

**AN 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; 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 Monroe 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 Monroe; and,

**NOW THEREFORE**, THE COUNCIL OF THE CITY OF MONROE, GEORGIA HEREBY ORDAINS THE FOLLOWING:

**SECTION I. DECLARATION OF SLUM AREA.**

There exists within the City of Monroe 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 Monroe 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 Monroe.

**SECTION II. 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.

**SECTION III. FINDINGS OF THE MAYOR AND COUNCIL.**

The Mayor and Council of the City of Monroe 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. Finally, the Mayor and Council find that the Urban Redevelopment Plan affords maximum opportunity consistent with the sound needs of the City of Monroe as a whole for the rehabilitation and redevelopment of the Urban Redevelopment Area by private enterprise.

**SECTION IV. EFFECTIVE DATE.**

This Ordinance shall become effective upon adoption, the public welfare demanding the same.

**SO ADOPTED** by the City Council of Monroe, Georgia, this 13<sup>th</sup> day of March, 2007.

**CITY OF MONROE**

By: \_\_\_\_\_

Greg Thompson, Mayor

ATTESTED:

\_\_\_\_\_  
Julian L. Jackson, City Administrator

**AN 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; 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 Monroe 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 Monroe; and,

**NOW THEREFORE**, THE COUNCIL OF THE CITY OF MONROE, GEORGIA HEREBY ORDAINS THE FOLLOWING:

**SECTION I. DECLARATION OF SLUM AREA.**

There exists within the City of Monroe 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 Monroe 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 Monroe.

**SECTION II. 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.

**SECTION III. FINDINGS OF THE MAYOR AND COUNCIL.**

The Mayor and Council of the City of Monroe 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. Finally, the Mayor and Council find that the Urban Redevelopment Plan affords maximum opportunity consistent with the sound needs of the City of Monroe as a whole for the rehabilitation and redevelopment of the Urban Redevelopment Area by private enterprise.

**SECTION IV. EFFECTIVE DATE.**

This Ordinance shall become effective upon adoption, the public welfare demanding the same.

**FIRST READING.** This 10<sup>th</sup> day of June 2008.

**SECOND READING AND ADOPTED** on this 8<sup>th</sup> day of July, 2008.

**CITY OF MONROE**

By: \_\_\_\_\_

Greg Thompson, Mayor

ATTESTED:

Julian L. Jackson, City Administrator