

Executive Order
Office of the Mayor
City of Atlanta

**EXECUTIVE ORDER 2024-05
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 ("AMC") 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 AMC 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 AMC created doubt and uncertainty about future planning efforts for the community and the surrounding property owners; and

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

WHEREAS, the City desires that the community surrounding the site as well as the City should have the opportunity to update the Old Fourth Ward Master Plan and future land use maps in 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, Ordinance no. 22-O-1777, which ratified Executive Order 2022-101, was adopted and approved on October 17, 2022 and imposed 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 for a period of one hundred eighty (180) days commencing on the date the moratorium became effective; and

WHEREAS, Ordinance no. 23-O-1202, which ratified Executive Order 2023-040, was adopted on April 17, 2023 and approved on April 24, 2023 imposed 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 for a period of one hundred eighty (180) days commencing on the date the moratorium became effective; and

WHEREAS, Ordinance no. 23-O-1614, which ratified Executive Order 2023-051, adopted on November 20, 2023 and approved on November 28, 2023, imposed 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 for a period of one hundred eighty (180) days commencing on the date the moratorium became effective; and

WHEREAS, extended stakeholder engagement was conducted since the onset of the original moratorium established pursuant to Ordinance 22-O-1777 in order to identify a usage of the site consistent with the needs of the surrounding community; and

WHEREAS, the results of that stakeholder engagement are nearly completed and will be adopted into the Comprehensive Development Plan; and

WHEREAS, the City desires to ensure that it shall have a limited amount of additional time to adopt any amendments to the Comprehensive Development Plan; 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 the Atlanta City Council subsequent to the issuance thereof unless ratified by a majority vote of the members present and voting; and

WHEREAS, it is necessary to impose a moratorium to maintain the status quo prior to an amendment to the Comprehensive Development Plan; 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, ANDRE DICKENS, AS MAYOR OF THE CITY OF ATLANTA, NOW HEREBY AUTHORIZE, ORDER AND DIRECT AS FOLLOWS:

SECTION 1: As of the date of execution of this order, the Director of the Office of Buildings and the Director of 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.

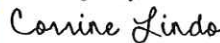
SO ORDERED this day of June 4, 2024.



Andre Dickens, Mayor

ATTESTED:

DocuSigned by:



Corrine Lindo,
Municipal Clerk

