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Executive Order
Office of the Mayor
City of Atlanta

EXECUTIVE ORDER 2020-2

BY THE MAYOR

DIRECTING THAT THE OFFICE OF BUILDINGS AND THE OFFICE OF ZONING AND DEVELOPMENT ACCEPT NO NEW REZONING APPLICATIONS, BUILDING PERMIT APPLICATIONS, LAND DISTURBANCE PERMIT APPLICATIONS, SPECIAL USE PERMIT APPLICATIONS, SPECIAL ADMINISTRATIVE PERMIT APPLICATIONS, SUBDIVISION APPLICATIONS, REPLATTING APPLICATIONS, AND LOT CONSOLIDATION APPLICATIONS FOR PARCELS WITHIN THE ATTACHED OVERLAY IN ORDER TO GIVE THE ATLANTA CITY COUNCIL TIME TO REVIEW REGULATIONS TO ADDRESS CONCERNS AND TO IMPOSE A MORATORIUM.

WHEREAS, the City of Atlanta (the "City") has been vested with substantial powers, rights and functions to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, peace and the general welfare of the City of Atlanta; and

WHEREAS, the City continually welcomes new persons to live and work in the City and the City recognizes that many developed areas of the City, including the Westside and in particular the Westside neighborhoods surrounding the Westside Park at Bellwood Quarry (the "Westside Park"), are experiencing or are anticipated to experience residential and commercial development and redevelopment on scattered tracts of land; and

WHEREAS, the City has a number of robust planning efforts with joint planning goals including the City's Comprehensive Development Plan, the One Atlanta Housing Affordability Action Plan, and the One Atlanta Strategic Transportation Plan; and

WHEREAS, the One Atlanta Housing Affordability Action plan specifically identifies that in neighborhoods in the south and west sides of Atlanta more than 70% of renting households were paying 30% or more of their income and the action plan specifically outlines the goal of ensuring equitable growth by preventing involuntary displacement; and

WHEREAS, among the current policy goals expressed in the City's Comprehensive Development Plan is the creation of an affordable and walkable city, to retain, grow and attract middle-income residents by promoting the development of middle-income housing within the context of mixed-income neighborhoods, promoting housing affordability in order to minimize the number of households that must pay more than thirty percent (30%) of their income on housing costs, and increasing the availability of affordable workforce housing; and

WHEREAS, the One Atlanta Strategic Transportation Plan specifically outlines the goal of distributing resources based on safety, equity and mobility conditions and recognizes that as the City grows the City must ensure that we are breaking down barriers between communities so that all Atlantans can safely get where they need to go; and

WHEREAS, the neighborhoods depicted on the attached overlay are experiencing significant public and private investment and are adjacent to the developing Westside Park and the neighborhoods to the south of the Westside Park do not have transportation access to the first phase of the park which will open in Spring of 2020; and

WHEREAS, the City desires a limited amount of time to conduct a planning review including development planning and transportation planning for properties located within the attached overlay to further address the impact the Westside Park is having on development in the surrounding area, and to consider alternatives to providing neighborhoods to the south of the Westside Park with transportation access to the first phase of the park; and

WHEREAS, pursuant to Section 2-182 of the City of Atlanta Code of Ordinances, the Mayor may issue executive orders which apply to events of short duration and which expire at the next meeting of Atlanta City Council subsequent thereof unless ratified by a majority vote of the members present and voting; and

WHEREAS, there is an urgent need, substantially related to the public health, safety and welfare, that an executive order be issued to support an ordinance proposing a moratorium on the acceptance of applications for rezonings, building permits, land disturbance permits, special use permits, special administrative permits and special exceptions related to any parcel(s) within the attached overlay so that the purpose of the moratorium not be circumvented until such a time as an appropriate ordinance can be acted on by the Atlanta City Council; and

WHEREAS, during the duration of the moratorium the City will (1) request that the Department of City Planning identify the Immediate Impact Area which is being most affected by the development of the Westside Park, (2) develop an Equitable Development Framework for the Immediate Impact Area, (3) engage Atlanta Beltline, Inc. to coordinate a community engagement strategy for the Westside Park and other Beltline parks in the Immediate Impact Area, (4) align activities in the One Atlanta Housing Affordability Action Plan, (5) develop a Westside Park Transportation Plan in alignment with the One Atlanta Strategic Transportation plan, and (6) identify City or other public agency-controlled land located in the Immediate Impact Area; and

WHEREAS, this executive order will be for a brief and specific period of time which shall be from the date of execution of this order until the next City Council meeting.

I, KEISHA LANCE BOTTOMS, AS MAYOR OF THE CITY OF ATLANTA, NOW HEREBY AUTHORIZE, ORDER AND DIRECT AS FOLLOWS:

As of the date of execution of this order, the Directors of the Office of Buildings and the Office of Zoning and Development are hereby authorized, ordered and directed to refuse to accept new applications for rezonings, building permits, land disturbance permits, special use permits, special administrative permits, subdivisions, replattings, and lot consolidations for non-public projects related to any parcel(s) within the overlay, as indicated in Exhibit A, attached to this order. This order shall not apply to building permits required for emergency work.

This order shall remain in effect until the next City Council meeting.

This 17 day of Feb, 2020.

Keisha Lance Bottoms, Mayor

ATTESTED:

Municipal Clerk