

ORDINANCE

#21-09

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF DUBLIN TO PROVIDE FOR HOUSING REHABILITATION AND NEW DEVELOPMENT INCENTIVES FOR DILAPIDATED STRUCTURES AND VACANT LOTS WITHIN CERTAIN AREAS OF THE CITY OF DUBLIN; TO PROVIDE FOR AUTHORIZATION FOR THE CITY MANAGER TO WAIVE CERTAIN GARBAGE AND DEBRIS COLLECTION FEES; TO PROVIDE FOR ADMINISTRATIVE AUTHORITY FOR THE PROGRAM; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Georgia Constitution authorizes the General Assembly to provide by law for the delegation of its power to municipalities for their governance; and

WHEREAS, the General Assembly has granted to municipalities broad powers with regard to the regulation of building and construction within their respective jurisdictions; and

WHEREAS, certain areas of the City of Dublin (hereinafter “City”) suffer from a more heavily concentrated impact of abandoned, dilapidated, and blighted properties which diminish the property values of surrounding areas, increase local crime rates, and pose a risk of harm to the welfare of the general public; and

WHEREAS the City has adopted an Urban Redevelopment Plan pursuant to the authority found in O.C.G.A. §36-61-1, et. seq., with one objective being to encourage economic and neighborhood revitalization within the City

WHEREAS, during the public hearing and community meetings for the creation of the City’s Urban Redevelopment Plan, the overarching concern from all communities was the existence of vacant, neglected, and dilapidated properties throughout the City; and

WHEREAS, the City is authorized to regulate and license the construction of housing within the corporate limits of the City;

WHEREAS, abandoned, dilapidated, and blighted properties also contribute to increased criminal activity and an increase in the consumption of police enforcement resources; and

WHEREAS, the City has utilized its inspections officers to enforce City codes regarding several abandoned, blighted, and dilapidated properties through the nuisance abatement procedures authorized pursuant to Chapter 2 of Title 41 of the Official Code of Georgia and pursuant to Chapter 13 of the Code of Ordinances of the City of Dublin; and

WHEREAS, many of those cases have resulted in the structures on the properties being demolished and the lots on which they stand being left vacant; and

WHEREAS, other lots within the City remain undeveloped and unimproved because they are surrounded by dilapidated and blighted properties; and

WHEREAS, blighted and dilapidated properties within the City are most heavily concentrated within areas where the income level of the residents is at or below the poverty level; and

WHEREAS, owner-occupied home ownership promotes and is more likely to result in better care and maintenance of homes as opposed to the rental of homes; and

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