

STATE OF GEORGIA

CITY OF STOCKBRIDGE

ORDINANCE NO. OR 16-415

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF STOCKBRIDGE, GEORGIA, AS AMENDED; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the governing authority of the City of Stockbridge is the Mayor and Council thereof;

WHEREAS, the governing authority of the City of Stockbridge, Georgia desires to modify the zoning designation of certain property located within the City; and,

WHEREAS, the health, safety, and welfare of the citizens of Stockbridge, Georgia, will be positively impacted by the adoption of this Ordinance.

NOW THEREFORE, THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY ORDAINS:

Section 1. The property located at 112 Old Conyers Road, more particularly described in Exhibit "A," a copy of which is attached hereto and incorporated herein by reference, is hereby rezoned to C-3 (Heavy Commercial) District (City of Stockbridge's Classification) with conditions, such rezoning to be noted on the City of Stockbridge Official Zoning Map approved by Mayor and Council as soon as reasonably possible following adoption of this Ordinance by the Zoning Administrator along with an editorial note on the City of Stockbridge Official Zoning Map approved by Mayor and Council specifying the parcel(s) affected by this Ordinance and the

date of adoption of this Ordinance. Until the rezoning is indicated on the City of Stockbridge Official Zoning Map approved by Mayor and Council, this Ordinance shall govern over the City of Stockbridge Official Zoning Map approved by Mayor and Council to the extent of any discrepancy between this Ordinance and the City of Stockbridge Official Zoning Map approved by Mayor and Council. Such rezoning shall be conditioned on the following:

1. The only allowable use of the subject property shall be bed and breakfast.
2. The number of bedrooms shall be limited to six (6).
3. Use of the subject property for social events and weddings shall be permitted.
4. Sixty feet (60') of right-of-way from the centerline of Old Conyers Road is required to be preserved to the site's side along the subject property's frontage. Any new facilities shall have a building setback line based upon the preserved right-of-way line location.
5. Any new development on the site will require improvements to, or replacement of the existing driveway. Any new or relocated curb cut onto Old Conyers Road shall be located such that any required buffer is preserved and that the minimum intersection sight distance is met per the road's posted speed limit. The developer/owner shall coordinate with City of Stockbridge and HCDOT concerning requirements related to the relocation of the driveway and any additional requirements that may be required along with relocation of driveway, including but not limited to providing a buffer, constructing an acceleration taper/deceleration lane, etc.
6. For any commercial development of the site aside from the bed and breakfast, there may be additional access related requirements imposed by the City of Stockbridge and/or Henry County.

7. All events shall be required to obtain a Special Event Permit from the City as per permit requirements.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 5. Penalties in effect for violations of the Zoning Ordinance of the City of Stockbridge at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

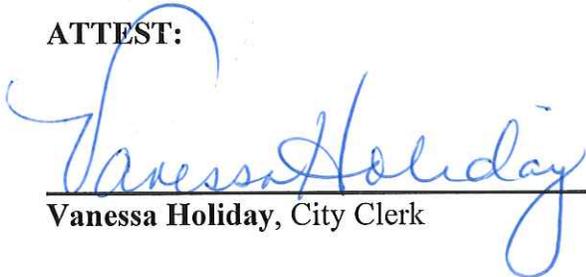
Section 6. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

ORDAINED this 12th day of September, 2016.

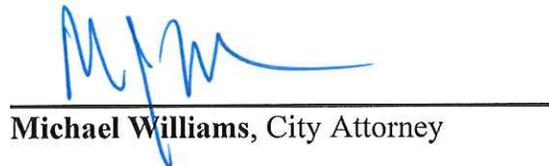
CITY OF STOCKBRIDGE, GEORGIA


Anthony S. Ford, Mayor Pro Tem

ATTEST:


Vanessa Holiday, City Clerk

APPROVED AS TO FORM:


Michael Williams, City Attorney

Date Presented to Mayor: 9-19-2016

Date Received from Mayor: 9-19-2016

EXHIBIT "A"

[Attach legal description]

LEGEND

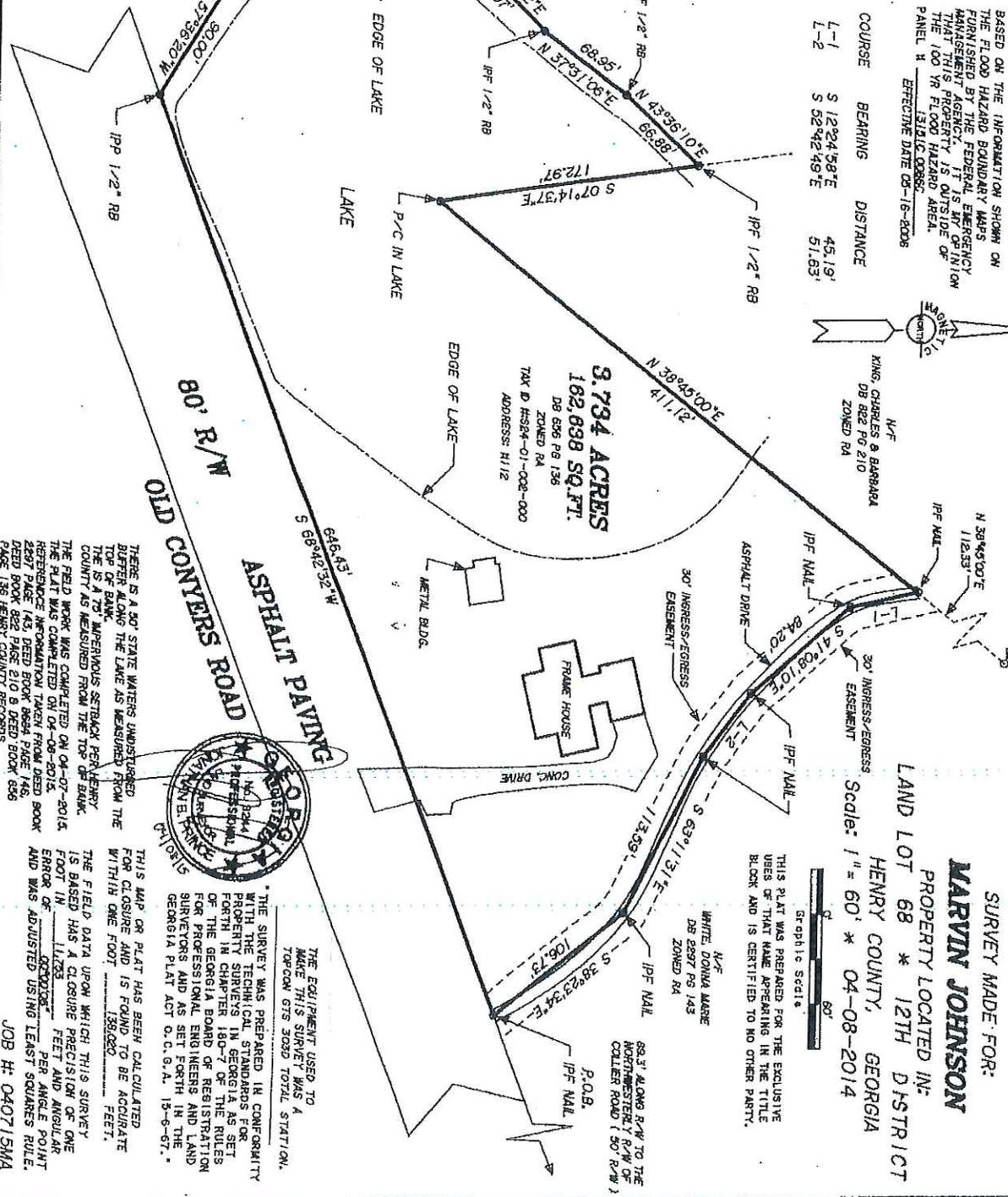
P.O.B. POINT OF BEGINNING
 I.P.F. IRON PIN FOUND
 I.P.P. IRON PIN PLACED
 R.B. REBAR
 M.T.P. MESH TOP PIPE
 R.W. RIGHT-OF-WAY
 B.L. BUILDING LINE
 N.O.F. NOW OR FORMERLY
 D.B. DEED BOOK
 P.L. PLAT BOOK
 L.L.L. LAND LOT LINE
 P.C. PROPERTY CENTER LINE
 P/C PROPERTY CORNER

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YR FLOOD HAZARD AREA.
 PANEL # EFFECTIVE DATE 03-16-2008
 TETALIC CORSE

COURSE	BEARING	DISTANCE
L-1	S 12°24'58"E	45.19'
L-2	S 52°42'49"E	51.63'

NOTE:
 PROPERTY IS LOCATED IN THE BIG COTTON / LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT. PROPERTY IS NOT PART OF A SUBDIVISION A WETLAND AREA. PROPERTY IS SERVED BY COUNTY WATER.
 THIS PROPERTY DOES HAVE BODIES OF WATER ON THE PROPERTY. PROPERTY IS ON AN ASPHALT PAVED ROAD.
 PROPERTY OWNER: H.O. & C.M. WAINESS
 ADDRESS: 112 OLD CONNERS ROAD STOCKBRIDGE, GA, 30281

PREPARED BY:
 J.B. RAJIC & ASSOCIATES, INC.
 114 NORTH GERRY STREET
 STOCKBRIDGE, GA 30281
 PHONE # (770) 857-4615



THERE IS A 30' STATE WATERS UNDISTURBED BUFFER AROUND THE LAKE AS MEASURED FROM THE TOP OF BANK. NUMEROUS SETBACK PERMITS COUNTY AS MEASURED FROM THE TOP OF BANK. THE FIELD WORK WAS COMPLETED ON 04-07-2015. THE PLAT WAS COMPLETED ON 04-08-2015. REFERENCE INFORMATION TAKEN FROM DEED BOOK 2297 PAGE 143, DEED BOOK 9894 PAGE 146, DEED BOOK 822 PAGE 210 & DEED BOOK 896 PAGE 158 HENRY COUNTY RECORDS.



THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT.

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GENERAL SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-9-51.

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GTS 5050 TOTAL STATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

Scale: 1" = 60' * 04-08-2014

Graphic Scale

JOB #: 040715MA



IF YOU HIG GEORGIA...
CALL US FIRST!
ATTORNEYS GENERAL
IT'S THE LAW

SITE DATA
CURRENT ZONING C-2
PROPOSED ZONING C-3
Setbacks:
Front-----50'
Side-----0, 30 CORNER
Rear-----20'
Total Site Area=3.734 AC.

OWNER/DEVELOPER
ANITA JOHNSON
1355 MOUNT ZION RD.
MORROW, GA. 30260

24 Hour Contact:
ANITA JOHNSON
404-376-4336

ENGINEER
Frank Prince, P.E.
Phone: (770) 474-1487

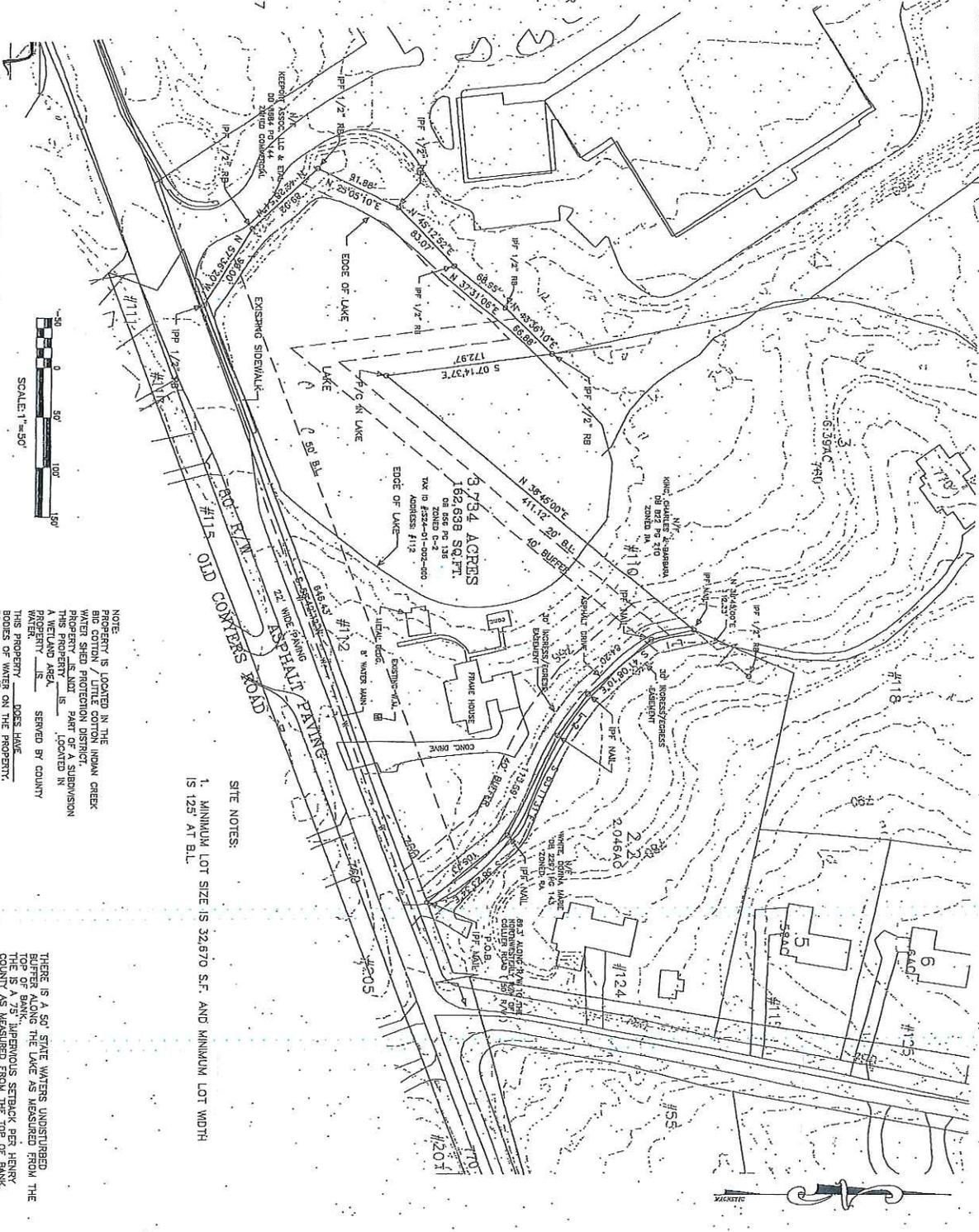
COURSE BEARING DISTANCE
L-1 S 122°45'58"E 45.19'
L-2 S 52°42'49"E 51.63'



NOTE:
PROPERTY IS LOCATED IN THE
BIG COTTON / LITTLE COTTON MOAMI CREEK
WATER SHED PROTECTION DISTRICT.
PROPERTY IS PART OF A SUBDIVISION
A 75' WIDE STRIP IS LOCATED IN
PROPERTY IS SERVED BY COUNTY
WATER.

DOES HAVE
BODIES OF WATER ON THE PROPERTY,
FRANK HOUSE, CONC. DRIVE, 8 WATERS MAIN,
PAVED ROAD.
PROPERTY OWNERS: H.O. & O.M. JANNES
ADDRESS: 112 OLD CONYERS ROAD
STOCKBRIDGE, GA. 30281

SITE NOTES:
1. MINIMUM LOT SIZE IS 32,670 S.F. AND MINIMUM LOT WIDTH
IS 125' AT B.L.



THERE IS A 50' STATE WATERS UNDISTURBED
BUFFER ALONG THE LAKE AS MEASURED FROM THE
TOP OF BANK.
THE IS A 75' WIDE STRIP, PER HENRY
COUNTY AS MEASURED FROM THE TOP OF BANK.
THE FIELD WORK WAS COMPLETED ON 04-07-2015.
REFERENCE INFORMATION TAKEN FROM DEED BOOK
2287 PAGE 143, DEED BOOK 9884 PAGE 146,
DEED BOOK 922 PAGE 210 & DEED BOOK 958

	PROJECT NAME: J.S. VENUE PLUS BED AND BREAKFAST	DATE: 03/30/16	SHEET:
	COUNTY: HENRY	SCALE: 1"=50'	RE-ZONING SITE PLAN
DEVELOPER/OWNER: ANITA JOHNSON 1355 MOUNT ZION RD. MORROW, GA. 30260	LL 68 DIST 121b	REVISION	DATE
GRAPH BY: [] CHECKED BY: []			

J.B. PRINCE & ASSOCIATES, INC.
DESIGN CONSULTANTS
PROVIDING SERVICE SINCE 1973
110 N. BERRY STREET STOCKBRIDGE, GA 30281
TELEPHONE (770) 474-1487 FAX (770) 474-7487
e-mail: HURDPRINCE@AOL.COM



Legend

Request
 RZ-16-19-S

AERIAL MAP

Scale: 1" = 800'



This map is for graphical representation only. It is not a legal document.