

## **RESOLUTION DESIGNATING URBAN REDEVELOPMENT AREA**

**WHEREAS**, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the “Urban Redevelopment Law,” as amended (the “Urban Redevelopment Law”), authorizes the City of Dacula, Georgia (the “City”) to designate an “urban redevelopment area,” which is defined to mean a “pocket of blight” which the City Council of the City designates as appropriate for an urban redevelopment project; and

**WHEREAS**, the Urban Redevelopment Law defines “pocket of blight” to mean an area in which by reason of the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; having development impaired by airport or transportation noise or by other environmental hazards; or any combination of such factors, substantially impairs or arrests the sound growth of the City, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

**WHEREAS**, after careful study and investigation, the City desires to designate the area described in Exhibit A attached to this resolution as an urban redevelopment area;

### **NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF DACULA, GEORGIA, AS FOLLOWS:**

1. The area described in Exhibit A attached to this resolution is hereby determined to be a “pocket of blight,” by reason of the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; having development impaired by airport or transportation noise or by other environmental hazards; or any combination of such factors, substantially impairs or arrests the sound growth of the City, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, and that such area is therefore designated as appropriate for an urban redevelopment project.
2. Any and all resolutions in conflict with this resolution be and the same are hereby repealed.
3. This resolution shall be effective immediately upon its adoption by the City Council of the City.

**PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE** this 1st day of February 2024.

**CITY OF DACULA, GEORGIA**

(SEAL)

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

Attest:

\_\_\_\_\_  
City Clerk

## **EXHIBIT A**

The boundary of the urban redevelopment area begins at the southeast corner of the Dacula Road and Broad Street intersection, follows southward until the Winder Highway and Broad Street intersection. Boundary continues westward along Winder Highway for 680 feet (+/-) and then continues southward. The boundary includes properties along McMillan Road until the McMillan Road and Harbins Road intersection. The boundary follows Harbins Road, includes Dacula City Hall, and continues until the Tanner Road intersection. The boundary continues northeast along Tanner Road for 235 feet (+/-) and then continues northward until it intersects with Freemans Mill Road. The boundary continues eastward along Freemans Mill Road for 1,192 feet (+/-). Then, the boundary continues northward until it intersects with Winder Highway. The boundary proceeds westward along Winder Highway until it intersects with Dacula Road where it continues northward until the boundary ends at the Dacula Road and Broad Street intersection.

**CITY CLERK'S CERTIFICATE**

I, **BRITTNI NIX**, the duly appointed, qualified, and acting City Clerk of the City of Dacula, Georgia (the "City"), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on February 1, 2024, 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 1st day of February 2024.

(SEAL)

\_\_\_\_\_  
City Clerk