

FIRST READING July 19, 2022

SECOND READING August 16, 2022

PASSED August 16, 2022

A ZONING ORDINANCE/ACTION NO. BR2022-28

A ZONING ORDINANCE/ACTION AMENDING THE ZONING MAP OF THE CITY OF BLUE RIDGE, GEORGIA, BY REZONING ONE PARCEL OF LAND WITHIN THE CITY OF BLUE RIDGE, BEING A PORTION OF TAX PARCEL BR01 02801 OWNED BY KAREN A. STEPHENS AND BEING APPROXIMATELY 0.18 ACRES, MORE OR LESS, AS MORE PARTICULARLY DESCRIBED IN THE METES AND BOUNDS DESCRIPTION TO BE PROVIDED BY THE APPLICANT AS A CONDITION OF THE REQUESTED REZONING (“PROPERTY”), AND REZONING THE PROPERTY FROM MEDIUM DENISTY RESIDENTIAL (“R-2”) TO HIGH DENISTY RESIDENTIAL (“R-3”), WITH CONDITIONS; REPEALING CONFLICTING ZONING ORDINANCES APPLICABLE TO THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the City Council of Blue Ridge, Georgia as follows:

SECTION 1
ZONING

That from and after the passage of this zoning ordinance applicable only to the Property described herein within the City of Blue Ridge, said Property shall be zoned and so designated on the zoning map of the City of Blue Ridge as R-3, HIGH DENISTY RESIDENTIAL, being a portion of Tax Parcel BR01 02801, comprising approximately 0.18 acres, and being that same property depicted in the metes and bounds description to be provided by the Applicant as a condition of this rezoning, with the following conditions:

Conditions:

1. Development of the Property shall conform to the survey submitted by the Applicant.
2. The R-3 zoning shall only apply to the 0.18 aces depicted on the survey, and development of the Property is limited to one single-family unit.
3. The Applicant will provide the City with a metes and bounds description of the 0.18

acres.

Legal Description:

To be provided by the Applicant.

SECTION 2:
REPEAL OF CONFLICTING ORDINANCES TO REMOVE CONFLICT

Any ordinances applicable to the Property in conflict with the terms of this zoning ordinance are hereby repealed to the extent of the conflict, but it is hereby provided that any ordinance or law which may be applicable hereto and aid in carrying out and making effective the intent, purpose and provisions hereof, is hereby adopted as a part hereof and shall be legally construed to be in favor of upholding this zoning action on behalf of the City of Blue Ridge, Georgia.

SECTION 3.
SEVERABILITY

If any paragraph, subparagraph, sentence, clause, phrase or any other portion of this Ordinance should be declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of this Ordinance as applied to any particular person, situation or set of circumstances is declared invalid or unconstitutional, such invalidity shall not be construed to affect the provisions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared to be the legislative intent of the City Council of the City of Blue Ridge, Georgia to provide for separate and divisible parts and it does hereby adopt any and all parts hereof as may not be held invalid for any reason.

SECTION 4.
AMENDMENT TO THE ZONING MAP

This zoning action/ordinance is enacted as an amendment to the zoning map of the City

of Blue Ridge.

SECTION 5.
EFFECTIVE DATE

The effective date of this Ordinance shall be immediately upon its passage by the City Council and execution by the Mayor or upon fifteen (15) days expiring.

SO ORDAINED this 16 day of August, 2022.

MAYOR AND CITY COUNCIL OF BLUE RIDGE



Mayor, City of Blue Ridge



Clerk, City of Blue Ridge

