

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

AN ORDINANCE TO CREATE THE "LAUREL RIDGE AT BOLTON ROAD URBAN ENTERPRISE ZONE", LOCATED IN DISTRICT 17, CITY OF ATLANTA, LAND LOT 268, PARCEL ID 17-0268-11-032-5; TO PROVIDE NOTIFICATION TO THE TAX COMMISSIONER, SCHOOL SUPERINTENDENT AND THE DEPARTMENT OF COMMUNITY AFFAIRS; AND FOR OTHER PURPOSES.

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 Zone Act gives the Council of the City of Atlanta the authority to designate areas within the City as urban enterprise zones for industrial purposes if certain conditions are met; and

WHEREAS, the designation of an urban 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 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 Enterprises Zone Act, as amended, have been met relative to the creation of the proposed “Laurel Ridge at Bolton Road Urban Enterprises Zone.”

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 “Laurel Ridge at Bolton Road Urban Enterprises 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 “Laurel Ridge at Bolton Road Urban Enterprises 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 a 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 “Laurel Ridge at Bolton Road Urban Enterprises Zone” is hereby created for the subject property, to be located in District 17, City of Atlanta, Land Lot 268, Parcel ID 17-0268-11-032-5. The effective date of all exemptions established therein shall be January 1, 2008. The “Laurel Ridge at Bolton Road Urban Enterprises Zone” shall be abolished on January 1, 2018. The “Laurel Ridge at Bolton Road Urban Enterprises Zone” shall otherwise not be abolished except as provided in State law. A legal description and map of the “Laurel Ridge at Bolton Road Urban Enterprises Zone” are attached hereto as Exhibits “A” and “B”, 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 Municipal Clerk is hereby directed to transmit a copy of this Ordinance as well as the legal description of the “Laurel Ridge at Bolton Road Urban Enterprises 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 4: That all Ordinances and parts of Ordinances that are in conflict herewith are hereby repealed to the extent of the conflict.

LAUREL RIDGE AT BOLTON ROAD APARTMENTS LEGAL DESCRIPTIONEXHIBIT "A"

All that parcel of land lying or being in Land Lot 268, 17th District, Fulton County, City of Atlanta Georgia, being more particularly described as follows:

Begin at an iron pin found on the northwest right-of-way of Bolton Road (21 feet to the centerline)- said pin being 1,550.7 feet northeasterly from its intersection with the south line of Land Lot 268 of said District, said line also being the north line of Land Lot 241 of the 14th District. Thence leaving the right-of-way of Bolton Road North 88 degrees 47 minutes 19 seconds West a distance of 587.62 feet to an iron pin set; Thence North 34 degrees 04 minutes 28 seconds East a distance of 879.10 feet an iron pin set; Thence South 69 degrees 30 minutes 09 seconds East a distance of 312.43 feet to an iron pin found on the northwest right-of-way of Bolton Road (21 feet to the centerline); Thence along the right-of-way of Bolton Road a curve to the left having a radius of 3,811.69 feet, an arc length of 167.41 feet and being sub-tended by a chord which bears South 25 degrees 50 minutes 36 seconds West a chord distance of 167.39 feet; Thence continuing along the right-of-way of Bolton Road a curve to the left having a radius of 960.00 feet, an arc length of 214.15 feet and being sub-tended by a chord which bears South 18 degrees 11 minutes 40 seconds West a chord distance of 213.71 feet; Thence continuing along the right-of-way of Bolton Road along South 11 degrees 48 minutes 14 seconds West a distance of 283.51 feet to the Point of Beginning.

said parcel of land contains 307,665 sq.ft. or 7.063 acres of land, more or less.

LAUREL RIDGE AT BOLTON ROAD UEZ PROJECT MAP

EXHIBIT B



CITY OF ATLANTA

DPCD

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Map produced through City of Atlanta, Department of Planning and Community Development, Bureau of Planning GIS, Shawn G. Brown, December 19, 2007

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Dept.'s Legislative Liaison: Garnett Brown

Contact Number: 404-330-6724

Originating Department: Department of Planning

Committee(s) of Purview: Finance/ Executive Committee

Chief of Staff Deadline: December 19, 2007

Anticipated Committee Meeting Date(s): January 15-16, 2008

Anticipated Full Council Date: January 22, 2008

Legislative Counsel's Signature: [Signature]

Commissioner Signature: [Signature]

Chief Procurement Officer Signature: _____

CAPTION

AN ORDINANCE TO CREATE THE "LAUREL RIDGE AT BOLTON ROAD URBAN ENTERPRISE ZONE", LOCATED IN DISTRICT 17, CITY OF ATLANTA, LAND LOT 268, PARCEL ID 17-0268-11-032-5; TO PROVIDE NOTIFICATION TO THE TAX COMMISSIONER, SCHOOL SUPERINTENDENT AND THE DEPARTMENT OF COMMUNITY AFFAIRS; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT (if any):

Mayor's Staff Only

Received by CPO: _____ Received by LC from CPO: _____
(date) (date)

Received by Mayor's Office: 12.19.07 Reviewed by: [Signature]
(date) (date)

Submitted to Council: _____
(date)