



**AN ORDINANCE TO ADOPT CHAPTER 27-ZONING, OF THE CODE OF THE CITY
OF STONECREST AND THE OFFICIAL ZONING MAPS**

WHEREAS, the City of Stonecrest, Georgia (the "City") was created by Senate Bill 208, passed in the Georgia General Assembly during the 2016 Session (the "City Charter") and subsequently confirmed by referendum;

WHEREAS, the City Charter provides for a two-year transition period for the purpose of providing a time period during which an orderly transition of various governmental functions from DeKalb County to the City of Stonecrest shall occur;

WHEREAS, pursuant to Section 6.03(f) of the City Charter, the City may, at any point during the transition period, without the necessity of any agreement by DeKalb County, commence to exercise its planning and zoning powers, provided that the City shall give the County notice of the date on which the City will assume the exercise of such powers;

WHEREAS, the City has notified DeKalb County of its intent to commence exercising its planning and zoning powers within the territorial limits of the City;

WHEREAS, the City intends to provide by ordinance the procedures and requirements for planning and zoning within the territorial limits of the City;

WHEREAS, sexually oriented businesses require special supervision from the public safety agencies of the City in order to protect and preserve the health, safety, and welfare of the patrons of such businesses as well as the citizens of the City;

WHEREAS, the City Council finds that sexually oriented businesses, as a category of establishments, are frequently used for unlawful sexual activities, including prostitution;

WHEREAS, there is convincing documented evidence that sexually oriented businesses, as a category of establishments, have deleterious secondary effects and are often associated with crime and adverse effects on surrounding properties;

WHEREAS, the City Council desires to minimize and control these adverse effects and thereby protect the health, safety and welfare of the citizenry; protect the citizens from crime; preserve the quality of life; preserve the character of the surrounding neighborhoods and deter the spread of urban blight;

WHEREAS, the City of Stonecrest has advertised and held public hearings on July 31, 2017 and August 7, 2017 on the adoption of the Chapter 27 and the Official Zoning Map of Stonecrest, Georgia;

WHEREAS, the City of Stonecrest has been vested with substantial powers, rights, and functions to generally regulate the use of real property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City; and

WHEREAS, the health, safety, welfare, aesthetics and morals of the citizens of the City of Stonecrest, Georgia shall be improved and protected by adoption and implementation of this Ordinance.

SECTION 1:

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Stonecrest, Georgia, the Code of the City of Stonecrest, Georgia, is hereby amended by adding a chapter numbered 27, Chapter 27- *Zoning Ordinance*, that reads as follows: