

AN ORDINANCE BY CLETA WINSLOW

AN ORDINANCE TO AMEND SEC. 16-18R.005(1)(a) OF THE CITY OF ATLANTA CODE OF ORDINANCES, SO AS TO ALLOW FOR SERVICE STATIONS IN SPECIAL PUBLIC INTEREST DISTRICT-18, SUBAREA 1; AND FOR OTHER PURPOSES.

WHEREAS, the City desires to encourage economic development in a manner that will cause undeveloped parcels of land presently zoned for commercial activities to become more attractive for investment opportunities; and

WHEREAS, the amendment of the Zoning Code is an important tool to encourage such economic development but must be used carefully to balance growth with planning principles that tend to maximize quality of life for residents ; and

WHEREAS, the Mechanicsville Neighborhood Association and Neighborhood Planning Unit V have surveyed available land within the Mechanicsville neighborhood, reviewed relevant traffic and environmental data, and believe there are parcels located in designated areas within the Mechanicsville neighborhood that would be appropriate locations for a shopping center with a mix of commercial uses that provide, among other uses, the retail sale of beer and wine by the package and the retail sale of gasoline; and

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

Section 1: That Section 16-18R.005(1)(a) of the City of Atlanta Zoning Ordinance entitled, "Permitted principal uses:" and which reads as follows:

(a) For each subarea, a building or premises shall be used only for the principal purposes as indicated with a "P" in SPI-18 Mechanicsville: Use Table.

Service Stations (automobiles). Prohibited west of Pryor Street in Subareas 1, 2, and 3

Is hereby amended such that Section 16-18R.005(1)(a) shall hereafter read as follows:

(a) For each subarea, a building or premises shall be used only for the principal purposes as indicated with a "P" in SPI-18 Mechanicsville: Use Table.

Service Stations (automobiles). One shall be allowed west of Pryor Street in Subarea 1. Prohibited west of Pryor Street in Subareas 2, and 3

Section 2: This ordinance shall become effective when signed by the Mayor or as otherwise provided by the City Charter.

October 8, 2014



Hello Distinguished and Honorable Council Woman Clea Winslow

I am providing this recommendation letter on behalf of the NPU-V community. The developer/owner Amin Panjwani of WINWARD Development Inc. along with his agent/principal Wajih Ali Mirza have received community support in building a mini-plaza at the intersection of Fulton Street SW and Windsor Street SW. The request in the recommendation is to allow for gasoline to be sold on the property and for the gasoline pumps to be placed in front of the building. In addition this store will also provide services of selling local produce, beer, and wine and tobacco products. The property is currently vacant and blighted with various dumped items including tires, trash and standing water which breed mosquitos that may carry the West Nile virus.

In accordance with this community benefits agreement the developer has agreed to the following.

1: Fumes from emissions and gas -

Trees to address concerns for - Children and Seniors with respiratory issues as trees absorb CO2
Funding for annual programs in addressing health issues built around
Study is being done and conducted to address these issues for a report out. Eco Action along with the Institute of Public Health of Georgia State University will be working to complete this analysis over the coming years.

2. Agreed to provide restaurant as a part of the facility. i.e. Subway, Quiznos, Coffee shop, soul food.

3. Agreed to provide a corner area of inside store to provide groceries to accommodate food desert.

4. Agreed to support Senior Citizen programming in the amount of \$1000 annually. See Mechanicsville Agreement.

5. Security – off-duty police officers

Security organization hired to address concerns for security in public areas to offset the need for additional police, no loitering around property or facility.

6. Non-profit and Business Incubators – In Kind office space areas at a rate of \$1 (one dollar) with a minimum space of at least 1000 sq ft. for a period no less than 10.5 years which includes, conference room, male/female restroom, air conditioning, shared electricity, water and kitchen area. Agrees to provide second story leased space for business incubator. Must be 501c3 as this option is a tax right off for the donated space.

7. Adopt-A-Block Agreed to provide bus shelters, and to maintain adjacent lots where grass isn't cut including area around Mechanicsville sign.

8. Agree to fund small project with mini-grant for Mechanicsville community for \$500 annually.

9. Agreed to have potential candidates trained via The Center for Working Families Job Training Program for business owned and operated for hiring within the NPU-V community.

In addition, Eco-Action reviewed the property in regards to environmental and health concerns for the community. The parcel located at 464 Windsor Street SW Atlanta Ga is not a hazard and does not contribute significantly to health concerns for the residents of the community.

In addition to meeting with the Mechanicsville Civic Association, the Winward Development Inc. also met with property owners and residents going by the coalition Citizens of Mechanicsville who live within the direct vicinity of the proposed development and the recommendation was to move forward with proposed plans. Copies of attendance available upon request.

This development will transform a blighted lot into an economic hub appropriate for the proposed continued growth of the Mechanicville Community.

Sincerely,

Chairman of NPU-V Atlanta

Micah Rowland

the Mechanicsville Civic Association would return it and the Mechanicsville Community would decide through a majority vote where the return of the money would be spend.

- 6) The Mechanicsville Community requested that Winward Development place electric car pumps, so that Electric outlets in order to Charge up Electric Cars." With the Mechanicsville Community sharing in the gross Profit equally with Winward Developer(s). Winward would maintain the Electric Pumps from their share of the gross Profit. This money coming to the Mechanicsville Community, It would come to the Mechanicsville Civic Association and Mechanicsville Civic Association would receive 10% of this money to take care of civic Association Business for the Mechanicsville Community. The Rest would be determined by the Mechanicsville community.
- 7) This agreement would run with land meanings any owner(s) of this site and development at Fulton St and Windsor St site, would have to agree with agreement in full. Whenever there is a change of any type of ownership(s), lease of different type(s) of ownership. This agreement will be part of any agreement that maybe subsequent to this agreement.



President, Mechanicsville Civic Association

David Holder Sr



Alex Panagari
Winward Development INC
president -

Witness: Jane H. Ridley
JANE H. Ridley
MECHANICSVILLE CIVIC ASS
ECONOMIC DEVELOPMENT
Chair

MEMORANDUM OF AGREEMENT

This is a memorandum of agreement between Winward Development(s) and Mechanicsville Community represented by Mechanicsville Civic Association.

Mechanicsville Community agree through Mechanicsville Civic Association that they will support and assist Winward Development in securing the property and its development of the Fulton St Windsor St Site. This includes the support to put buildings which the Mechanicsville Community would support to put the building in rear and pumps in front. The Mechanicsville Civic Association will support the sale of beer and wine in the location. The Mechanicsville Community will assist and support Winward Developers to acquire the necessary permits and zoning changes from the City of Atlanta, Fulton County and the State Of Georgia.

Winward Development Agrees to:

- 1) Provide the jobs which are created because of this Development at Fulton St and Windsor St site, Mechanicsville Community residents would be the first candidates to be hired if qualified, then candidates from NPU-V
- 2) Maintain landscaping; clean also litter free site, police security and security camera connected to the Atlanta Police Department.
- 3) Post sign that Mechanicsville Civic Association request that pertain to the Mechanicsville Community and NPU-V.
- 4) In areas that Winward continue to operate or control i.e. (gross Profit from the sale of coffee will come to the Mechanicsville Association to support the youth in the community i.e. (with league, cheerleaders etc.) Half will go the youth the other half to the senior i.e. (bingo, Senior outings)
- 5) The Mechanicsville Community, that since Winward Development had not consider putting up a billboard, Mechanicsville community will support them putting up a digital billboard and the gross Profit would be share equally between Winward and the Mechanicsville Community. Out of Winward share of the gross Profit, Winward would find the necessary advertisers for the billboard and maintain the billboard out of their share of their gross Profit. The Mechanicsville Community portion it would come to Mechanicsville Civic Association for i.e. (Back to School events, Family Reunion, and or Festival and Halloween party also Christmas party. Any overage

First Reading		<input type="checkbox"/> 2 nd <input type="checkbox"/> 1 st & 2 nd <input type="checkbox"/> 3 rd Readings
Committee _____		<input type="checkbox"/> Consent <input type="checkbox"/> V Vote <input type="checkbox"/> RC Vote
Date _____		
Chair _____		
Referred To _____		

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 BY COUNCILMEMBER
 CLETA WINSLOW

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 OTHER PURPOSES

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1ST ADOPT 2ND READ & REFER
- PERSONAL PAPER REFER

Date Referred: 10/25/14

Referred To: Zoning

Date Referred: _____

Referred To: _____

Date Referred: _____

Referred To: _____

Committee	Committee
Date	Date
Chair	Chair
Action	Action
Other	Other
Members	Members
Refer To	Refer To
Committee	Committee
Date	Date
Chair	Chair
Action	Action
Other	Other
Members	Members
Refer To	Refer To

MAYOR'S ACTION

CERTIFIED