

FIRST READING 8-22-05

SECOND READING 9-12-05

PUBLICATION DATES: August 8 & 10, 2005

August 31, 2005

September 7, 2005

ORDINANCE

A RESOLUTION AND ORDINANCE TO ADOPT AN URBAN REDEVELOPMENT PLAN; TO DEFINE THE GEOGRAPHIC BOUNDARIES OF THE PLAN; TO DEFINE DEVELOPMENT AND LAND USE WITHIN THE PLAN AREA; TO APPROVE FINANCING OF CITY HALL AS AN IMPROVEMENT WITHIN THE PLAN; TO DEFINE EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Urban Redevelopment Law of the State of Georgia (O.C.G.A. §36-61-1 et. seq.) provides that municipalities in Georgia have the power to adopt plans by resolution to rehabilitate, conserve or redevelop a defined geographic area that is designated as a blighted or slum area; and

WHEREAS, the Mayor and City Council of the City of Dawsonville do hereby designate the specific geographic area set forth in the Urban Redevelopment Plan adopted herewith as a “slum area”; and,

WHEREAS, land has been developed for land use within the geographic area defined by the Plan, and it is in the best interest of the public health, safety, morals, and welfare of the residents of the City of Dawsonville; and,

WHEREAS, as an integral part of the Plan, the City will acquire an obsolescent building formerly known as Thunder Road for use as a City Hall and other community improvement purposes;

NOW THEREFORE, THE COUNCIL OF THE CITY OF DAWSONVILLE, GEORGIA HEREBY RESOLVES AND ORDAINS THE FOLLOWING:

SECTION I. DECLARATION OF SLUM AREA.

There exists within the City of Dawsonville a slum area as that term is defined by O.C.G.A. § 36-61-2 as a result of dilapidation and obsolescence, deterioration of the site and improvements and other factors which have substantially impaired or arrested the sound growth of the City of Dawsonville as is more fully defined in the Urban Redevelopment Plan attached hereto as Exhibit "A" and incorporated herein by specific reference. The rehabilitation, conservation and redevelopment of the area set forth by the Plan is in the interest of public health, safety, morals and welfare of the residents of the City of Dawsonville.

Section II. GEOGRAPHIC BOUNDARIES OF THE PLAN.

In general, the geographic area of the Plan will consist of three sub-areas as more specifically defined by the Plan that is incorporated herein. The first geographic area will be the approximate 38 acres of land on the site formerly known as Thunder Road and more recently known as the Dawsonville Municipal Complex. Approximately six acres of this thirty-eight acre tract will be owned by the City as provided hereinafter. Approximately thirty-two acres will be privately owned and developed in accordance with the terms of the Plan. The thirty-eight acre tract will comprise the new Urban Center as set forth in the Plan.

The second geographic area consists of the downtown Historic District, specifically shown by the Plan.

The third geographic area consists of the land between the new Urban Center and the Historic District which is included for the purpose of connectivity between the new Urban Center and the Historic District.

Section III. DEVELOPMENT AND LAND USE WITHIN THE PLAN AREA.

All development, re-development and land use within the Plan area shall be as specifically provided for by the Plan. It is anticipated that most of the land within the Plan area will be rezoned to a PUD zoning classification in order to provide for the development as set forth under the Plan. However, regardless of zoning designation, all future development within the Plan area shall be in accordance with the Plan, as the same may be amended from time to time by the Mayor and Council.

Section IV. FINDINGS OF THE MAYOR AND COUNCIL.

The Mayor and Council of the City of Dawsonville find that there will be very few, if any, families who will be displaced from the Urban Redevelopment Area. To the extent that there is any displacement, the Plan provides for a significant increase in housing in the Urban Redevelopment Area into decent, safe and sanitary dwelling accommodations within the means of and without undue hardship to any relocated family. The Mayor and Council further find that the Urban Redevelopment Plan conforms to the general plan of the City of Dawsonville. Finally, the Mayor and Council find that the Urban Redevelopment Plan affords maximum opportunity consistent with the sound needs of the City of Dawsonville as a whole for the rehabilitation and redevelopment of the Urban Redevelopment Area by private enterprise.

Section V. ACQUISITION AND FINANCING OF CITY HALL.

Pursuant to the powers set forth in O.C.G.A. § 36-61-8 and § 36-61-12, the City hereby approves the acquisition of the Dawsonville Municipal Complex which it is currently leasing with an option to purchase for the sum of \$2.5 million from Phoenix I, LLC. The Mayor is authorized to execute any and all documents that may be required in order to effectuate the purchase of the six-acre +/- tract of land and building for the sum of \$2.5 million. Further, the Mayor is authorized to sign any and all documents necessary in order to obtain financing of the purchase price of \$2.5 million including incurring bank debt and/or issuance of bonded indebtedness.

Section VI. EFFECTIVE DATE.

This Resolution and Ordinance shall become effective on this upon adoption, the public welfare demanding the same.

SO ADOPTED by the City Council of Dawsonville, Georgia, this 12th day of September, 2005.

CITY OF DAWSONVILLE

By: _____
Joe Lane Cox, Mayor

Jonathan Cox, Council Member

Mike Sosebee, Council Member

Mike Wilson, Council Member

Tim Wimpey, Council Member

ATTESTED

Kim Cornelison, City Clerk