

10-0-0499

(Do Not Write Above This Line)

AN ORDINANCE BY: COUNCILMEMBER FELICIA MOORE
 AN ORDINANCE TO CREATE THE MANOR AT SCOTT'S CROSSING HOUSING URBAN ENTERPRISE ZONE (PHASE 1) LOCATED AT 1671 JAMES JACKSON PARKWAY, CITY COUNCIL DISTRICT 9, CITY OF ATLANTA, LAND LOTS 086-0 AND 076-1, OF THE 17th DISTRICT, PARCEL NUMBERS 17-025-LL-086-0 AND 17-0251-LL076-1, AS DIRECTED IN EXHIBIT "A" ATTACHED HERETO; TO PROVIDE NOTIFICATION TO AFFECTED GOVERNMENTAL ENTITIES; AND FOR OTHER PURPOSES.

ADOPTED BY

APR 19 2010

COUNCIL

CONSENT REFER

REGULAR REPORT REFER

ADVERTISE & REFER

1st ADOPT 2nd READ & REFER

PERSONAL PAPER REFER

Date Referred: 3/1/10

Referred To: CD/HR

Date Referred: [blank]

Referred To: [blank]

Date Referred: [blank]

Referred To: [blank]

Committee: _____

Date: _____

Chair: _____

Referred To: _____

First Reading

Committee: CD/HR

Date: 3/9/10

Chair: [blank]

Action: Fav, Adv, Hold (see rev. side)

Other: 3/30/10

Members: [blank]

Refer To

Committee: CD/HR

Date: 3/30/10

Chair: [blank]

Action: Fav, Adv, Hold (see rev. side)

Other: [blank]

Members: [blank]

Refer To

Committee: _____

Date: _____

Chair: _____

Action: Fav, Adv, Hold (see rev. side)

Other: [blank]

Members: [blank]

Refer To

Committee: _____

Date: _____

Chair: _____

Action: Fav, Adv, Hold (see rev. side)

Other: [blank]

Members: [blank]

Refer To

FINAL COUNCIL ACTION

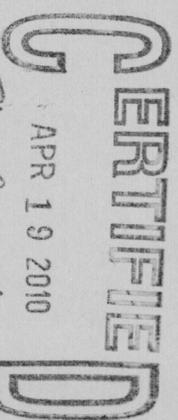
2nd 1st & 2nd

Consent V Vote RC V

CERTIFIED



ATLANTA CITY COUNCIL PRESIDENT



MUNICIPAL CLERK

MAYOR'S ACTION



APR 27 2010

MAYOR



10-
10-0 -0499

AN ORDINANCE

BY: COUNCILLMEMBER FELICIA MOORE

Handwritten signature of Felicia C. Moore in cursive.

AN ORDINANCE TO CREATE THE MANOR AT SCOTT'S CROSSING HOUSING URBAN ENTERPRISE ZONE (PHASE I), LOCATED AT 1671 JAMES JACKSON PARKWAY, CITY COUNCIL DISTRICT 9, CITY OF ATLANTA, LAND LOTS 086-0 AND 076-1, OF THE 17TH DISTRICT, PARCEL NUMBERS 17-025-LL-086-0 AND 17-0251-LL076-1, AS IDENTIFIED IN EXHIBIT "A" ATTACHED HERETO; TO PROVIDE NOTIFICATION TO AFFECTED GOVERNMENTAL ENTITIES; AND FOR OTHER PURPOSES.

WHEREAS, pursuant to state law, the City of Atlanta has authority to designate property or properties meeting certain thresholds as Urban Enterprise Zones (UEZ); and

WHEREAS, it is the expressed intent of the Atlanta City Council to use UEZ 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 designation of a Housing Enterprise Zone exempts, in whole or in part for a period of ten (10) years, the taxable value of property within the zone only from ad valorem taxes for City purposes; and

WHEREAS, in the case of new construction the designation of a housing urban enterprise zone exempts the real property from ad valorem taxes for one-hundred percent (100%) of its taxable value for the first five years after creation; eighty percent (80%) for the next two years; sixty percent (60%) for the next year; forty percent (40%) for the next year; and twenty percent (20%) for the last year; and

WHEREAS, in order to designate an area as an urban enterprise zones, 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, the Commissioner of the Department of Planning and Community Development has certified, as shown on Exhibit "B" to this ordinance, that he has received a complete application from the applicant for the creation of the enterprise zone in accordance with City Code; and

WHEREAS, the Bureau of Planning has reviewed the application and determined that 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 "The Manor at Scott's Crossing Housing Urban Enterprise Zone"; and



WHEREAS, the City held a public hearing on the question of creating “The Manor at Scott’s Crossing Housing Urban Enterprise Zone”, (Phase 1) at the March 30, 2010 Community Development/Human Resource Committee’s meeting; and

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:

SECTION 1: Upon review of the application and based upon the public hearing, it is found that the area in and around the property that would be designated as the Manor at Scott’s Crossing Housing Urban Enterprise Zone” is economically and socially depressed; contributes to or causes unemployment, crates an inordinate demand for public services and, in general, has a deleterious effect on the public health, safety, welfare, and morals; that the area is 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; that this lack of private investment and activity contributes to social and economic depression in the area.

SECTION 2: That The Manor at Scott’s Crossing Housing Urban Enterprise Zone (Phase 1) Urban Enterprise Zone” is hereby created, to consist of Parcel numbers 17-0251-LL-086-0 and 17-0251-11-076-1 located in the 17th District, Land Lot 251, said property being more fully described at Exhibit “A”, attached hereto, and made a part hereof.

SECTION 3: That in accordance with law, the term of The Manor at Scott’s Crossing Housing Urban Enterprise Zone (Phase 1) shall be for ten years (10) beginning on January 1, 2011 and ending on December 31, 2020. The Manor at Scott’s Crossing Housing Urban Enterprise Zone (Phase 1) shall otherwise not be abolished except as provided in State law and shall comply with all applicable state and local UEZ regulations.

SECTION 4: The Municipal Clerk is hereby directed to transmit a certified copy of this Ordinance to the Fulton County Tax Commissioner, the Fulton County Board of Assessors, the Georgia Department of Community Affairs and the Superintendent of the Atlanta Board of Education immediately upon the approval of this Ordinance by the Mayor.

SECTION 5: that the Bureau of Planning and the Office of the Municipal Clerk are hereby directed to maintain on file a copy of this Ordinance, including all related maps, legal descriptions, application information, etc.

A true copy,

ADOPTED by the Atlanta City Council
APPROVED by Mayor Kasim Reed

APR 19, 2010
APR 27, 2010

Rhonda Davenport Johnson
Municipal Clerk

MANOR AT SCOTT'S CROSSING HOUSING ENTERPRISE ZONE (PHASE I)

EXHIBIT A



1671 JAMES JACKSON PKWY



PARCEL





CITY OF ATLANTA

M. KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308
404-330-6145 - FAX: 404-658-7491
www.atlantaga.gov

JAMES E. SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Bureau of Planning

EXHIBIT B

February 26, 2010

Jody Tucker
Prestwick Development Company
3328 Peachtree Road, NW
Suite 300
Atlanta, GA 30326

Dear Mr. Tucker:

Thank you for your recent application to designate the site at 1671 James Jackson Parkway as a Housing Enterprise Zone. Our office has carefully reviewed your application, and determined that it meets all of our four-part criteria, in order to initiate the process for UEZ designation. An area must meet the combination of three of the following four-part criteria:

- Evidence of pervasive poverty ($\geq 20\%$)
- Unemployment
- General distress – high crime, abandoned and/or dilapidated structures; deteriorated infrastructure
- Underdevelopment (area exhibits less than 20% of development activity, (compared to the City of Atlanta) – This is measured by the number of building permits issued to an NPU as compared to the City as a whole. During the five year period from 2005-2009, NPU G experienced a 8.9% residential permitting rate.

We appreciate your organization's commitment to the revitalization in our City's neighborhoods. Please do not hesitate to contact Garnett Brown at (404) 330-6724 if you have any questions or comments.

Sincerely,

James E. Shelby, Commissioner

cc: Charletta Wilson-Jacks, Director, Bureau of Planning
Garnett Brown, Assistant Director, Bureau of Planning

RCS# 164
4/19/10
3:14 PM

Atlanta City Council

REGULAR SESSION

CONSENT I

EXCEPT 10-O-0491, 10-O-0474

ADOPT

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Bond
Y Hall	Y Wan	Y Martin	NV Watson
Y Young	Y Shook	Y Bottoms	Y Willis
B Winslow	Y Adrean	Y Sheperd	NV Mitchell

CONSENT I

		04-19-10
ITEMS ADOPTED ON CONSENT	ITEMS ADOPTED ON CONSENT	ITEMS ADVERSED ON CONSENT
1. 10-O-0473	36. 10-R-0541	45. 10-R-0552
2. 10-O-0475	37. 10-R-0543	46. 10-R-0553
3. 10-O-0058	38. 10-R-0544	47. 10-R-0554
4. 10-O-0310	39. 10-R-0546	48. 10-R-0555
5. 10-O-0311	40. 10-R-0547	49. 10-R-0556
6. 10-O-0312	41. 10-R-0548	50. 10-R-0557
7. 10-O-0500	42. 10-R-0549	51. 10-R-0558
8. 10-O-0408	43. 10-R-0550	52. 10-R-0559
9. 10-O-0499	44. 10-R-0551	53. 10-R-0560
10. 10-O-0465		54. 10-R-0561
11. 10-O-0466		55. 10-R-0562
12. 10-O-0469		56. 10-R-0563
13. 10-O-0470		57. 10-R-0564
14. 10-R-0497		58. 10-R-0565
15. 10-R-0332		59. 10-R-0566
16. 10-R-0596		60. 10-R-0567
17. 10-R-0525		61. 10-R-0568
19. 10-R-0597		62. 10-R-0569
20. 10-R-0602		63. 10-R-0570
21. 10-R-0526		64. 10-R-0571
22. 10-R-0527		65. 10-R-0572
23. 10-R-0528		66. 10-R-0573
24. 10-R-0529		67. 10-R-0574
25. 10-R-0530		68. 10-R-0575
26. 10-R-0531		69. 10-R-0576
27. 10-R-0532		70. 10-R-0577
28. 10-R-0533		71. 10-R-0578
29. 10-R-0534		72. 10-R-0579
30. 10-R-0535		73. 10-R-0580
31. 10-R-0536		74. 10-R-0581
32. 10-R-0537		75. 10-R-0582
33. 10-R-0538		76. 10-R-0583
34. 10-R-0539		77. 10-R-0584
35. 10-R-0540		78. 10-R-0585
		79. 10-R-0586
		80. 10-R-0587
		81. 10-R-0588
		82. 10-R-0589
		83. 10-R-0590
		84. 10-R-0591
		85. 10-R-0592
		86. 10-R-0593