-R-2058	
30. 03-R-2154	70. 03-R-2019	110. 03-R-2059	
31. 03-R-2166	71. 03-R-2020	111. 03-R-2060	
32. 03-R-2117	72. 03-R-2021	112. 03-R-2061	
33. 03-R-2158	73. 03-R-2022	113. 03-R-2062	
34. 03-R-2156	74. 03-R-2023	114. 03-R-2063	
35. 03-R-2165	75. 03-R-2024	115. 03-R-2064	
36. 03-R-2118	76. 03-R-2025	116. 03-R-2065	
37. 03-R-2119	77. 03-R-2026	117. 03-R-2066	
38. 03-R-2124	78. 03-R-2027	118. 03-R-2067	
39. 03-R-2150	79. 03-R-2028	119. 03-R-2068	
40. 03-R-2152	80. 03-R-2029	120. 03-R-2069	
41. 03-R-2159		121. 03-R-2070	

03-0 -1377

(Do Not Write Above This Line)

UEZ-03-09

AN ORDINANCE BY THE COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

AN ORDINANCE TO CREATE THE "BENT CREEK REDEVELOPMENT HOUSING ENTERPRISE ZONE", TO BE LOCATED AT 2410 & 2446 CAMPBELLTON ROAD, S.W.; 2002 WELLS DRIVE, S.W. REAR; 2060 & 2161 BENT CREEK WAY, S.W.; AND AN UNNUMBERED PARCEL ON BENT CREEK WAY, S.W.; AND FOR OTHER PURPOSES.

NPU "R" COUNCIL DISTRICT 11

ADOPTED BY

DEC 0 1 2003

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER

Date Referred 9-15-03
Community Development / Human Resources

First Reading

Committee CD/HR
Date 9/19/03
Chair Dennis Spens

Committee	CD/HR
Date	9/20/03
Chair	
Actions:	
Fav, Adv, Held (see rev. side)	
Other:	
Members	
Refer To	

Committee	CD/HR
Date	11/25/03
Chair	Dennis Spens
Actions:	
Fav, Adv, Held (see rev. side)	
Other:	
Members	
Refer To	

COUNCIL ACTION
 2nd 1st & 2nd 3rd
Readings
 Consent V Vote RC Vote

CERTIFIED

DEC 0 1 2003
Dennis Spens

CERTIFIED
DEC 0 1 2003
Dennis Spens

MAYOR'S ACTION

APPROVED
Marilyn Spens
DEC 0 9 2003
MAYOR