

FIRST READING September 19, 2023

SECOND READING October 17, 2023

PASSED October 17, 2023

A ZONING ORDINANCE/ACTION NO. BR2023-23

A ZONING ORDINANCE/ACT ION AMENDING THE ZONING MAP OF THE CITY OF BLUE RIDGE, GEORGIA , BY REZONING TWO PARCELS OF LAND WITHIN THE CITY OF BLUE RIDGE, BEING TAX PARCELS BR01-031E AND BR01-031F OWNED BY BILLAL JAVAID, NAVEED TAYYAB, AND SUBHA CORPORATION AND BEING APPROXIMATELY 2.79 ACRES , MORE OR LESS , AS MORE PARTICULARLY DESCRIBED IN THE DEEDS ATTACHED HERETO AND INCORPORATED BY REFERENCE INTO THIS ZONING ORDINANCE (" PROPERTY "), AND REZONING THE PROPERTY FROM MANUFACTURING ("M-1") TO COMMUNITY COMMERCIAL ("C-2"); REPEALING CONFLICTING ZONING ORDINANCES APPLICABLE TO THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Planning Commission met on August 17, 2023, and recommended to approve Billa! Javid , Naveed Tayyab, and SUBHA Corporation's request to rezone two tracts of land from Manufacturing (M-1) to Community Commercial (C-2), said tracts of land totaling 2.79 acres and being located at 4500 Appalachian Highway and identified as tax parcels BR01-031 E and BR01-031F.

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 C-2, COMMUNITY COMMERCIAL, being Tax Parcels BR01-031E and BR01-031F, and being that same property depicted in the attached deeds.

Legal Description:

The legal description of the above-referenced property, which is being rezoned from M-1 to C-2, is as follows:

All that tract and parcel of land being approximately 2.79 acres and lying and being within the City of Blue Ridge, Fannin County, Georgia, and more particularly described in the deeds attached hereto and incorporated by reference.

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Any ordinances applicable to the Property in conflict with the terms of this zoning ordinance are hereby repealed to the extent of the conflict, but it is hereby provided that any ordinance or law which may be applicable hereto and aid in carrying out and making effective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 17 day of October, 2023.

MAYOR AND CITY COUNCIL OF BLUE RIDGE



Mayor, City of Blue Ridge



Clerk, City of Blue Ridge

