

AN ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF BLUE RIDGE, GEORGIA, BY REZONING ONE TRACT OR PARCEL OF LAND WITHIN THE CITY OF BLUE RIDGE, BEING TAX PARCEL NUMBERS BR02 261, BR02 204, BR02 270A AND BR02 205A OWNED BY THE LOUISE L. STILES ESTATE, BY AND THROUGH ITS EXECUTOR, ROGER H. STILES AND BEING APPROXIMATELY 14.27 ACRES, MORE OR LESS, AS MORE PARTICULARLY DESCRIBED ON THE PLAT AND LEGAL DESCRIPTION WHICH ARE ATTACHED HERETO AND, WHICH ARE INCORPORATED BY REFERENCE INTO THIS ORDINANCE, AND REZONING THE PROPERTY FROM A GENERAL COMERCIAL (C-2) DISTRICT TO HIGH DENSITY RESIDENTIAL (R-3) DISTRICT, WITHOUT CONDITIONS; REPEALING CONFLICTING ORDINANCES; 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 IMPOSED WITHOUT CONDITIONS.

(a) That from and after the passage of this ordinance the following described parcel within the City of Blue Ridge shall be zoned and so designated on the zoning map of the City of Blue Ridge as a High Density Residential (R-3) District, being designed as tax parcels BR02 261, BR02 204, BR02 270A and BR02 205A and currently owned by the Louise L. Stiles Estate, by and through its executor, Roger H. Stiles, and being approximately 14.27 acres, with the following conditions:

Conditions:

- (1) None.

Legal Description:

(b) The legal description of the above-referenced property, which is being rezoned from a General Commercial (C-2) District to a High Density Residential (R-3) District, is as follows:

All that tract or parcel of land being approximately 14.27 acres, and lying and being within the City of Blue Ridge, Fannin County, Georgia, and owned by the Louise L. Stiles Estate, by and through its executor, Roger H. Stiles, and more particularly described on the legal description and plat which are attached hereto, and incorporated by reference hereof, into this legal description.

SECTION 2. REPEAL OF CONFLICTING ORDINANCES.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3. SEVERABILITY OF PARAGRAPHS.

If any portion of this ordinance shall be invalid or unconstitutional, such invalidity or unconstitutionality shall not effect or impair the remaining portions unless it clearly appears that other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION 4. AMENDMENT TO THE ZONING MAP.

This ordinance is enacted as an amendment to the zoning map of the City of Blue Ridge.

SECTION 5. EFFECTIVE DATE.

The effective date of the zoning classification imposed by this ordinance shall be on the date the zoning classification is approved by the City of Blue Ridge, by and through its City Council.

SO ORDAINED this _____ day of _____, 2016.

BLUE RIDGE CITY COUNCIL

By: _____
Mayor

Councilperson

Councilperson

Councilperson

Councilperson

Councilperson

Attest:

Kelsey Ledford, City Clerk