AN ORDINANCE

BY COUNCIL MEMBER DERRICK BOAZMAN

03-O-1186

AN ORDINANCE TO IMPOSE A MORATORIUM ON PERMITS FOR NEW CONSTRUCTION, EXTERIOR REHABILITATION AND MODIFICATIONS TO THE EXTERIOR OF EXISTING STRUCTURES, AND THE GRANTING OF ANY ZONING CHANGE OR VARIANCE FOR LAND, OR STRUCTURES LOCATED ON LAND, CURRENTLY ZONED LIGHT INDUSTRIAL (I-1) OR HEAVY INDUSTRIAL (I-2) IN THE SOUTHSIDE INDUSTRIAL PARK FOR A PERIOD NOT TO EXCEED SIX MONTHS; AND FOR OTHER PURPOSES.

WHEREAS, the Stewart Avenue Corridor Redevelopment Plan was adopted by City Council Resolution December 04, 1996 and approved by the Mayor on November 12, 1996 and amended by adoption of the Council on March 18, 2002 and approved by March 26, 2002; and

WHEREAS, the Southside Industrial Park is being studied to look at the impact heavy and light industrial businesses are having on the area; and

WHEREAS, the community is in an economically depressed area and the Southside Industrial Park is seeking to promote economic growth and developments beneficial to the community and to protect the community from environmentally hazardous land uses; and

WHEREAS, the permitting of inconsistent developments will adversely impact the neighborhood and is a threat to its stability and overall character; and

WHEREAS, the Southside Industrial Park and the surrounding community are currently reviewing the community's zoning with the intent of incorporating changes in its redevelopment plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1: That a moratorium be placed on permits for new construction, exterior rehabilitation and modifications to the exterior of existing structures, the granting of any zoning change or variances for land or structures located on land currently zoned Light Industrial (I-1) or Heavy Industrial (I-2) in the Southside Industrial Park for a period not to exceed six months to allow for the adoption of an amendment to the zoning ordinance. That the City's Director of Buildings may issue a building permit if he determines that it is an emergency situation or the situation is detrimental to the welfare of the community.

SECTION 2: That all ordinances or parts of ordinances in conflict with this ordinance shall be repealed.