



Resolution 2024-01

STATE OF ALABAMA
JEFFERSON COUNTY
CITY OF CLAY

A Resolution Extending Moratorium on Mini-Warehouses and/or Self-Service Storage businesses within Clay City limits

WHEREAS, it is the responsibility of the governing body of the City of Clay (“City”) to set policies and enact regulations which improve the quality of life for everyone who lives, works or does business in the city; and

WHEREAS, the City of Clay finds that businesses that are licensed and authorized to operate among other things under the Alabama Self-Service Storage Act, Ala. Code (1975) §§ 8-15-30 through 38 often provide few jobs and occupy large parcels of land; and

WHEREAS, cities in close proximity to the City of Clay have experienced a proliferation of Mini-Warehouses and/or Self-Service Storage businesses; and

WHEREAS, the City of Clay currently hosts three Mini-Warehouses and/or Self-Service Storage businesses; and

WHEREAS, the Council finds that the over development of Mini-Warehouses and/or Self-Service Storage businesses within the City limits would limit the ability of the City to attract diverse types of business and that it is in the best interest of the overall economic development to provide for orderly growth and balance the development of these businesses in order to have a diverse and stable economy; and

WHEREAS, the Council finds that it is in the best interest of the City that the issue of concentration or saturation of Mini-Warehouse and Self-Service Storage establishments be analyzed by the zoning staff for the purpose of such balance.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Clay, Alabama, as follows:

1. The moratorium on the issuance of business licenses shall be extended for a period of twelve (12) months from the effective date of this resolution. During this time, no business license, other than for renewal, shall be issued for Mini-Warehouses and/or Self-Service Storage businesses or any similarly related businesses.
2. A moratorium on the issuance of building permits shall be established for all property intended for use as a Mini-Warehouses and/or Self-Service Storage businesses or any similarly related businesses within the City. While this moratorium is in effect, no building permits or construction approvals for such uses shall be granted, except as provided herein. This moratorium shall apply only to construction, additions, and interior and exterior alterations and will not prohibit repair to existing structures occupied or used as Mini-Warehouses and/or Self-Service Storage businesses or any similarly related businesses as of the date of passage of this Resolution

3. The moratorium regarding Mini-Warehouses and/or Self-Service Storage businesses or any similarly related businesses shall apply to all property located in the municipal limits of Clay.
4. This moratorium shall be imposed immediately upon its passage by the City Council, and shall extend for an initial period of twelve (12) months.
5. Said moratorium shall terminate, and no longer be in force, upon the expiration of said period without further action by the governing body of the City of Clay, Alabama.
6. This moratorium is not intended to impact those businesses currently operating within the City, unless such business cease operation and thereafter seek a business license. This moratorium shall in no way prohibit a business currently holding a license from obtaining a renewal of that license. Further, this moratorium shall in no way prohibit a company from obtaining a new license if the existing company takes action that would otherwise require a new license.
7. If any portion of this ordinance/resolution is found to be invalid, it is the intention of the City Council that the remaining provisions of the ordinance/resolution be severed from the invalid provisions and remain in full force and effect.

ADOPTED AND APPROVED, this 23rd Day of January, 2024.

	Attest:	
Charles K. Webster Mayor		Ronnie Dixon City Manager



I, the undersigned City Clerk of the City of Clay, Alabama, do hereby certify that the above and foregoing is a true copy of Resolution 2024 – 01 lawfully passed and adopted by the City Council named therein, at a regular meeting of such Council, and that such resolution is on file in the City Clerk’s Office.

I further certify that said Resolution was posted as required by State Law at the following locations: Clay Library; Clay City Hall; Clay Post Office and the Clay Seniors Center all being in the City of Clay.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City on this 25th Day of January, 2024.

Ronnie Dixon
City Manager