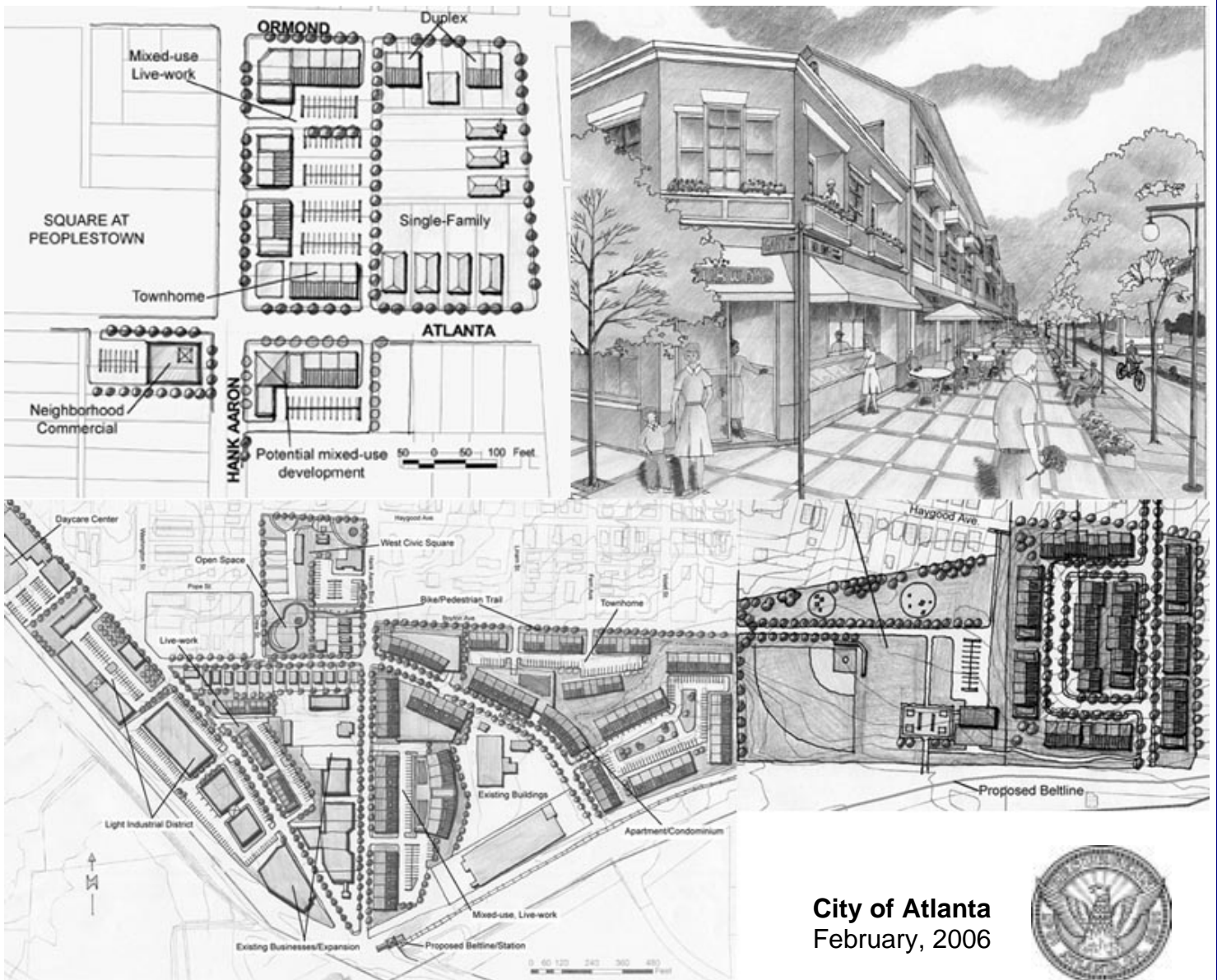


# PEOPLESTOWN

## COMMUNITY REDEVELOPMENT PLAN (1996) UPDATE

LAND USE, ZONING CHANGE, AND DEVELOPMENT OPPORTUNITIES

### REPORT



City of Atlanta  
February, 2006



**PEOPLESTOWN  
COMMUNITY REDEVELOPMENT PLAN (1996) UPDATE  
LAND USE, ZONING CHANGE, AND DEVELOPMENT OPPORTUNITIES**

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***Prepared by:***

The City of Atlanta Bureau of Planning and the Peplestown Community with assistance of the Peplestown Revitalization Corporation

February, 2006

## **Preface**

The Peoplestown Community Redevelopment Plan was adopted by the Atlanta City Council in November 1996. In December, 2004, Mayor Shirley Franklin's New Century Economic Development Plan was released and six Economic Development Priority (EDP) areas were identified as focus areas for economic development. The Peoplestown community was one of the focus neighborhoods identified in the Mayor's plan. Since the Plan for Peoplestown is ten years old, the Bureau of Planning determined to update the Plan's land use, zoning, and identify development opportunity sites in the neighborhood based on current conditions.

In this context, the City of Atlanta Bureau of Planning worked with the Peoplestown neighborhood for five months to review the land use, zoning, and possible emerging development opportunities. This Community Redevelopment Plan Update reflects and summarizes how the Peoplestown neighborhood wishes to move the community forward with the revised changes as reflected in this document.

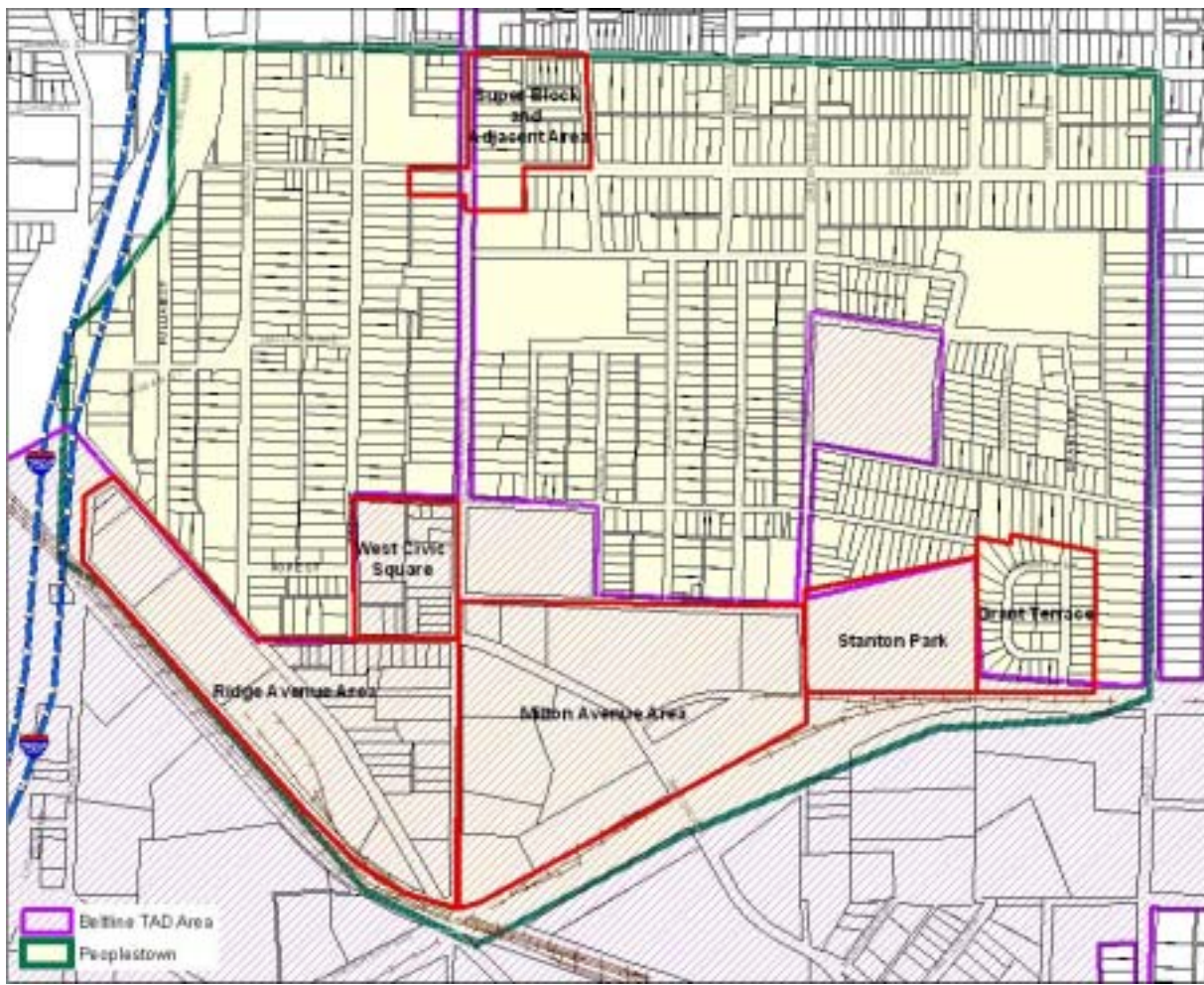
## **Part I: Goals and Objectives**

This plan update bears the similar goals set up in the 1993 Urban Redevelopment Plan with emphasis on the following objectives:

- § Enhance a diversified urban environment where people can live, work, meet, and recreate.
- § Encourage a compatible mixture of residential, commercial, cultural, and recreational uses.
- § Improve the visual aesthetics of the Peplestown neighborhood and City streetscapes.
- § Promote economic development through marketing and utilizing available tools.

## **Part II: Development Opportunities**

Development opportunities in Peplestown were identified through public input and an examination of existing land use. Figure 1 shows the areas of development opportunities in Peplestown, most of which are located within the Beltline Tax Allocation District.



**Figure 1 Development Opportunities**



**Figure 2 Super Block Development Concept**



**Super Block and Adjacent Area:**

The multifamily residential development of Kings Manor has set up a good example at the super block area. A second phase is already on the Peoplestown Revitalization Corporation’s agenda for the vacant parcels to the northeast on the same block. Across the street, the area along Hank Aaron Blvd. is ideal for mixed-use, live-work development with a fair amount of public and open space. The community envisions maximum 3-story buildings which will have ground floor retail, services or small offices with residential for sale or rental above. Parcels along Atlanta Avenue can be used for townhomes or residential dominated mixed use.

Since the properties along Fraser Street in the middle of the block and along Atlanta Avenue are mostly existing or new built single-family residences, it is recommended to keep the single family residential character. The parcels along Ormond Street will be ideal for development of duplexes or townhomes.

The property at the southwest and southeast corners of Atlanta Avenue and Hank Aaron will be kept for neighborhood commercial or mixed use.

Quality design is important for this area to make sure the new development or redevelopment is consistent with the traditional character of the surrounding area. Sidewalks should be provided along the street and consist of furniture and tree planting zone, clear zone, and supplemental zone. All buildings adjacent to sidewalks should face the streets, and have direct entrances from the sidewalks. Off street parking should be located at the back of the building. Shared parking between residential and commercial/services can be considered in the development. Figure 2 illustrates the development concept of this area.

### **South Industrial Area:**

#### **1. West Civic Square:**

As the civic and recreational center in Peopletown, the West Civic Square has the opportunity to expand its open space at the southwest corner and possibly improve the middle area along Hank Aaron in terms of community facilities or additional open space. A few single-family residences under construction at the south east corner of the block will make this block more diverse.

It is important that different components of the block address each other and function as a whole to continue to serve as the center of the neighborhood. Linkages should be considered between this block and the proposed Beltline in terms of bike and/or walking trails. Pedestrian amenities should be provided in terms of sidewalks around the block.

#### **2. Ridge Avenue Area:**

The old Southside Health Center is ideal for conversion into a community daycare center when the opportunity comes. The building can be utilized through renovation and remodeling.

The industrial area southwest of Ridge Avenue is ideal to be kept for industrial and/or business attraction so as to provide jobs for the surrounding neighborhood. It can be redeveloped into warehouse, distribution center, light manufacturing, or offices. Due to its location, the uses that will impact the neighborhood adversely should be prohibited, such as those that generate pollution, noises, etc. Some sensitive uses may be allowed but will need special use permits. Quality development of industrial uses is also important for this area. Sidewalks and street trees should be provided, and pedestrian safety should be considered. Height of the building should address the surrounding area and should be no more than 76 feet in height.

There are opportunities for mixed-use, live work development for the area east of Ridge Avenue and from Washington Street southward. Low to medium density mixed use is encouraged. Same as the super block area, similar design standards should apply in this area.

### **3. Milton Avenue Area (Area East of Hank Aaron and South of Boynton)**

This area is mostly ideal for mixed-use development. A tentative plan for the area north of Milton Avenue is to develop townhomes along Boyton Ave and apartment or condominium along Milton Avenue with some non-residential uses associated along the street. These two parts are at different elevation levels and will be connected internally in terms of pedestrian access. A pedestrian/bicycle trail is likely along Boynton Avenue to connect Stanton Park with the West Civic Square. The height of the building should not exceed 4 stories considering its relationship with the neighborhood to the north.

The plan for the area along Hank Aaron (East Medinah Village) is currently conceived by a developer group. The concept is mixed-use development with commercial and condominiums. The zoning proposed is MRC-3. The community would like the buildings to be no more than 4 stories in height. The final decision about this area will be made through communications and meetings between the applicant, the neighborhood, and NPU-V based on the developer/owner's proposal with reference to the comments in this update and the Beltline proposal.

The area southwest of Milton Avenue currently zoned I-2C along the proposed Beltline is recommended to have similar development as the Ridge Ave. industrial area. This will help maintain the industrial base in the neighborhood and exclude the kinds of uses with hazardous impact.

The urban design concept is the same as mentioned throughout the above sections, which is a consistent element in this plan. Figure 3 illustrates the concept in this south industrial area.



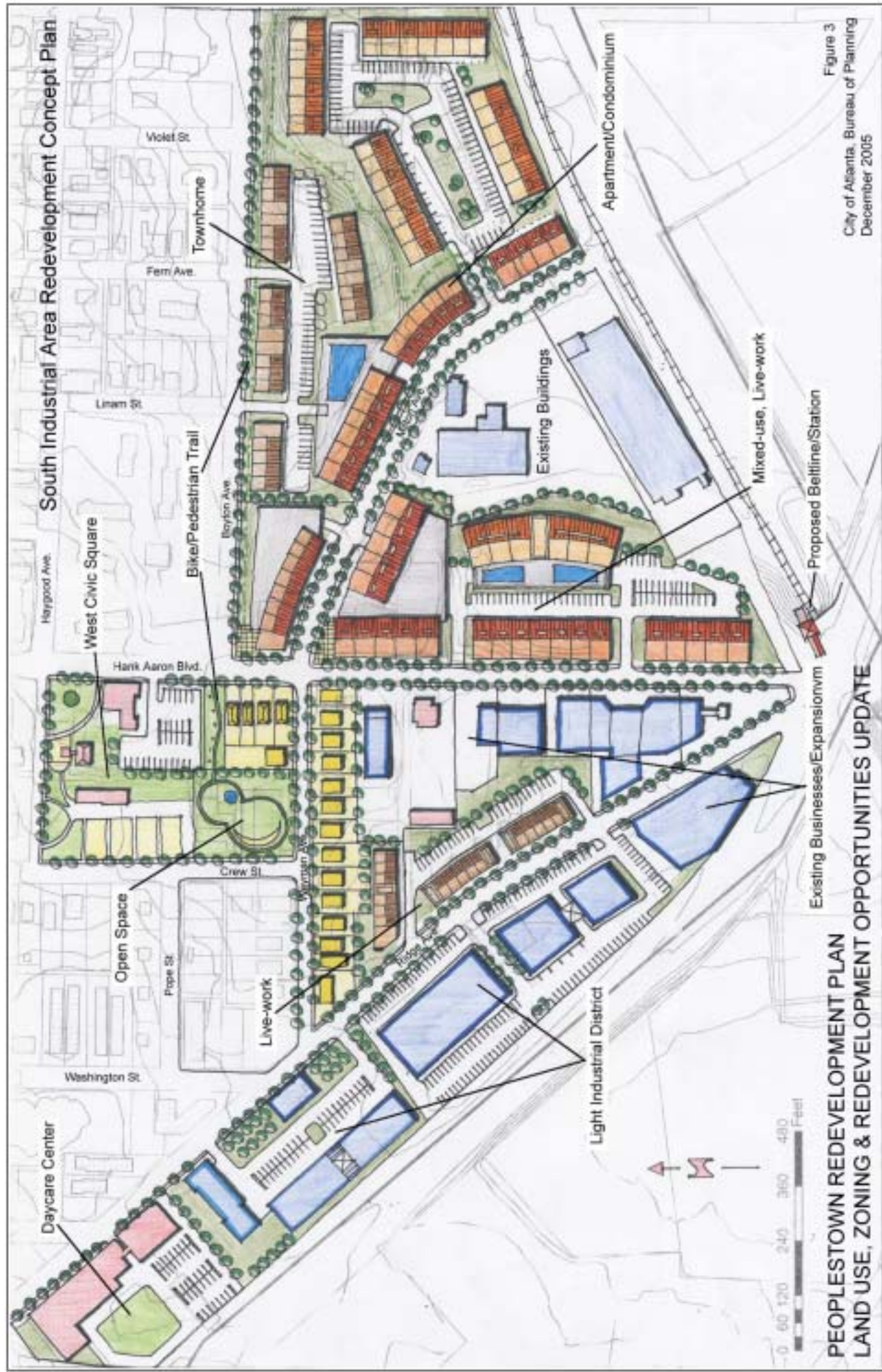


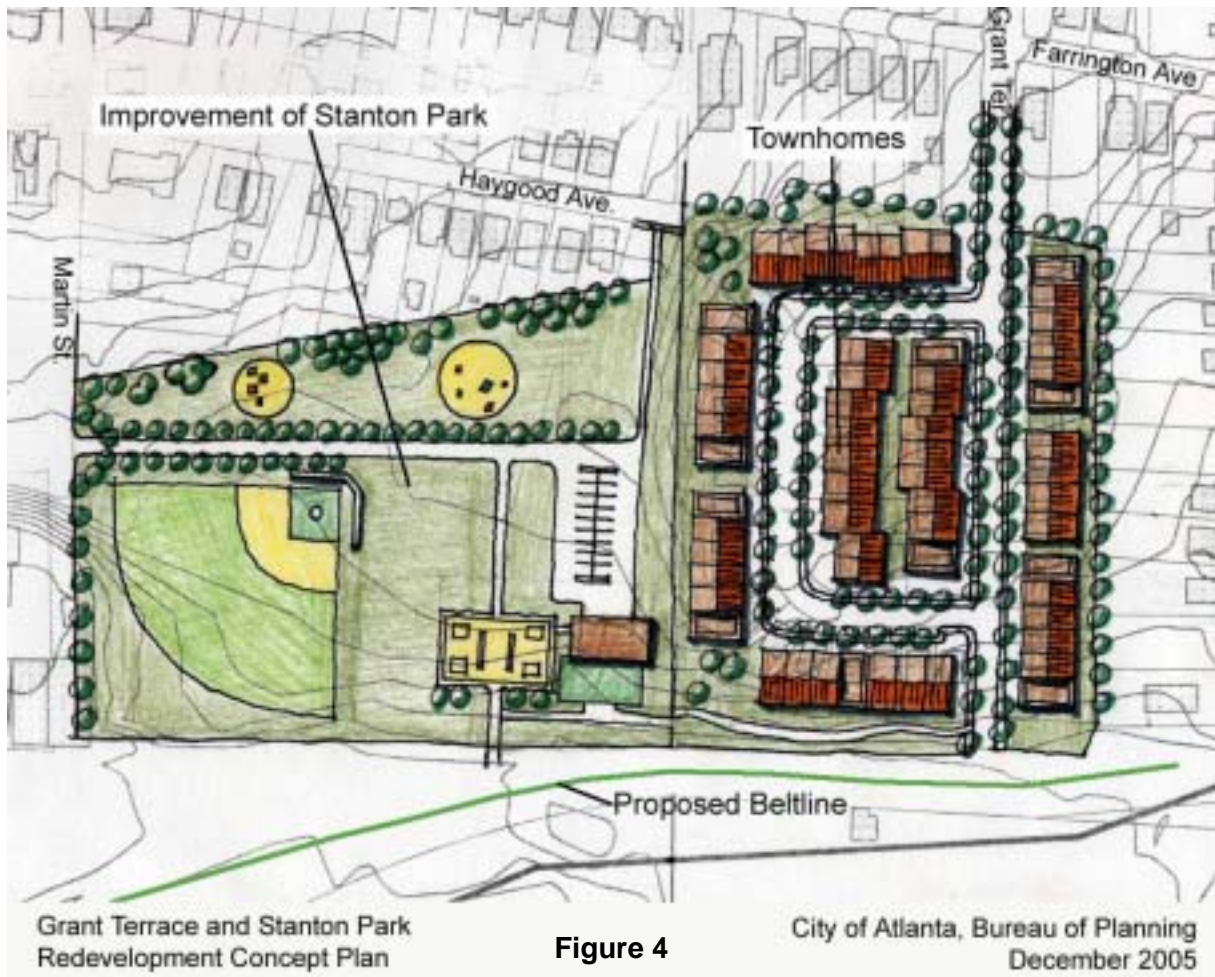
Figure 3  
 City of Atlanta, Bureau of Planning  
 December 2005



**Grant Terrace and Stanton Park:**

Grant Terrace is right off the proposed Beltline. Quality redevelopment of mixed-income housing is perceived as appropriate for this area. The plan is to redevelop the area into single-family attached townhomes, with pedestrian/bicycle trails along the Beltline that connects to Stanton Park adjacent to it on the west. This project should consider the character of surrounding areas and be a part of the neighborhood. Please refer to figure 4 for the illustration concept.

Same as the concept developed in the 1996 plan, the Stanton Park should be improved to provide both indoor and outdoor amenities to the neighborhood. Based on the Beltline Plan, it will become one of the jewels along the Beltline trail/green way necklace.



### **Part III: Land Use Change Recommendations**

An existing land use survey in Peoplestown was conducted at the early stage of this update, the result of which illustrates the current land use conditions in Peoplestown (Figure 5). As a long term policy guide, the CDP land use provides directions for development and redevelopment and sets the stage for zoning changes. In the Peoplestown neighborhood, the current CDP 15-year land use (Figure 6) is examined based on the development opportunities identified. On one hand, land use change recommendations are made to set the stage for future development. For example, the land use at Ridge Avenue industrial area should be changed from Commercial to Industrial to set stage for light industrial development, and the area between Boynton Avenue and Milton Avenue should be changed from industrial to mixed use land use to facilitate residential and mixed use development. On the other hand, changes are proposed for where the current land use is not consistent with the current zoning. For example, Low Density Residential (LDR) land use does not actually support RG-3 zoning, so the land use should be changed to Medium Density Residential (MDR). Figure 7 shows the proposed land use changes.

October, 2005

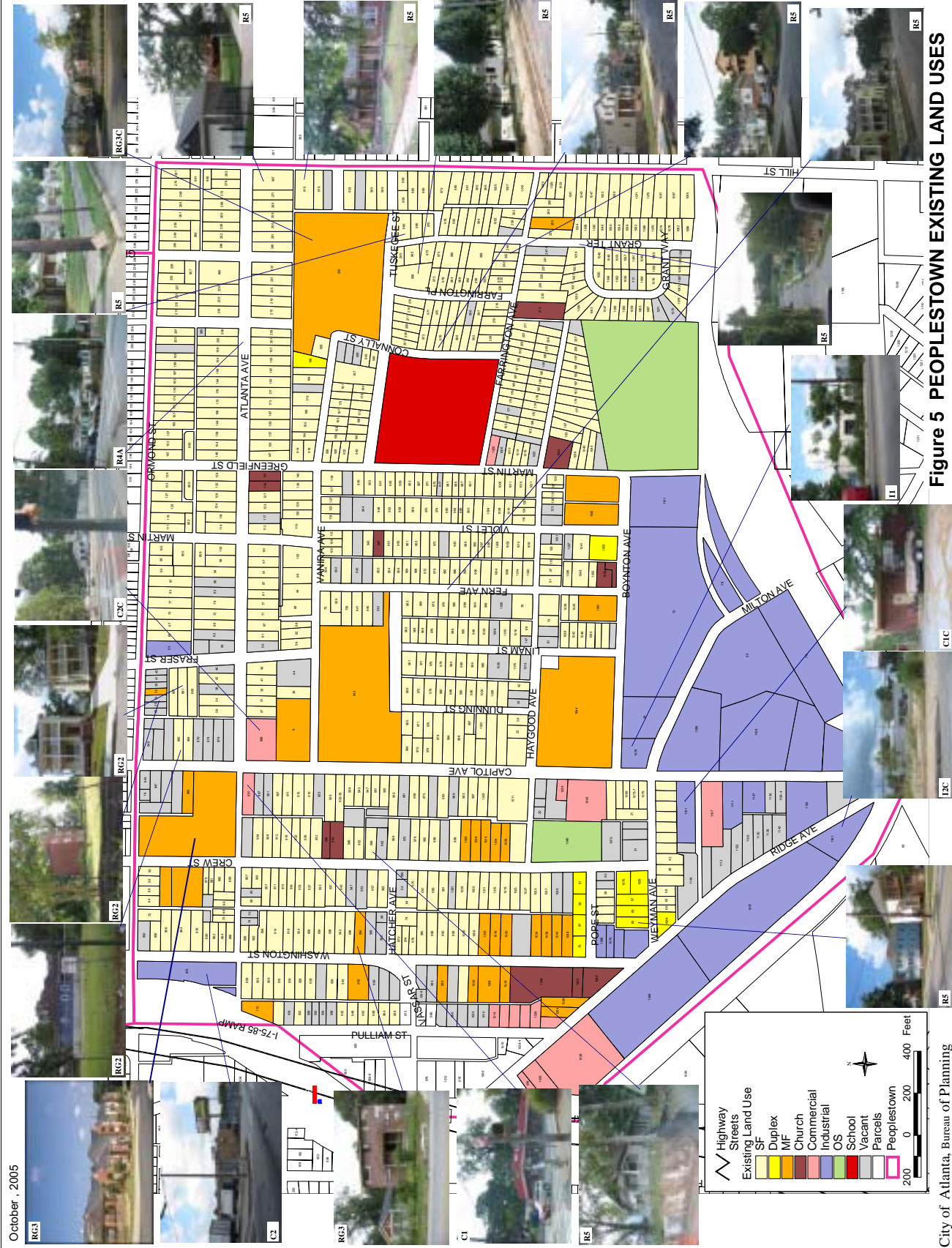


Figure 5 PEOPLESTOWN EXISTING LAND USES



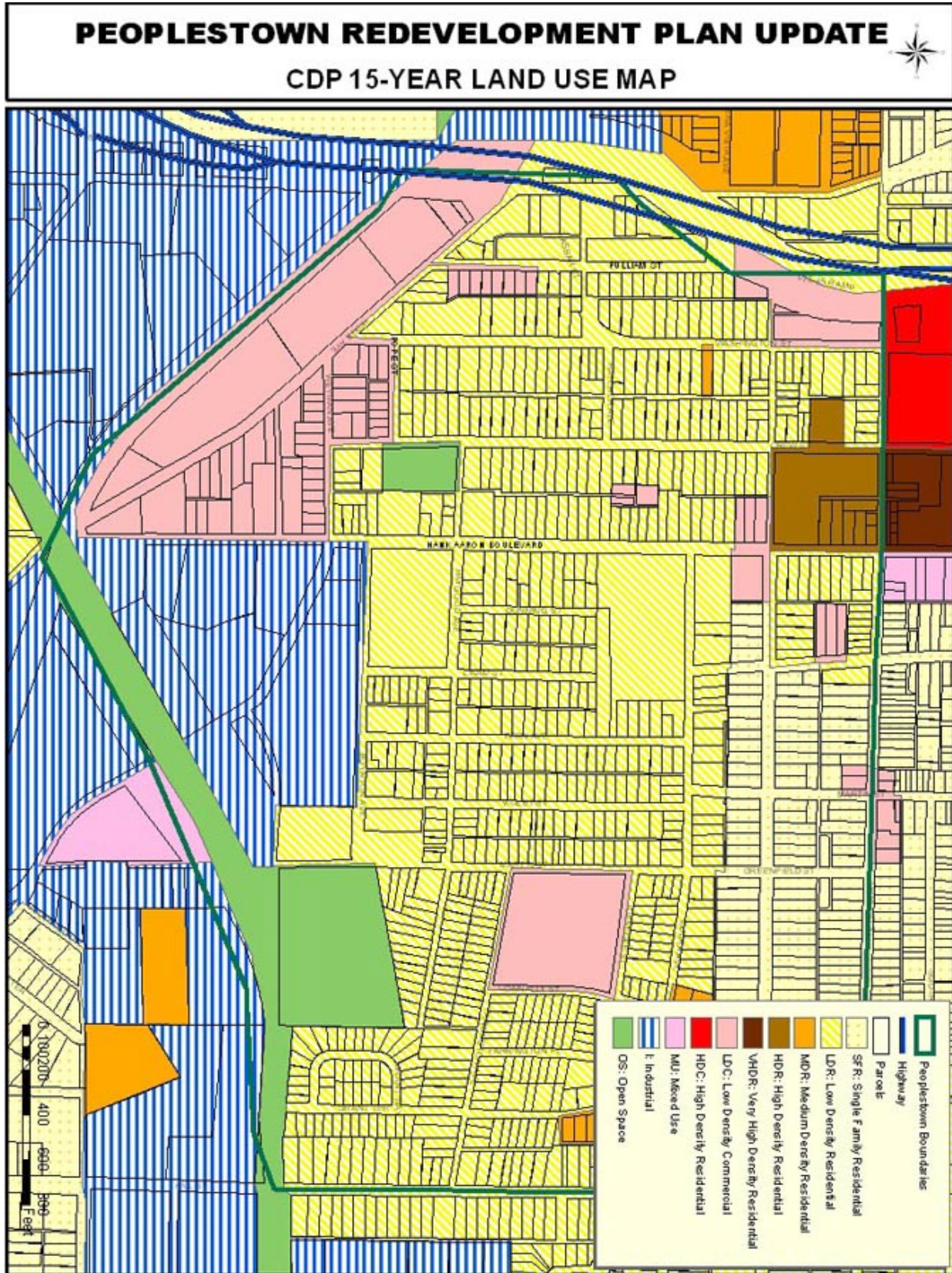


Figure 6 CDP 15-Year Land Use



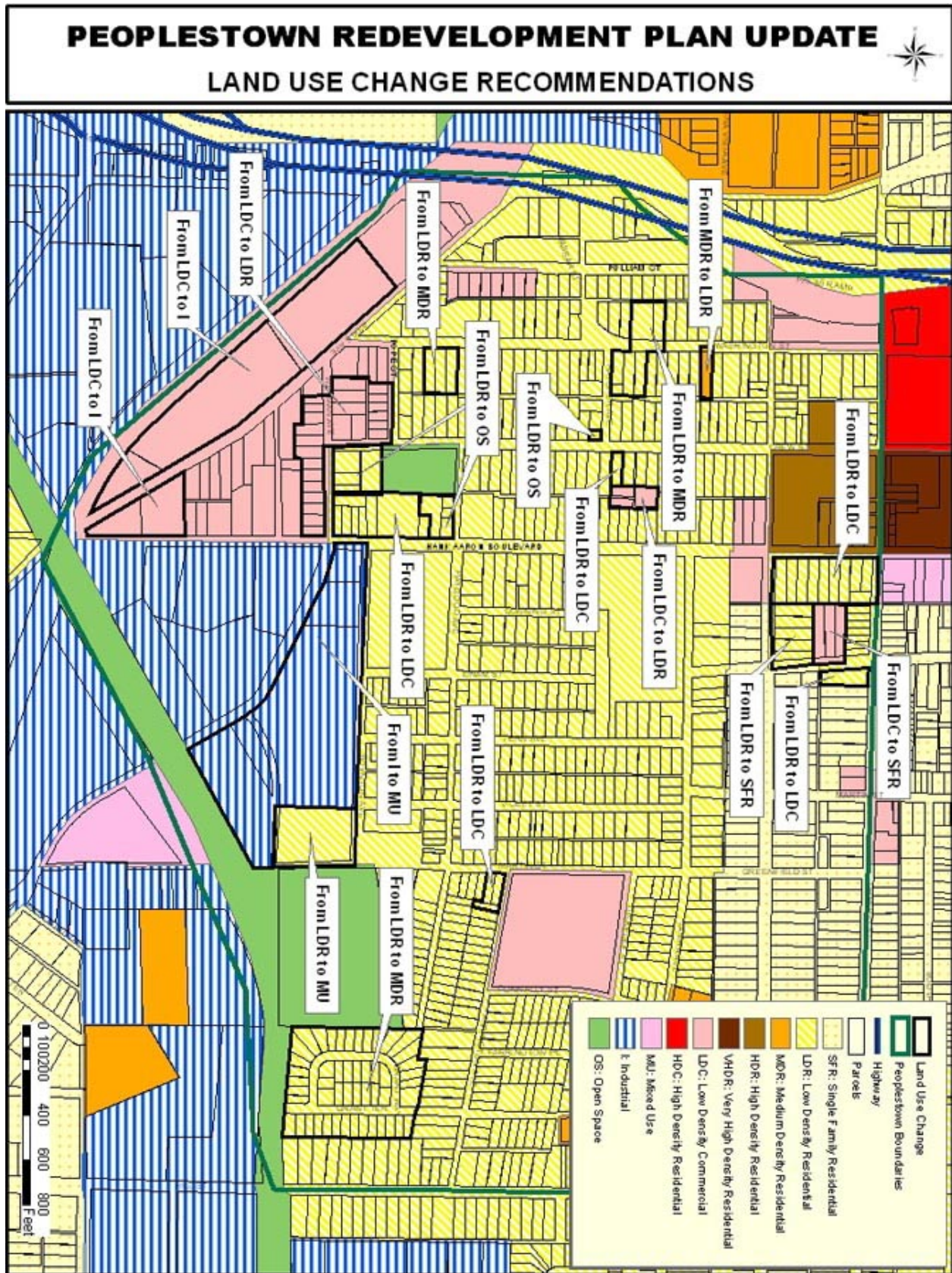


Figure 7 Land Use Change Recommendations

## **Part IV: Zoning Change Recommendations**

The implementation of the 1996 plan zoning recommendation has set a good stage for regulating redevelopment in the Peopletown neighborhood (see Figure 8 for the existing zoning map). However, due to the limitation of traditional zoning districts, design standards and compatibility are hard to enforce. Also the existing industrial zoning is not effective enough to protect the neighborhood from adverse uses and to ensure quality development. In this context, the changes recommended are to use the new Quality of Life zoning districts established in 2002, to further define uses that are prohibited and use urban design standards in the industrial zoning district. For the single family residential area, design standards are recommended to make sure new development is consistent with the existing neighborhood character. The proposed zoning changes are contained in 16 distinct areas as shown in Figure 10 with change details in Table 2. For details on the rezoning, please refer to Appendix – Peopletown Draft Rezoning Legislation.

### **Low Density Mixed Use Designations**

As described in the development opportunities section, the areas around the intersection of Atlanta Avenue and Hank Aaron Drive (Area 1, 3, and 4) and the area northeast of Ridge Avenue to Hank Aaron Drive (Areas 6, 8, 9, and 15) are ideal for low density mixed use development. It is recommended to rezone these areas into MRC-1 zoning, which allows two to three stories mixed-use, commercial, or residential development. Based on the character of the existing neighborhood, conditions are used to specify uses that are prohibited and uses that need Special Use Permit. This makes the zoning MRC-1-C.

The parcels with the old Southside Health Center on it is also recommended to change to MRC-1-C to facilitate the reuse of the building or redevelopment of the land. The new zoning will allow low to medium density mixed use if redevelopment happens.

### **Multifamily Residential Designations**

The existing industrial area between Boynton Avenue and Milton Avenue (Areas 11, 12, and 13) is conceived for medium density residential development. The MR-4A zoning district will serve well in this area in terms of its density and urban design requirement. Neighborhood serving commercial and services can be part of the development under this zoning. Considering the influence on the residential area to the north, height restriction of 76 feet is added as a condition to the zoning district, which makes it MR-4A-C.

The current R-5 zoned Grant Terrace (Area 14) is recommended to be rezoned to MR-3 district, which will allow low density townhome development. The Quality of Life standards embedded in the MR zoning district will make this development happen in a desirable way.

### **Industrial Designations**

The industrial properties that are currently zoned I-2-C in area 7 and 10 are recommended to be changed into I-1-C, which will allow light industries, warehouses, distribution centers,



offices, and businesses. The conditions are used to specify uses that are prohibited and uses

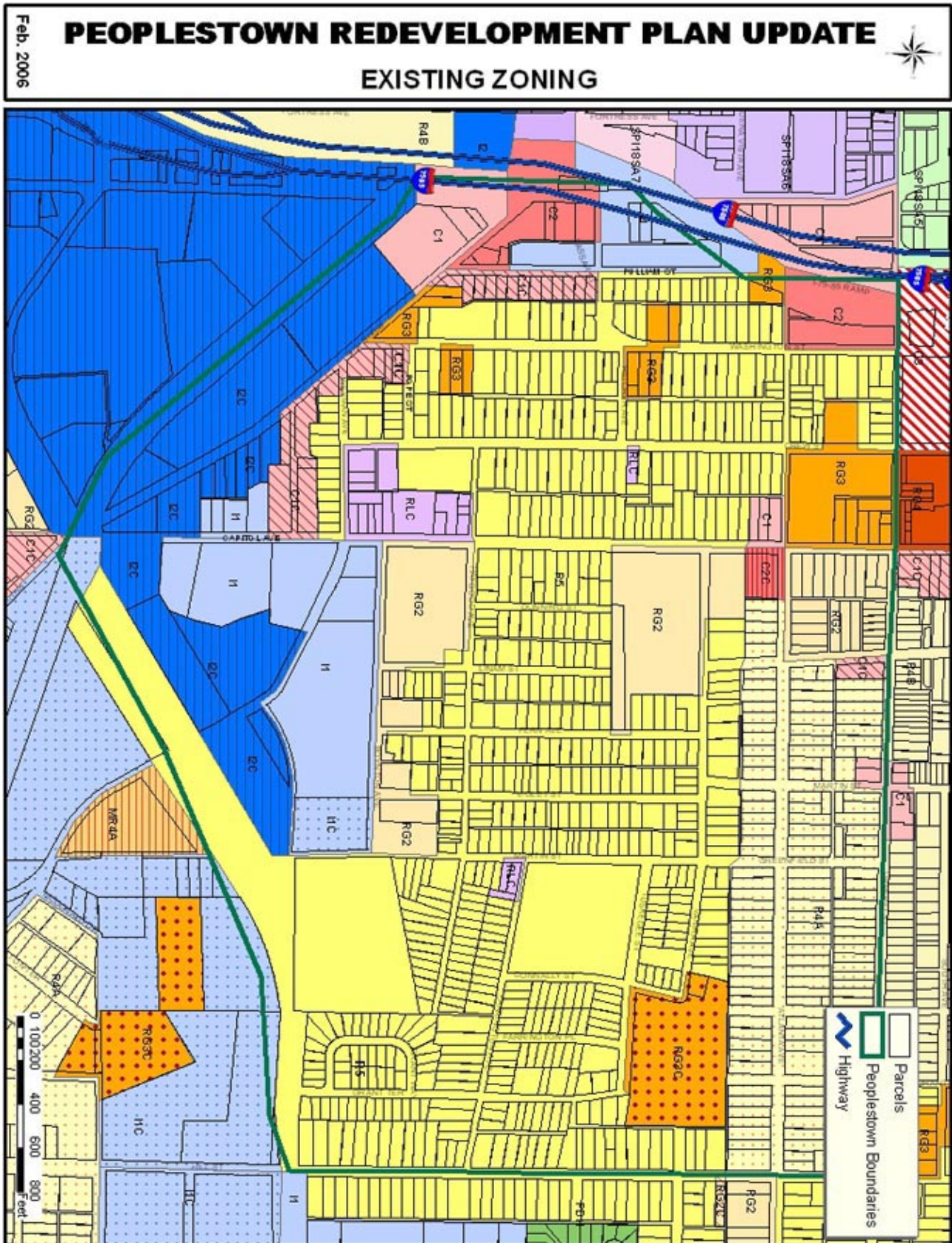


Figure 8 Existing Zoning

that need Special use Permit based on their compatibility with the surrounding residential neighborhoods. Urban design standards are also added as conditions to ensure quality development which will provide a pedestrian and neighborhood friendly environment.

**Single-family and Low Density Residential Designations**

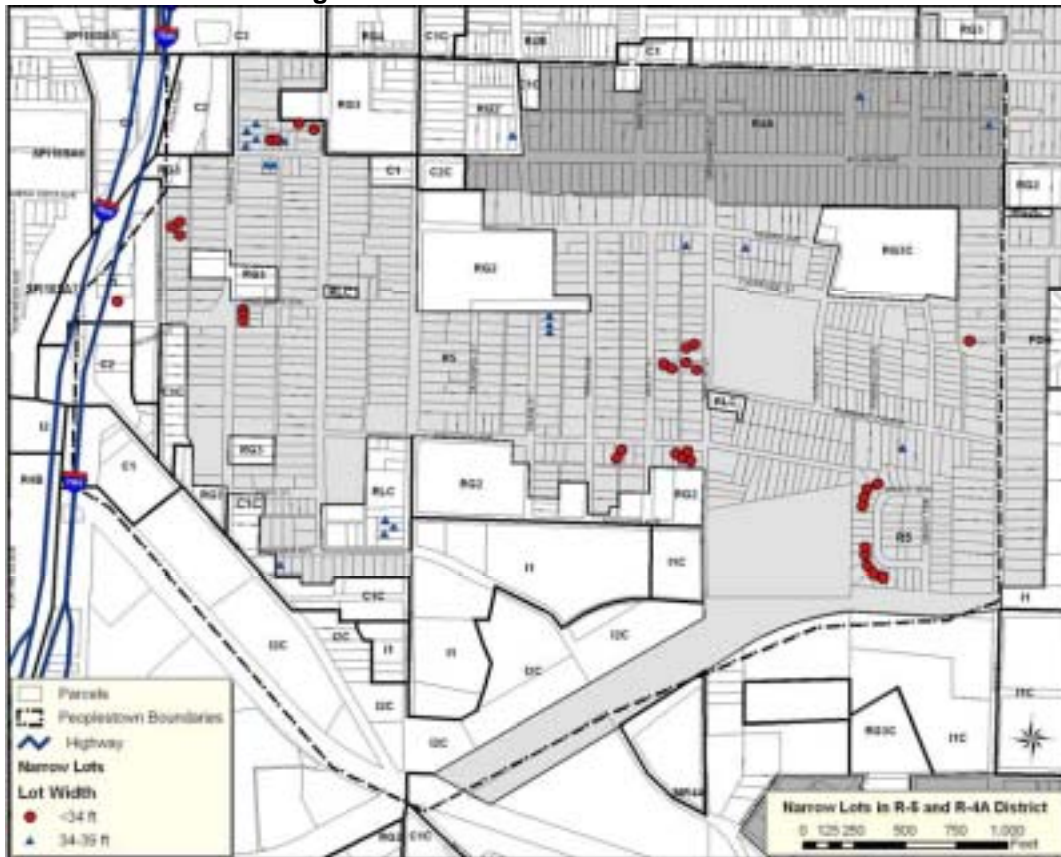
As a traditional neighborhood, Peopletown has some very narrow lots. Under current R-5 and R-4A zoning, some of the lots have been developed with very narrow houses on it, which are not consistent with the overall character of the single family residential area in the neighborhood. To avoid this from happening in the future, it is considered to add a condition requiring minimum house width in the R-5 and/or the R-4A zoning districts. Before the decision was made, an analysis was done in the single-family and low-density residential area to see the amount and condition of narrow lots. The result is shown in table 1 and Figure 9 shows the location of narrow lots.

**Table 1**

Lot Width	R-5		R-4A		Total	
Less than 34 feet	33	3.8%	0	0	33	3.3%
34-39 feet	17	2%	3	2%	20	2%
Less than 39 feet	50	5.7%	3	2%	53	5.2%
Equal or Greater than 39 feet	820					
<b>Total Lots</b>	870	100%	143	100%	1013	100%

Note: a house of 20 feet can be built on a 34-foot wide lot; a house of 25 feet can be built on a 39-foot wide lot.

**Figure 9 Location of Narrow Lots**





Based on the analysis and neighborhood preference, 39-foot width lot is set as a standard sized lot for the R-5 zoning districts in this neighborhood. If a house were to be less than 25-foot wide or if the lot were less than 39 feet wide and the house were to be built at 25 feet wide, the property owner would need side yard setback variances. However, this will not be burdensome to property owners because about 50% of the narrow lots (less than 39 feet) have already been developed.

Another intention in the single-family and low-density residential district is to ensure quality design of houses, which means the new houses need to be built in a manner that is consistent with the traditional characteristics of the neighborhood. For this purpose, conditional zoning will be used to regulate front façade fenestration, primary entrances, driveways, location of accessory structures, roofs, and foundations. This makes the proposed zoning R-5-C.

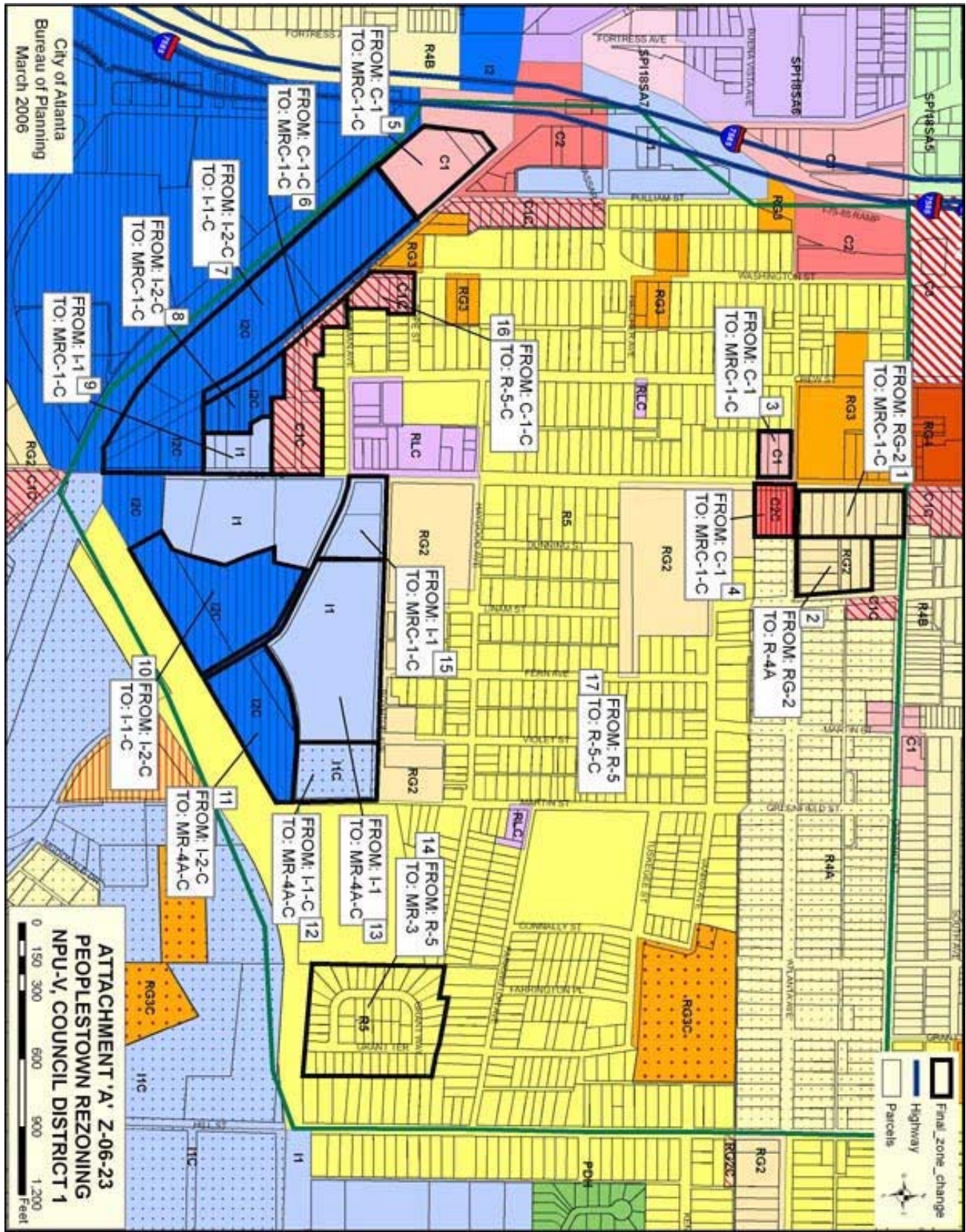


Figure 10 Zoning Change Recommendations

**Table 2 Changes by Addresses**

Area	Addresses	Zoning From	Zoning To
1	Even addresses from 846 Hank Aaron Dr. to 882 Hank Aaron Dr., 21 Ormond Street	RG-2	MRC-1-C
2	Odd addresses from 857 Fraser St. to 865 Fraser Street Even addresses from 28 Atlanta Ave. to 46 Atlanta Ave.	RG-2	R-4A
3	Odd addresses from 891 Hank Aaron Blvd. to 901 Hank Aaron Dr.	C-1	MRC-1-C
4	898 Hank Aaron Dr.	C-2-C	MRC-1-C
5	Odd addressed from 1027 Ridge Ave. to 1039 Ridge Ave.	C-1	MRC-1-C
6	Even addresses from 1096 Ridge Ave. to 1106 Ridge Ave. Odd addresses from 1101 Hank Aaron Dr. to 1107 Hank Aaron Dr. 38 Weyman Ave. (Rear)	C-1-C	MRC-1-C
7	Odd addresses from 1049 Ridge Ave. to 1181 Ridge Ave. Odd addresses from 1155 Hank Aaron Dr. to 1169 Hank Aaron Dr.	I-2-C	I-1-C
8	Even addresses from 1112 Ridge Ave. to 1140 Ridge Ave.	I-2-C	MRC-1-C
9	Odd addresses from 1111 Hank Aaron Dr. to 1139 Hank Aaron Dr.	I-1	MRC-1-C
10	Odd addresses from 55 Milton Ave. to 79 Milton Ave.	I-2-C	I-1-C
11	78, 80 Milton Ave.	I-2-C	MR-4A-C
12	1101 Martin St.	I-1-C	MR-4A-C
13	72 Milton Ave.	I-1	MR-4A-C
14	Even addresses from 1034 Grant Ter. To 1086 Grant Ter. Odd addresses from 1045 Grant Ter. To 1069 Grant Ter. Even addresses from 1030 Grant Way To 1092 Grant Way Odd addresses from 1019 Grant Way To 1099 Grant Way	R-5	MR-3
15	1078 Hank Aaron Dr. 20, 24 Milton Ave.	I-1	MRC-1-C
16	Even addresses from 1066 Washington St. to 1082 Washington St.	C-1-C	R-5-C
17	All the R-5 properties in Peoplestown Neighborhood	R-5	R-5-C

**Zoning Summary Tables**

As a summary, Table 3 and 4 show the development control factors of the Quality of Life zoning and industrial zoning districts proposed. Table 6 and 7 illustrate the uses in the proposed districts.

**Table 3 Development Control in Quality of Life Zoning Districts Proposed**

	MRC-1-C	MR-3	MR4-A-C
<b>Non-Res FAR</b>	1.0	5% of Total Floor Area	5% of Total Floor Area
<b>Res FAR</b>	0.696	0.696	1.49
<b>Combined FAR</b>	1.696	0.696	1.49
<b>MAX FAR w/Bonus</b>	2.696	0.696	1.49
<b>Side Yard</b>	Res-20ft*	15 ft*	15 ft*
<b>Rear Yard</b>	Res-20ft	15 ft	20 ft
<b>Min Lot</b>	-	2000 sq ft	2000 sq ft
<b>Min Street Frontage</b>	-	40 ft	20 ft

<b>Min Height</b>	24 ft		
<b>Max Height</b>	Distance from R1-5, RG1-2, MR1-2 or PDH: 0-150ft = 35ft; 151-300 ft = 52 ft; >300ft = 225 ft	80 ft	52 ft
<b>Sidewalks</b>	10 ft + 5ft furniture zone	10 ft + 5 ft furniture zone(arterials, collectors) 6 ft (local)	10 ft + 5 ft furniture zone(arterials, collectors) 6 ft (local)
<b>Supplemental Zone</b>	Collector and arterial streets:5', Local streets: none	Collector and arterial streets:9', Local streets: 5'	Collector and arterial streets:9', Local streets: 5'

\* May be reduced to zero if residential use has no windows adjacent to yard.

**Table 4 Development Control in I-1-C District Proposed**

<b>Development Controls</b>		<b>I-1-C Light Industrial with Condition</b>
<b>Bulk Limitations</b>	<b>Maximum Floor Area Ratio (FAR)</b>	2.0
	<b>Maximum Height</b>	52 ft
	<b>Minimum Lot Width</b>	None
<b>Minimum Yard Requirements</b>	<b>Front Yard</b>	40 ft
	<b>Side Yard</b>	5ft
	<b>Side Street Side</b>	20 ft
<b>Sidewalks</b>	<b>Street Furniture and Tree Planting Zone + Clear Zone</b>	5+5 ft

**Table 5 Legend Table for Uses**

P = Permitted	SUP = Permitted with Special Use Permit
P* = Permitted, up to 5% of total building area	SAP = Permitted with Special Administrative Permit
P(X) = Permitted, up to X square feet	X = Not permitted

**Table 6 Uses in Quality of Life Zoning Districts Proposed**

	<b>MRC-1-C</b>	<b>MR-3</b>	<b>MR-4A</b>
<b>RESIDENTIAL</b>			
Single-family dwellings	P	P	P
Two-family dwellings	P	P	P
Multi-family dwellings	P	P	P
Group homes <sup>1</sup>	SUP	X	X
Rooming houses	SUP	X	X
Single room occupancy residences	SUP	X	X
Dormitories <sup>2</sup>	SUP	X	X

<sup>1</sup> including family care homes and congregate care homes

<sup>2</sup> including fraternity and sorority houses



	MRC-1-C	MR-3	MR-4A
<b>TRANSPORTATION AND COMMUNICATION</b>			
Park-for-hire surface lots	X	X	X
Park-for hire decks	X	X	X
Automobile service stations	X	X	X
Gas stations <sup>3</sup>	X	X	X
Repair garages, paint and body shops	X	X	X
Truck stops	X	X	X
MARTA structures <sup>4</sup>	P	P	P
Helicopter landing facilities	SUP	X	X
Telecommunications switchboards <sup>5</sup>	<b>SUP</b>	X	X
Broadcasting towers lower than 70 feet in height <sup>6</sup>	SAP	X	X
Broadcasting towers greater than 70 feet in height	SUP	X	X
<b>RETAIL GOODS AND SERVICES</b>			
Bakeries and catering establishments	P	P*(2,000)	P*(2,000)
Dry cleaning collection stations	P	P*(2,000)	P*(2,000)
Dry cleaning facilities	P	X	X
Laundromats	P	P*(2,000)	P*(2,000)
Tailoring and dressmaking	P	P*(4,000)	P*(4,000)
Banks <sup>7</sup>	P	X	X
Automatic teller machines	P	X	X
Barber shops, beauty shops, nail shops	P	P*(2,000)	P*(2,000)
Photocopying or blueprint shops	P	X	X
Retail establishments	P	X	X
Sales and repair establishments <sup>8</sup>	P	P*(4,000)	P*(4,000)
Plumbing, air conditioning service and repair	P	X	X
Grocery stores	P	X	X
<b>OTHER COMMERCIAL</b>			
Hotels	SUP	X	X
Mortuaries and funeral homes	P	X	X
New and used car sales	X	X	X
Nursing homes and convalescent centers	<b>SUP</b>	X	X
<b>ENTERTAINMENT</b>			
Restaurants, bars <sup>9</sup>	P	P*(4,000)	P*(4,000)
Theaters <sup>10</sup>	P	X	X
Bowling alleys	SUP	X	X
Poolrooms and amusement arcades	SUP	X	X
Museums, art galleries, libraries <sup>11</sup>	P	P*(8,000)	P*(8,000)
Bingo parlors	SUP	X	X
Adult businesses	X	X	X
Outdoor amusement enterprises	SUP	X	X

<sup>3</sup> but not providing regular automobile maintenance service, repair shops, or car washes

<sup>4</sup> defined as: Structures and uses required for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing, switching, or maintenance shops.

<sup>5</sup> including power generators and other telecommunications relay equipment

<sup>6</sup> and line-of-sight relay devices for telephonic, radio or television communications greater than 70 feet in height

<sup>7</sup> including savings and loan associations, and other similar institutions – but not including any drive-in service window

<sup>8</sup> for home appliances, bicycles, lawn mowers, shoes, clocks, or similar household goods.

<sup>9</sup> including coffee shops, delicatessens, and taverns

<sup>10</sup> including other commercial recreation establishments with primary activities conducted within fully enclosed buildings

<sup>11</sup> and similar profit or non-profit cultural facilities

	<b>MRC-1-C</b>	<b>MR-3</b>	<b>MR-4A</b>
<b>OFFICES</b>			
Offices, studios	P	P*(8,000)	P*(8,000)
Clinics <sup>12</sup>	P	X	X
Professional or service establishments <sup>13</sup>	P	X	X
<b>CIVIC, EDUCATIONAL &amp; RELIGIOUS</b>			
Childcare centers and kindergartens	P	X	X
Clubs and lodges	P	X	X
Colleges and universities <sup>14</sup>	P	X	X
Business or commercial schools	P	X	X
Public schools	P	P	P
Private schools	P	X	X
Churches and synagogues	SUP <sup>15</sup>	X	X
Community centers <sup>16</sup>	SUP	X	X
<b>INDUSTRIAL</b>			
Light manufacturing	X	X	X
Commercial greenhouses	<b>SUP</b>	X	X
Security storage centers	<b>P* (7,500)</b>	X	X
<b>OTHER</b>			
Hospitals	SUP	X	X

**Table 7 Uses in I-1-C District Proposed**

<b>Uses</b>	<b>I-1-C District</b>
<b>Adult Businesses</b>	<b>X</b>
<b>Auto Sales and/or Rental</b>	<b>X</b>
<b>Advertising Signage</b>	X
<b>Banks</b>	P
<b>Broadcasting Towers</b>	<b>SUP</b>
<b>Business or Commercial Schools</b>	P
<b>Clubs &amp; Lodges</b>	P
<b>Colleges, Universities &amp; Trade Schools</b>	P
<b>Commercial Recreation Establishments</b>	P
<b>Eating &amp; Drinking Establishments</b>	P
<b>Hotels/Motels</b>	<b>SUP</b>
<b>Junkyards</b>	X
<b>Manufacturing &amp; Wholesaling</b>	P
<b>MARTA Structures</b>	P
<b>Multifamily Dwellings (conversion)</b>	P
<b>Offices, Laboratories</b>	P
<b>Parking Structures &amp; Lots</b>	<b>X</b>
<b>Places of Worship</b>	<b>SUP</b>
<b>Plumbing &amp; General Repair Shops</b>	P
<b>Professional or Personal Services</b>	P
<b>Repair Garages, Paint &amp; Body Shops</b>	<b>X</b>

<sup>12</sup> including veterinary (if animals are kept within soundproof buildings), laboratories, and similar uses, excluding blood donor stations

<sup>13</sup> but not hiring halls

<sup>14</sup> and other institutions of higher learning

<sup>15</sup> having a minimum lot area greater than 1 acre

<sup>16</sup> including community service facilities

<b>Retail &amp; Catering Establishments</b>	P
<b>Storage Centers</b>	P
<b>Auto Service Stations &amp; Car Washes</b>	X
<b>Yards for Active Construction</b>	X
<b>Acid Manufacture</b>	X
<b>Asphalt Plants</b>	X
<b>Bingo Parlors</b>	X
<b>Cemeteries</b>	X
<b>Cement Manufacture</b>	X
<b>Compost Facilities</b>	X
<b>Distillation of Bones and Glue Manufacture</b>	X
<b>Explosive Manufacture or Storage</b>	X
<b>Fat Rendering &amp; Fertilization Manufacture</b>	X
<b>Garbage &amp; Dead Animal Dumping</b>	X
<b>Hazardous Toxic &amp; Radioactive Materials</b>	X
<b>Junkyards within Structures</b>	X
<b>Landfills (Sanitary)</b>	X
<b>Materials Recovery Facilities</b>	X
<b>Municipal Solid Waste Disposal Facilities</b>	X
<b>Natural Resource Extraction</b>	X
<b>Non-Government Freight Terminals</b>	X
<b>Outdoor Amusement</b>	SUP
<b>Paper and Pulp Manufacture</b>	X
<b>Petroleum Refining</b>	X
<b>Processing Operation Facilities</b>	SUP
<b>Smelting (tin, copper, zinc, iron)</b>	X
<b>Rooming Houses</b>	SUP
<b>Single Room Occupancy Residence</b>	SUP
<b>Solid Waste Handling Facilities</b>	X
<b>Truck Stops</b>	X
<b>Dwelling Units for Watchmen or Caretakers</b>	P (accessory)
<b>Energy Generation Devices</b>	P (accessory)

**Part V: Other Recommendations to Amend 1996 Plan**

To better interpret the goal on housing development, it is recommended to amend Goal #3 Housing in Part 2.1.2 of the 1996 Plan as follows:

- Objective #3: Amend (a) to include the provision for workforce housing to be included in all new and existing housing proposed for the Peopletown area, the percentage of which will be determined per project, by the Peopletown Community Development Corporation; not to exceed 20% maximum per project (b) to include that the Peopletown Community Development Corporation be notified prior to the issuance of any and all building permits. This amendment included, but not limited to all Developers, Contractors, and Non-profit organizations, single Homebuilders, etc.



## Part VI: Economic Development Programs/Tools

As part of the Stadium Neighborhoods Economic Development Priority area, the marketing and implementation of this Plan will take place after the update is adopted by the Atlanta City Council. Atlanta Development Authority (ADA), as the City’s economic development arm, will in charge of the economic development in this area.

The major focus of economic development in Peopletown is to attracting light industries to the Ridge Avenue area as mentioned in previous sections, and retaining existing businesses and industries in the neighborhood.

Several programs/tools are available from the City, State, and Federal levels to help economic development in the Peopletown neighborhood. Table 8 and 9 summarize the tools. For Peopletown, the southern area along the Beltline is within the Beltline Tax Allocation District (TAD), which will be eligible for TAD financing. This Beltline TAD will facilitate the improvement and creation of parks and greenway trails as well as development. The other programs/tools can be applied or used based on the cases.

**Table 8 City of Atlanta & Atlanta Development Authority Controlled Programs/Tools**

Program		Program Summary
Financing	TAD (ADA)	A Tax Allocation District (TAD) is established to publicly finance certain redevelopment activities in underdeveloped areas. Redevelopment costs are financed through the pledge of future incremental increases in property taxes generated by the resulting new development.
	URFA (ADA)	The Urban Residential Finance Authority (URFA) is empowered to issue tax exempt bonds to make below market interest rate mortgage loans to developers for rental housing, provided certain requirements are met to ensure that the rental units benefit low and moderate income renters.
	501(c)3 Bonds (ADA)	ADA can issue taxable and tax-exempt industrial revenue bonds to 501(c)3 organizations in the City of Atlanta.
	Small Business Loans (ADA)	The Business Improvement Loan Fund (BILF) provides loans up to \$50,000 to encourage the revitalization of targeted business districts in the City of Atlanta and to support commercial and industrial development in other eligible areas.
The Phoenix Fund assists small and medium-sized businesses in the City of Atlanta with affordable loans of up to \$100,000 for the construction or renovation of privately-owned commercial buildings; equipment purchases needed to operate a business, and, in some cases, working capital.		
ADA facilitates Small Business Administration (SBA) 504 Debenture financing to small, minority and female-owned businesses to expand and/or relocate in the city.		
Tax Abateements	Urban Enterprise Zone (Atlanta)	The City of Atlanta’s Urban Enterprise Zone (UEZ) program encourages private development and redevelopment in areas of the City or on sites which otherwise would unlikely be developed due to the existence of certain characteristics of the area or site. The UEZ provides property tax abatement for a 10-year period.

**Table 9 Programs/Tools Summary (City, County, State, Federal, and Renewal Community)**

<b><u>ECONOMIC DEVELOPMENT TOOLS</u></b>		<b>Developers</b>	<b>Existing Property Owners</b>	<b>New Businesses</b>	<b>Existing Businesses</b>	<b>Business Tenants</b>
<b>Financing</b>	<b>TAD (ADA)</b>	<b>Active</b>				
	<b>URFA (ADA)</b>	<b>Active</b>				
	<b>501c (3) Revenue Bonds (ADA)</b>	<b>Active</b>				
	<b>Small Business Loans (includes BILF, Phoenix Fund, and SBA 504 loans)</b>		<b>Active</b>			
	<b>Development Authority of Fulton County bonds (Fulton County)</b>	<b>Active, Subject to Fulton County Approval</b>				
<b>Tax Abatements</b>	<b>Urban Enterprise Zone (Atlanta)</b>	<b>Active</b>				
<b>Job Tax Credits</b>	<b>Georgia Business Expansion and Support Act (BEST)</b>			<b>Active</b>		
	<b>Opportunity Zone (GA)</b>			<b>Application to be made in 2006</b>		
	<b>Renewal Community Employment Credit (RCEC) (Federal)</b>			<b>Activity cannot be determined</b>		
	<b>Work Opportunity Tax Credit (WOTC) (Federal)</b>			<b>Activity cannot be determined</b>		
	<b>Welfare to Work Tax Credit (WtW) (Federal)</b>			<b>Activity cannot be determined</b>		
<b>Tax Deductions</b>	<b>Commercial Revitalization Deduction (CRD) (Federal)</b>	<b>Activity began in 2005</b>				
	<b>Increased Section 179 Deduction (Federal)</b>			<b>Activity cannot be determined</b>		
	<b>Environmental Cleanup Cost Deduction (Federal)</b>	<b>Activity cannot be determined</b>				
<b>Capital Gains</b>	<b>Zero Percent Capital Gains Rate on property, stock or partnerships in Renewal Community (Federal)</b>	<b>Activity can begin in 2007</b>				

<b>Legend:</b>	<b>COA/ADA</b>	<b>Fulton County</b>	<b>State of Georgia</b>	<b>Renewal Community</b>	<b>None</b>
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More information can be acquired from ADA or through ADA's website:

[www.AtlantaDA.com](http://www.AtlantaDA.com)