

CITY OF MORROW

October 13, 2015

Public Package

**CITY OF MORROW, GEORGIA
MAYOR AND CITY COUNCIL**

**Mayor JB Burke
Mayor Pro Tem Hang Tran
Councilwoman Jeanell Bridges
Councilman Larry Ferguson
Councilman Christopher Mills**

1. Meeting Agenda

2. Meeting Minutes

**3. Ordinances and
Resolutions**

Regular Council Meeting



CITY OF MORROW, GEORGIA
MAYOR AND CITY COUNCIL MEMBERS

Mayor JB Burke
Mayor Pro Tem Hang Tran
Councilwoman Jeanell Bridges
Councilman Larry Ferguson
Councilman Christopher Mills

Regular Council Meeting

October 13, 2015

Agenda

7:30 pm

CALL TO ORDER: Mayor Burke
PLEDGE OF ALLEGIANCE: All
INVOCATION: Mayor Burke

1. ROLL CALL:

2. CONSENT AGENDA:

- 1. Approval of September 22, 2015 Regular Meeting Minutes**
- 2. Approval of September 24, 2015 Special Called Meeting Minutes**
- 3. Approval of Fincher Denmark Williams & Minnifield, LLC invoice # 2747 dated September 14, 2015 in the amount of \$6,657.08 for the period of August 01, 2015 to August 31, 2015.**

3. MEETING AGENDA:

Approval of October 13, 2015 Meeting Agenda.

4. PUBLIC HEARING:

- Ordinance No. 2015-11 Place of Assembly

AN ORDINANCE TO AMEND THE OFFICIAL ZONING CODE OF THE CITY OF MORROW, GEORGIA, AS AMENDED; TO PROVIDE FOR THE REGULATION OF LAND USE RELATING TO PLACES OF ASSEMBLY, CHURCHES AND OTHER PLACES OF WORSHIP; TO PROVIDE NEW DEFINITIONS IN THE ZONING CODE; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.



5. **FIRST PRESENTATION:**

- **Ordinance No. 2015-11 Place of Assembly (1st Reading)**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING CODE OF THE CITY OF MORROW, GEORGIA, AS AMENDED; TO PROVIDE FOR THE REGULATION OF LAND USE RELATING TO PLACES OF ASSEMBLY, CHURCHES AND OTHER PLACES OF WORSHIP; TO PROVIDE NEW DEFINITIONS IN THE ZONING CODE; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Presented by City Manager Sylvia Redic)

6. **REPORTS AND PRESENTATION:**

- **Safe Halloween Presentation.**

7. **PUBLIC COMMENTS ON AGENDA ITEMS:**

Public Comments on Agenda Items are limited only the discussion of new business items on tonight's Agenda. Please fill out a comment card and turn it into the City Clerk if you wish to make a comment.

8. **NEW BUSINESS:**

- **Resolution No. 2015-11 Tri-Cities URA Plan**

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF MORROW, GEORGIA TO ADOPT A JOINT URBAN REDEVELOPMENT PLAN IN COOPERATION WITH THE CITY OF FOREST PARK, GEORGIA, AND THE CITY OF LAKE CITY, GEORGIA, WHICH JOINT URBAN REDEVELOPMENT PLAN ESTABLISHES A COMMON GOAL OF FIGHTING ECONOMIC DECLINE, COMBATING BLIGHT, AND PROMOTING REGIONAL DEVELOPMENT THAT IS SHARED BY THESE THREE CITIES; TO ADOPT AN INTERGOVERNMENTAL AGREEMENT EXPRESSING INTENT TO UPHOLD THIS JOINT URBAN REDEVELOPMENT PLAN; AND FOR ALL OTHER PURPOSES NECESSARY TO ACCOMPLISH THIS TRANSACTION AND EFFECTUATE THIS INTENT.

(Presented by City Manager Sylvia Redic)

9. **GENERAL COMMENTS:**

General Comments are any comments that you want to make during Council Meeting. Please fill out a comment card and turn it into the City Clerk if you wish to make a comment.

10. **ADJOURNMENT:**



CITY OF MORROW, GEORGIA
MAYOR AND CITY COUNCILMEMBERS

Mayor JB Burke
Mayor Pro Tem Hang Tran
Councilwoman Jeanell Bridges
Councilman Larry Ferguson
Councilman Christopher Mills

Special Called Meeting

September 24, 2015

Minutes

6:00 pm

Mayor JB Burke called the Special Called Meeting of the Morrow City Council to order at 6:00 pm on September 24, 2015. The meeting took place in the Council Chambers of the Morrow Municipal Complex located at: 1500 Morrow Road, Morrow, GA, 30260.

Mayor JB Burke asked everyone to stand for the Pledge of Allegiance followed by a moment of silent reflection.

ROLL CALL:

Mayor JB Burke asked **City Clerk Viet Tran** to call the roll.

City Clerk Viet Tran called the roll and those present were **Mayor JB Burke, Mayor Pro Tem Hang Tran, Councilwoman Jeanell Bridges and Councilman Larry Ferguson**. He stated **Councilman Christopher Mills** has an excused absence and for the record there was a quorum present.

MEETING AGENDA:

Mayor JB Burke called for a motion to approve September 24, 2015 Meeting Agenda.

MOTION AND VOTE: Councilwoman Jeanell Bridges made a motion, seconded by Mayor Pro Tem Hang Tran. The motion passed unanimously.

APPROVAL:

Mayor JB Burke asks **City Clerk Viet Tran** read the items in this section.

City Clerk Viet Tran read the following item:

1. Ordinance No. 2015-10 Tax Millage Rate (2nd Reading)



AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF MORROW, GEORGIA TO SET AND DECLARE THE TAX MILLAGE RATE IN THE CITY OF MORROW, GEORGIA FOR CALENDAR YEAR 2015 AND SETTING FORTH CERTAIN INFORMATION REGARDING ROLLED BACK RATES; AND FOR OTHER PURPOSES.

(Presented by City Manager Sylvia Redic)

Mayor JB Burke called for a motion to approve the Ordinance No. 2015-10 Tax Millage Rate.

MOTION AND VOTE: Councilwoman Jeanell Bridges made a motion, seconded by Councilman Larry Ferguson. The motion passed unanimously.

Mayor JB Burke asked **City Clerk Viet Tran** read the next item in this section.

City Clerk Viet Tran read the following item:

2. Reconsideration of Emergency and Medical Services MOU with Lake City

(Presented by Councilman Larry Ferguson)

Mayor JB Burke called for a motion to approve the revised MOU with Lake City.

MOTION AND VOTE: Councilwoman Jeanell Bridges made a motion, seconded by Councilman Larry Ferguson. The motion passed unanimously.

ADJOURNMENT:

Mayor JB Burke called for a motion to adjourn the September 24, 2015 Special Called Meeting.

MOTION AND VOTE: Councilman Larry Ferguson made a motion, seconded by Councilwoman Jeanell Bridges. The motion passed unanimously.

The Special Called Meeting was adjourned at 06:39 pm.

Approved this 13th day of October, 2015.

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CITY OF MORROW, GEORGIA

Attest

JB Burke, Mayor

Viet Tran, City Clerk
Seal



CITY OF MORROW, GEORGIA
MAYOR AND CITY COUNCILMEMBERS

Mayor JB Burke
Mayor Pro Tem Hang Tran
Councilwoman Jeanell Bridges
Councilman Larry Ferguson
Councilman Christopher Mills

Regular Meeting

September 22, 2015

Minutes

7:30 pm

Mayor JB Burke called the Regular Council Meeting of the Morrow City Council to order at 7:30 pm on September 22, 2015. The meeting took place in the Council Chambers of the Morrow Municipal Complex located at: 1500 Morrow Road, Morrow, GA, 30260.

Mayor JB Burke asked everyone to stand for the Pledge of Allegiance followed by a moment of silent reflection.

ROLL CALL:

Mayor JB Burke asked **City Clerk Viet Tran** to call the roll.

City Clerk Viet Tran called the roll and those present were **Mayor JB Burke, Mayor Pro Tem Hang Tran, Councilwoman Jeanell Bridges, Councilman Larry Ferguson, and Councilman Christopher Mills**. He stated there was a quorum present.

CONSENT AGENDA:

Mayor JB Burke called for a motion to approve September 22, 2015 Consent Agenda.

MOTION AND VOTE: Councilman Larry Ferguson made a motion, seconded by Councilman Christopher Mills. The motion passed unanimously.

MEETING AGENDA:

Mayor JB Burke called for a motion to approve September 22, 2015 Meeting Agenda.

MOTION AND VOTE: Mayor Pro Tem Hang Tran made a motion, seconded by Councilman Christopher Mills. The motion passed unanimously.

FIRST PRESENTATION:



Mayor JB Burke asked **City Clerk Viet Tran** read the item in this section.

City Clerk Viet Tran read the following item:

- Ordinance No. 2015-10 Tax Millage Rate (1st Reading)

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF MORROW, GEORGIA TO SET AND DECLARE THE TAX MILLAGE RATE IN THE CITY OF MORROW, GEORGIA FOR CALENDAR YEAR 2015 AND SETTING FORTH CERTAIN INFORMATION REGARDING ROLLED BACK RATES; AND FOR OTHER PURPOSES.

(Presented by City Manager Sylvia Redic)

Mayor JB Burke asked Councilmembers for any comments on the first reading of Ordinance No. 2015-10.

There was no comment.

PUBLIC COMMENT ON AGENDA ITEMS:

Mayor JB Burke asked **Citizens** for comment on Agenda Item.

- Dorothy Dean made a comment on National League of Cities.

NEW BUSINESS:

Mayor JB Burke asks **City Clerk Viet Tran** read the items in this section.

City Clerk Viet Tran read the following item:

1. Resolution No. 2015-09 Tri-Cities Resolution (Urban Redevelopment Area)

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF MORROW, GEORGIA TO DESIGNATE AN URBAN REDEVELOPMENT AREA IN ACCORDANCE WITH CHAPTER 61, TITLE 36 OF THE OFFICIAL CODE OF GEORGIA, WHICH URBAN REDEVELOPMENT AREA CONSISTS OF GEOGRAPHIC AREAS WITHIN THE CITY OF MORROW, GEORGIA CURRENTLY STRUGGLING WITH BLIGHT AND ECONOMIC DECLINE, AND IN WHICH GEOGRAPHIC AREAS THE CITY OF MORROW, GEORGIA DESIRES TO PROMOTE ECONOMIC DEVELOPMENT; AND FOR ALL OTHER PURPOSES NECESSARY TO ACCOMPLISH THIS TRANSACTION AND EFFECTUATE THIS INTENT.

(Presented by City Manager Sylvia Redic)



Mayor JB Burke called for a motion to approve the Resolution No. 2015-09 regarding Urban Redevelopment Area.

MOTION AND VOTE: Mayor Pro Tem Hang Tran made a motion, seconded by Councilman Larry Ferguson. Mayor Pro Tem Hang Tran, Councilman Larry Ferguson and Councilman Christopher Mills voted in favor of the motion; Councilwoman Jeanell Bridges voted in opposition and the motion passed.

Mayor JB Burke asked **City Clerk Viet Tran** read the next item in this section.

City Clerk Viet Tran read the following item:

2. - Ordinance No. 2015-09 Rezoning Ordinance (2nd Reading)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF MORROW, GEORGIA, AS AMENDED; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Presented by City Manager Sylvia Redic)

Mayor JB Burke called for a motion to approve the Ordinance No. 2015-09 regarding rezoning.

MOTION AND VOTE: Mayor Pro Tem Hang Tran made a motion, seconded by Councilman Christopher Mills. Mayor Pro Tem Hang Tran, Councilwoman Jeanell Bridges and Councilman Christopher Mills voted in favor of the motion; Councilman Larry Ferguson voted in opposition and the motion passed.

Mayor JB Burke asked **City Clerk Viet Tran** read the next item in this section.

City Clerk Viet Tran read the following item:

3. Resolution No. 2015-10 National League of Cities

A RESOLUTION APPROVING AND SUPPORTING THE CITY OF MORROW APPLICATION FOR MORROW TO DEVELOP A MARKETING SERVICE AGREEMENT WITH UTILITY SERVICE PARTNERS PRIVATE LABEL, INC. ("USP") D/B/A SERVICE LINE WARRANTIES OF AMERICA ("SLWA") TO LICENSE THE USE OF THE CITY OF MORROW TRADEMARK IN CONJUNCTION WITH ADVERTISEMENT TO THE CITY OF MORROW RESIDENTS OF WARRANTY PLANS FOR REPAIR OF WATER, SEWER, AND IN-HOME PLUMBING LINES ON RESIDENTIAL PROPERTY.

(Presented by City Manager Sylvia Redic)



Mayor JB Burke called for a motion to approve the Resolution 2015-10. To license the use of the City of Morrow trademark in conjunction with advertisement to City of Morrow residents of warranty plans for repair of water, sewer and in-home plumbing lines on residential property with National League of Cities.

MOTION AND VOTE: Mayor Pro Tem Hang Tran made a motion, seconded by Councilman Christopher Mills. Mayor Pro Tem Hang Tran and Councilman Christopher Mills voted in favor of the motion; Councilman Larry Ferguson and Councilwoman Jeanell Bridges voted in opposition. Mayor JB Burke broke the tie with a favorable vote and the motion passed.

GENERAL COMMENTS:

Mayor JB Burke asked **Citizens** and **Councilmembers** for comments.

Citizens Comments:

Dorothy Dean
Darryl Momon

Councilmembers Comments:

City Manager Sylvia Redic
Councilwoman Jeanell Bridges
Councilman Larry Ferguson
Councilman Christopher Mills
Mayor Pro Tem Hang Tran
Mayor JB Burke

ADJOURNMENT:

Mayor JB Burke called for a motion to adjourn the September 22, 2015 Regular Council Meeting.

MOTION AND VOTE: Councilman Larry Ferguson made a motion, seconded by Councilwoman Jeanell Bridges. The motion passed unanimously.

The Regular Council Meeting was adjourned at 08:22 pm.

Approved this 13th day of October, 2015.



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CITY OF MORROW, GEORGIA

Attest

JB Burke, Mayor

Viet Tran, City Clerk
Seal

**STATE OF GEORGIA
COUNTY OF CLAYTON
CITY OF MORROW**

ORDINANCE NO. 2015-11

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AN ORDINANCE TO AMEND THE OFFICIAL ZONING CODE OF THE CITY OF MORROW, GEORGIA, AS AMENDED; TO PROVIDE FOR THE REGULATION OF LAND USE RELATING TO PLACES OF ASSEMBLY, CHURCHES AND OTHER PLACES OF WORSHIP; TO PROVIDE NEW DEFINITIONS IN THE ZONING CODE; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the governing authority of the City of Morrow, Georgia (the “City”) are the Mayor and Council thereof;

WHEREAS, 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, security, peace, and the general welfare of the City;

WHEREAS, the Mayor and Council have, as a part of planning, zoning and growth management, been in review of the City's Zoning Ordinances and have been studying the City's best estimates and projections of the type of development which could be anticipated within the City;

WHEREAS, the Mayor and Council therefore consider it paramount that land use regulation continue in the most orderly and predictable fashion with the least amount of disturbance to landowners and to the citizens of the City. The Mayor and Council have always had a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics and the general welfare of the community; and in particular

**STATE OF GEORGIA
COUNTY OF CLAYTON
CITY OF MORROW**

ORDINANCE NO. 2015-11

22 the lessening of congestion on City streets, security of the public from crime and other dangers,
23 promotion of health and general welfare of its citizens, protection of the aesthetic qualities of the
24 City including access to air and light, and facilitation of the adequate provision of transportation
25 and other public requirements; and

26 **WHEREAS**, it is the belief of the Mayor and Council that the concept of "public
27 welfare" is broad and inclusive; that the values it represents are spiritual as well as physical,
28 aesthetic as well as monetary; and that it is within the power of the City "to determine that a
29 community should be beautiful as well as healthy, spacious as well as clean, well balanced as
30 well as carefully patrolled," *Berman v. Parker*, 348 U.S. 26, 75 S.Ct. 98 (1954); *Kelo v. City of*
31 *New London*, 545 U.S. 469, 125 S. Ct. 2655, 162 L. Ed. 2d 439 (2005). It is also the opinion of
32 the City that "general welfare" includes the valid public objectives of aesthetics, conservation of
33 the value of existing lands and buildings within the City, making the most appropriate use of
34 resources, preserving neighborhood characteristics, enhancing and protecting the economic well-
35 being of the community, facilitating adequate provision of public services, and the preservation
36 of the resources of the City;

37 **WHEREAS**, the Mayor and Council are, and have been interested in, developing a
38 cohesive and coherent policy regarding certain uses in the City, and have intended to promote
39 community development through stability, predictability and balanced growth which will further
40 the prosperity of the City as a whole;

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CITY OF MORROW

ORDINANCE NO. 2015-11

41 **WHEREAS**, the governing authority desires to modify the zoning code of the City to
42 revise the provisions relating to religious and institutional uses and uses involving assembly of
43 persons; and

44 **WHEREAS**, the health, safety, and welfare of the citizens of the City, will be positively
45 impacted by the adoption of this Ordinance.

46 BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE
47 CITY OF MORROW, GEORGIA, and by the authority thereof:

48 **Section 1.** The Zoning Ordinance of the City of Morrow, Georgia is hereby amended by
49 adding the following to ARTICLE XV. – CONDITIONAL USES, after Section 1501, as
50 follows:

51 “Section 1502. – Churches, synagogues and other places of worship.

52 (a) Because of their special demands upon public services and facilities, and their potential
53 for imposing significant financial burdens upon the City if established within certain
54 time-frames and at particular locations, churches, synagogues and other places of worship
55 shall be conditional uses within any Zoning District except the Public Institutional
56 Zoning District, but only after completion of the process prescribed in Section 1501 and
57 meeting the requirements herein. Within the Public Institutional Zoning District,
58 churches, synagogues, and other places of worship are permitted uses and shall not
59 require the approval of Mayor and Council. Churches, synagogues and other places of
60 worship shall be entitled to all of the accessory uses provided for such places in the
61 Public Institutional Zoning District.

62 (b) Further, in making a determination as to whether or not an application for a church,
63 synagogue or other place of worship shall be approved at a particular time and location,
64 the Mayor and Council shall consider the potential financial burdens to the City that
65 would be generated, the potential impacts on existing or anticipated surrounding
66 developments, noise and peak traffic impacts, and the potential special demands upon
67 public services and facilities. Upon a finding that such place conforms to the intent and
68 requirements of this Article, the use may be approved by the Mayor and Council. If
69 approval for such use is granted, the Mayor and Council may attach special conditions to
70 the approval, which have the purpose of minimizing potential negative impacts and
71 burdens on public finances, facilities and/or services as well as surrounding properties
72 and travelers on the City's streets and sidewalks.

73 (c) For churches, synagogues or other places of worship located outside the Public
74 Institutional District, the locations shall:

- 75 (1) Be located on a lot fronting a major thoroughfare;
- 76 (2) Be stand-alone buildings;
- 77 (3) Meet the requirements of ARTICLE XII. – PARKING AND LOADING;
- 78 (4) Meet applicable requirements promulgated by the City's Fire Marshall; and
- 79 (5) Meet the applicable buffer requirements in ARTICLE XI. – BUFFER AND
80 SCREENING REQUIREMENTS.

81 Section 1503. – Other Conditional Use Requirements.

82 (a) Any conditional use that includes places of assembly shall also meet the requirements of
83 Section 1502(c) above in addition to other relevant conditional use requirements.”

84 **Section 2.** That ARTICLE IX. – SCHEDULE OF DISTRICT REGULATIONS, Section
85 910 – BG General Business District of the Zoning Ordinance of the City of Morrow, Georgia is
86 hereby amended as follows:

87 By removing from *Permitted Uses* the category of “Churches, synagogues, chapels, or
88 other places of religious worship and instruction, provided that such place of religious worship
89 and instruction is located more than 100 yards (300 feet) from any establishment that sells or
90 offers to sell any distilled spirits in accordance with the licensure and permitting requirements of
91 the state and the city” and placing it under *Conditional Uses*.

92 **Section 3.** The Zoning Ordinance of the City of Morrow, Georgia is hereby amended by
93 adding the following definitions, to be inserted in their proper alphabetical order within Section
94 402 – Definitions, to ARTICLE IV. – INTERPRETATION AND DEFINITIONS as follows:

95 “*Church or synagogue:* A building and related lands and/or a structure used for and
96 generally open to the general public for group religious worship. Churches shall not include any
97 building or property used solely for administrative activities related to an institution or group
98 practicing group religious worship.

99 *Group religious worship:* The practice of praying to, giving thanks to, or otherwise
100 worshipping or studying about a god or gods or other such higher entity or entities, which
101 practice may include instructional, recreational, utility and maintenance activities.

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COUNTY OF CLAYTON
CITY OF MORROW

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102 *Place of assembly:* A structure, portion of a structure, or area (either indoor or outdoor),
103 designed primarily for people to gather to observe or participate in a single event or series of
104 events which are not related to group religious worship. A group home is not considered a place
105 of assembly.

106 *Place of worship:* See Church.”

107 **Section 4.** That Section 919. – Reserved of ARTICLE IX. – SCHEDULE OF
108 DISTRICT REGULATIONS of the Zoning Ordinance of the City of Morrow, Georgia is hereby
109 deleted in its entirety and replaced with the following new Section to read as follows:

110 “Section 919 – Places of assembly.

111 Section 919-A. – Certain Uses Permitted in Commercial Districts

112 (a) Subject to all conditions of the underlying zoning district and the conditions below, the
113 following specific type(s) of place of assembly are permitted by right in the CUPD, BG,
114 PC and MU zoning districts of the City:

115 (1) Movie theaters;

116 (2) Concert halls;

117 (3) Private commercial/vocational schools (including martial arts or dance studios, and
118 technical or vocational training); and

119 (4) Clubs.

120 (b) All uses in Section 919-A(a) above shall meet the requirements of ARTICLE XII. –
121 PARKING AND LOADING.”

STATE OF GEORGIA
COUNTY OF CLAYTON
CITY OF MORROW

ORDINANCE NO. 2015-11

122 **Section 5.** The preamble of this Ordinance shall be considered to be and is hereby
123 incorporated by reference as if fully set out herein.

124 **Section 6.** (a) It is hereby declared to be the intention of the Mayor and Council that all
125 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their
126 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

127 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest
128 extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this
129 Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this
130 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the
131 greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this
132 Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase
133 of this Ordinance.

134 (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance
135 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise
136 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the
137 express intent of the Mayor and Council that such invalidity, unconstitutionality or
138 unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional
139 or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or
140 sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases,
141 clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional,
142 enforceable, and of full force and effect.

STATE OF GEORGIA
COUNTY OF CLAYTON
CITY OF MORROW

ORDINANCE NO. 2015-11

143 Section 7. All ordinances and parts of ordinances in conflict herewith are hereby
144 expressly repealed.

145 Section 8. Penalties in effect for violations of the Zoning Ordinance of the City of
146 Morrow at the time of the effective date of this Ordinance shall be and are hereby made
147 applicable to this Ordinance and shall remain in full force and effect.

148 Section 9. The effective date of this Ordinance shall be the date of adoption unless
149 otherwise specified herein.

150 **ORDAINED** this 27th day of October, 2015.

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CITY OF MORROW, GEORGIA

JB Burke, Mayor

ATTEST:

Viet Tran, City Clerk

- First Reading: October 13, 2015

SEAL

- Second Reading and Adopted: October 27, 2015

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF MORROW, GEORGIA TO ADOPT A JOINT URBAN REDEVELOPMENT PLAN IN COOPERATION WITH THE CITY OF FOREST PARK, GEORGIA, AND THE CITY OF LAKE CITY, GEORGIA, WHICH JOINT URBAN REDEVELOPMENT PLAN ESTABLISHES A COMMON GOAL OF FIGHTING ECONOMIC DECLINE, COMBATING BLIGHT, AND PROMOTING REGIONAL DEVELOPMENT THAT IS SHARED BY THESE THREE CITIES; TO ADOPT AN INTERGOVERNMENTAL AGREEMENT EXPRESSING INTENT TO UPHOLD THIS JOINT URBAN REDEVELOPMENT PLAN; AND FOR ALL OTHER PURPOSES NECESSARY TO ACCOMPLISH THIS TRANSACTION AND EFFECTUATE THIS INTENT.

WHEREAS, the City of Morrow, Georgia (“Morrow”) desires to redevelop certain blighted areas within its geographic limits and has activated its urban redevelopment agency to carry out this purpose; and

WHEREAS, Morrow recognizes that the City of Forest Park, Georgia (“Forest Park”), and the City of Lake City, Georgia (“Lake City”), share many of Morrow’s economic concerns and similarities, as well as a common interest in redeveloping pockets of blight within each city’s geographic limits; and

WHEREAS, Morrow desires to work jointly with Forest Park and Lake City so that the three cities may achieve cohesive, unified, and long-lasting urban redevelopment; and

WHEREAS, in furtherance of this goal, Morrow, Forest Park, and Lake City have participated in the development of a joint urban redevelopment plan entitled the “Tri-Cities Urban Redevelopment Plan” (the “Tri-Cities Plan”) with the Carl Vinson Institute of Government at the University of Georgia (a copy of which Tri-Cities Plan is attached hereto as Exhibit A and incorporated herein by reference); and

WHEREAS, pursuant to Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the “Urban Redevelopment Law,” as amended (the “Urban Redevelopment Law”), the City Council of Morrow held a public hearing on October 13, 2015 on the proposed Tri-Cities Plan, a copy of which is on file with Morrow; and

WHEREAS, public notice of such public hearing was published in the Clayton News Daily, a newspaper having a general circulation in the area of operation of Morrow, on September 26, 2015, and proof of such publication is on file with Morrow; and

WHEREAS, no families will be displaced from the urban redevelopment area described in the Tri-Cities Plan, and therefore no method for relocation of such families need be provided; and

WHEREAS, Morrow has also prepared and adopted a general plan for the physical development of the City of Morrow, Georgia as a whole (giving due regard to the environs and metropolitan surroundings) (the “General Plan”) pursuant to the Urban Redevelopment Law; and

WHEREAS, the Tri-Cities Plan conforms to the General Plan of Morrow; and

WHEREAS, the Tri-Cities Plan will afford maximum opportunity, consistent with the sound needs of Morrow as a whole, for the rehabilitation or redevelopment of the urban redevelopment area described in the Tri-Cities Plan by private enterprise; and

WHEREAS, the Tri-Cities Plan is consistent with previous urban redevelopment plan(s) adopted by Morrow and effectuated by Morrow’s urban redevelopment agency; and

WHEREAS, the Tri-Cities Plan constitutes an appropriate part of Morrow’s workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of economic blight, to encourage needed urban rehabilitation, and to provide for the redevelopment of pockets of blight, all as set forth in the Urban Redevelopment Law; and

WHEREAS, after careful study and investigation, Morrow desires to adopt and approve the Tri-Cities Plan; and

WHEREAS, Morrow also participated in the development of an intergovernmental agreement (the “Tri-Cities Intergovernmental Agreement”) with Forest Park and Lake City pursuant to which agreement the three cities agree in good faith to adopt, follow, and execute the Tri-Cities Plan within their respective urban redevelopment areas (a copy of which Tri-Cities Intergovernmental Agreement is attached hereto as Exhibit B and incorporated herein by reference); and

WHEREAS, after careful consideration, Morrow desires to adopt and approve the Tri-Cities Intergovernmental Agreement as well;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morrow, Georgia that all statements, findings, and recitations set forth in the above and foregoing preambles are hereby determined and declared to be true and correct.

BE IT FURTHER RESOLVED that the Tri-Cities Plan and the urban redevelopment project set forth therein are hereby approved.

BE IT FURTHER RESOLVED that the Tri-Cities Intergovernmental Agreement and the intent expressed therein are hereby approved.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the City Council of Morrow.

PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE this 13th day of October, 2015.

CITY OF MORROW, GEORGIA

(SEAL)

By: _____

Mayor

Attest:

City Clerk

CITY CLERK'S CERTIFICATE

I, _____, the duly appointed, qualified, and acting City Clerk of the City of Morrow, Georgia (the "City"), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on _____, 2015 by the City Council of the City in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the City, by a vote of ____ Yea and ____ Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the City, which is in my custody and control.

GIVEN under my hand and the seal of the City, this _____ day of _____ 2015.

(SEAL)

City Clerk, City of Morrow, Georgia

EXHIBIT A
[SEE ATTACHED]

EXHIBIT B
[SEE ATTACHED]

Morrow, Georgia
Urban Redevelopment Area Parcels
Revised September 15, 2015



Legend

-  Morrow_URA_parcel
-  Morrow_parcel_export

