

EXECUTIVE ORDER 2023-51

RECEIVED

BY THE MAYOR

DIRECTING THAT THE DIRECTORS OF THE DEPARTMENT OF CITY PLANNING'S OFFICE OF BUILDINGS AND 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, OR LOT CONSOLIDATION APPLICATIONS FOR PARCELS WITHIN THE AREA DESIGNATED IN THIS ORDER, 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 Atlanta Medical Center is a 120-year-old institution that sits in the heart of the City on a 25-acre site (the "site"), as more particularly described on the map attached hereto as Exhibit A; and

WHEREAS, previous city planning efforts such as the Old Fourth Ward Master Plan, which was adopted by the Atlanta City Council pursuant to Ordinance No. 08-O-1572 on September 15, 2008 and approved by the Mayor on September 23, 2008, have designated the Atlanta Medical Center as a piece of essential infrastructure for the community, and further contemplated that the medical center would continue to be a staple in the community providing both health care and jobs; and

WHEREAS, the announcement of the closure of the Atlanta Medical Center has created doubt and uncertainty about future planning efforts for the community and the surrounding property owners; and

WHEREAS, while the individual parcels comprising the site are currently used altogether as a hospital campus, the parcels are zoned as a mix of zoning categories, including C-1 Community Business District Regulations, C-2 Commercial Service District, C-4 Central Area Commercial Residential District, and some of the properties fall within both the Beltline Overlay District and Beltline Affordable Workforce Housing District; and

WHEREAS, the City desires that community surrounding the site as well as the City of Atlanta should have the opportunity to update the Old Fourth Ward Master Plan and future land use maps on the City's comprehensive development plan, to ensure any future uses of the AMC properties are consistent with the character of the surrounding area; and

WHEREAS, pursuant to Executive Order 2022-101, as ratified by Ordinance No. 22-O-1777, which was adopted and approved on October 17, 2022, a moratorium on the acceptance of applications for rezonings, building permits, land disturbance permits, special use permits, special administrative permits, subdivisions, replattings, and lot consolidations related to any parcel(s) within the site was put into effect for a period of one hundred eighty (180) days commencing on the date the moratorium became effective; and

WHEREAS, pursuant to Executive Order 2023-040, as ratified by Ordinance No. 23-O-1202, which was adopted and approved on April 24, 2022, a moratorium on the acceptance of applications for rezonings, building permits, land disturbance permits, special use permits, special administrative permits, subdivisions, replattings, and lot consolidations related to any parcel(s) within the site was put into effect for a period of one hundred eighty (180) days commencing on the date the moratorium became effective; and

WHEREAS, the City desires to ensure that it shall have a limited amount of additional time to continue its efforts to conduct a planning review, including development planning, for the properties located within the site as more particularly described on Exhibit A to further address the impact of proposed changes in the area; 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 to the issuance thereof unless ratified by a majority vote of the members present and voting; and

WHEREAS, there continues to be an urgent need which is substantially related to the public health, safety and welfare, such that an executive order be issued to support an ordinance continuing the aforesaid moratorium on the acceptance of applications for rezonings, building permits, land disturbance permits, special use permits, special administrative permits, subdivisions, replattings, and lot consolidations related to any parcel(s) within the site as more particularly described on the attached map shown in Exhibit A so that the purpose of the moratorium not be circumvented until such a time as an appropriate planning or rezoning ordinance can be acted on by the Atlanta City Council; 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.

NOW THEREFORE, I, ANDRE DICKENS, AS MAYOR OF THE CITY OF ATLANTA, HEREBY AUTHORIZE, ORDER AND DIRECT AS FOLLOWS:

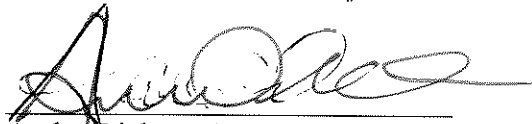
SECTION 1: That as of the date of execution of this order, the Directors of the Office of Buildings and the Office of Zoning and Development are hereby authorized, ordered and directed to refuse to

accept new applications for rezonings, building permits, land disturbance permits, special use permits, special administrative permits, subdivisions, replattings, and lot consolidations for any projects located within the site and map area, as indicated on Exhibit A and attached to this order.

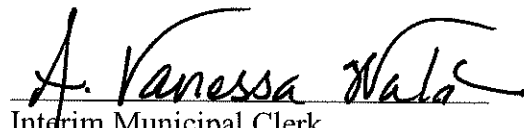
SECTION 2: This order shall not apply to building permits for repair or remediation work required for emergency work related to any life safety concerns at a particular building.

SECTION 3: This order shall remain in effect until the next City Council meeting.

SO ORDERED this 20th day of October, 2023.


Andre Dickens, Mayor

ATTESTED:

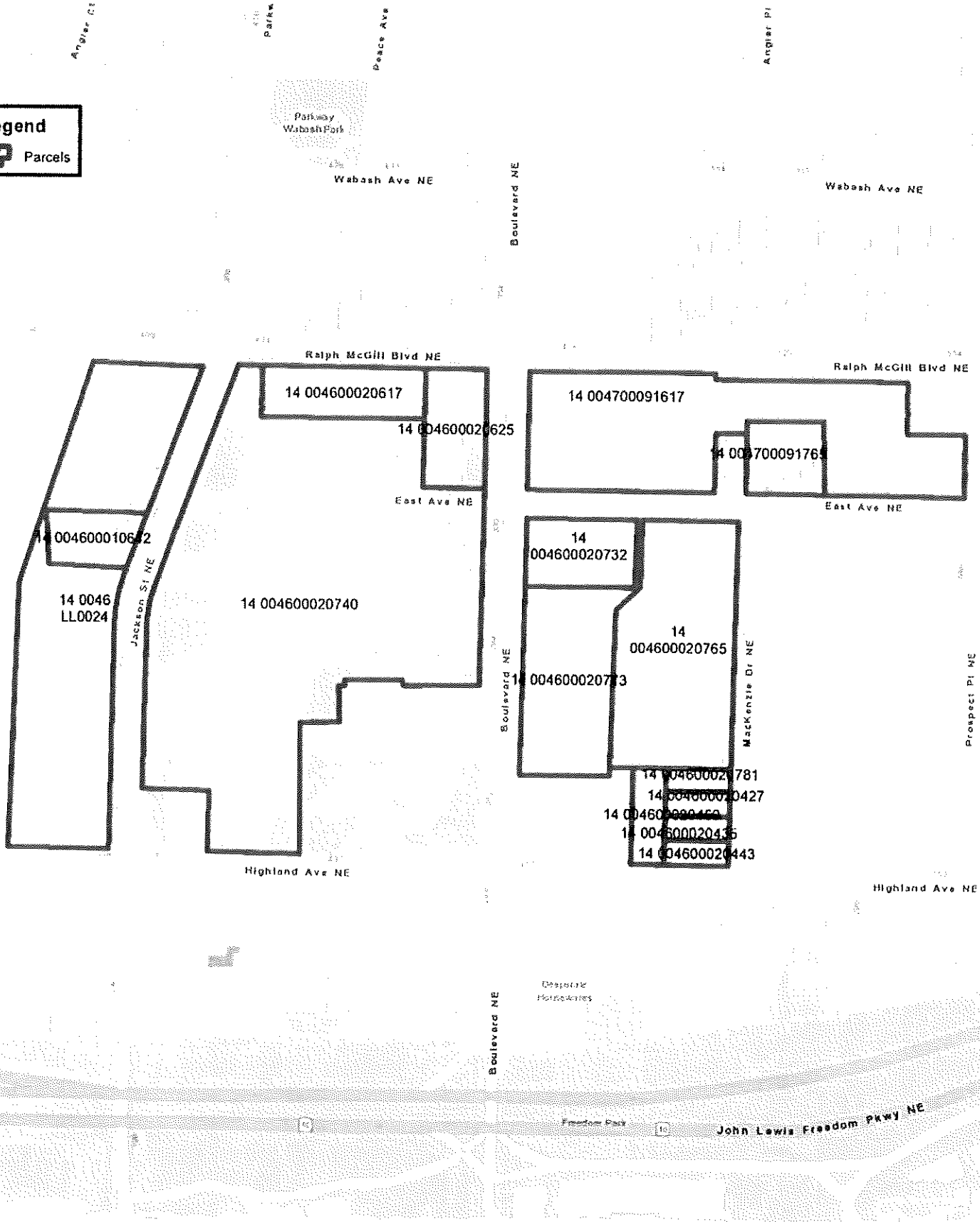

Interim Municipal Clerk

**A. Vanessa Waldon
Municipal Clerk**

Exhibit A – Properties subject to moratorium

Legend

 Parcels



Requested by: Date: 9/21/2022
 User Name:
 Path: C:\Users\opchatom\OneDrive - City Of Atlanta\Desktop\AHD Templates\A-S11_Portrait.mxd



Department of
CITY PLANNING

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