

AN ORDINANCE TO IMPOSE WITHIN THE TERRITORIAL LIMITS OF THE CITY OF STONECREST GEORGIA A TEMPORARY MORATORIUM FOR NINETY-TWO DAYS (UNLESS SOONER TERMINATED) UPON THE APPLICATION FOR, OR ISSUANCE OF REZONINGS VARIANCES LAND DISTURBANCE PERMITS LAND USE PERMITS LAND DEVELOPMENT PERMITS SIGN PERMITS ALCOHOLIC BEVERAGE LICENSES ADMINISTRATIVE PERMITS AND ALL OTHER PERMITS OR LICENSES DEPENDENT UPON OR RELATED TO ZONING OF LAND TO ALLOW FOR THE CONSIDERATION AND ADOPTION OF NECESSARY ZONING ORDINANCES AND THE PREPARATION OF NECESSARY FORMS AND ADOPTION OF NECESSARY PROCEDURES FOR THE PROCESSING OF SUCH APPLICATIONS

WHEREAS, the City of Stonecrest, Georgia (the "City") was created by Senate Bill 208, passed in the Georgia General Assembly during the 2016 Session (the "City Charter") and subsequently confirmed by referendum;

WHEREAS, the City Charter provides for a two-year transition period for providing a time during which an orderly transition of various governmental functions from DeKalb County to the City of Stonecrest shall occur;

WHEREAS, pursuant to Section 6.03(f) of the City Charter, the City may, at any point during the transition period, without the necessity of any agreement by DeKalb County, commence to exercise its planning and zoning powers, provided that the City shall give the County notice of the date on which the City will assume the exercise of such powers;

WHEREAS, the City shall notify DeKalb County of its intent to commence exercising its planning and zoning powers within the territorial limits of the City;

WHEREAS, prior to assuming such responsibility, the Mayor and City Council for the City intend to provide by ordinance for the procedures and requirements for planning and zoning within the territorial limits of the City;

WHEREAS, it being necessary for said zoning, land use and licensing purposes for the City to consider and adopt zoning and land development ordinances, to prepare application forms for zoning and land development related permits, and for said licenses to have procedures adopted for the processing of said applications;

WHEREAS, the Zoning Procedures Law, O.C.G.A. 36-66-1, et seq., provides statutory requirements which must be met by a local government to enact zoning ordinances and make

zoning decisions, including, requiring publication of notice and public hearing prior to the enactment of zoning ordinances;

WHEREAS, a reasonable amount of time is necessary to accomplish the foregoing;

WHEREAS, the City of Stonecrest has been vested with substantial powers, rights, and functions to generally regulate the use of real property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City;

WHEREAS, Georgia law recognizes that local governments may impose moratoria on zoning decisions and other development approvals where the interests of the public require such action and where such action is implemented in a manner which is reasonably necessary and not unduly oppressive; DeKalb County v. Townsend, 243 Ga. 80 (1979);

WHEREAS, the Mayor and City Council have found that the interests of the public necessitate the enactment of a moratorium for applications for zoning decisions within the City, by means which are reasonable and not unduly oppressive;

WHEREAS, the health, safety, welfare, aesthetics and morals of the citizens of the City of Stonecrest, Georgia shall be improved and protected by adoption and implementation of this Ordinance; and

WHEREAS, the Mayor and City Council of City believe that a moratorium will not deny property owners economically viable use of their property and will afford City officials and the City Council the time necessary to put into place reasonable regulations to further the aforesaid purposes.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council for the City of Stonecrest as follows:

SECTION 1.

FINDINGS OF FACT

The City is in process of preparing its zoning ordinance and processes, staff, and procedures to administer it. It is necessary and in the public interest to delay, for a reasonable period, applications for, sign permits and zoning decisions during such period of preparation to ensure future activity related thereto is consistent with the long-term planning objectives of the City.

SECTION 11.

IMPOSITION OF MORATORIUM

1. A moratorium shall be enacted upon the application for, or the issuance of, rezoning, variances, land disturbance permits, land use permits, land development permits, sign permits, administrative permits, and any and all other permits or licenses dependent upon, or related to the zoning of land within the territorial limits of the City effective upon adoption of this ordinance to allow for the consideration and adoption of zoning ordinances and to comply with the requirements of the Zoning Procedures Law. In addition, a moratorium shall be enacted upon the application for, or the issuance of applications for alcoholic beverage licenses to allow for the consideration and adoption of applicable ordinances.
2. During the period of the moratorium, no applications for rezoning, variances, or for land use permits, administrative permits, land disturbance permits, land development permits, sign permits or other such permits relating to the development or use of land shall be accepted, nor any such permits be issued. In addition, during the period of the moratorium, no applications for alcoholic beverage licenses shall be accepted, nor any such permits be issued.
3. The moratorium shall begin at midnight May 8, 2017, and shall end at midnight August 8, 2017, unless sooner terminated by action of Mayor and City Council.
 - a. It is hereby declared to be the intention of the Mayor and City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and City Council to be fully valid, enforceable and constitutional.
 - b. It is hereby declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, each section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
 - c. In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and City Council that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the

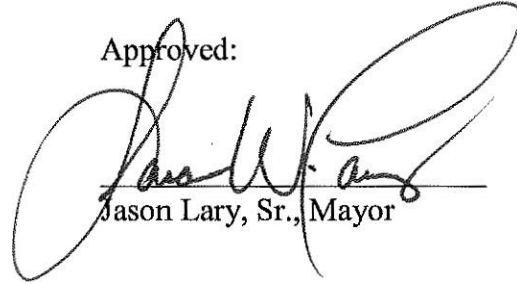
Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

- d. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith are hereby expressly repealed.

4. The within ordinance and moratorium shall become effective upon its adoption.

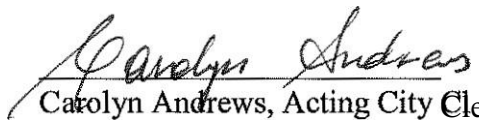
SO RESOLVED AND EFFECTIVE this the 8th day of May 2017.

Approved:



Jason Lary, Sr., Mayor

Attest:



Carolyn Andrews, Acting City Clerk