

FIRST READING August 14, 2018

ADVERTISED August 22, 2018

PASSED September 11, 2018

AN ORDINANCE NO. 2018-09-11(1)

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 BR02 01801 OWNED BY BETTER BUILDING SYSTEMS, INC. AND BEING APPROXIMATELY .3 ACRES, MORE OR LESS, AS MORE PARTICULARLY DESCRIBED ON THE PLAT WHICH IS ATTACHED HERETO AND, WHICH IS INCORPORATED BY REFERENCE INTO THIS ORDINANCE, AND REZONING THE PROPERTY FROM A LIMITED COMMERCIAL DISTRICT (“C-1”) TO A CENTRAL BUSINESS DISTRICT (“CBD”), WITH 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 WITH 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 Central Business District (CBD) District, being designated as tax parcel BR02 01801, currently owned by Better Building Systems, Inc. and being approximately .3 acres, with the following conditions:

Conditions:

- (1) the existing structure may not be enlarged such that it moves any closer to the common property line adjoining properties identified as BR 02-008 and BR 02-019 on the attached Exhibit “A”; and
- (2) any buffer requirement for the existing structure is waived.

Legal Description:

(b) The legal description of the above-referenced property, which is being rezoned from Limited Commercial (C-1) District to Central Business District (CBD) District, is as follows:

All that tract and parcel of land being approximately .3 acres and lying and being within the City of Blue Ridge, Fannin County, Georgia, and owned by Better Building Systems, Inc., and more particularly described on the plat which is attached hereto and incorporated by reference hereof, into this legal description.

SECTION 2:
REPEAL OF CONFLICTING ORDINANCES TO REMOVE CONFLICT

All parts of ordinances in conflict with the terms of this ordinance are hereby repealed to the extent of the conflict, but it is hereby provided that any ordinance or law which may be applicable hereto and aid in carrying out and making effective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 Ordinance 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 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

from the date of its passage without a veto of said Ordinance by the Mayor as set forth in the City Charter at Section 3.23(b).

SO ORDAINED, this 11 day of September, 2018.

BLUE RIDGE CITY COUNCIL

By: _____
Mayor

Councilperson

Councilperson

Councilperson

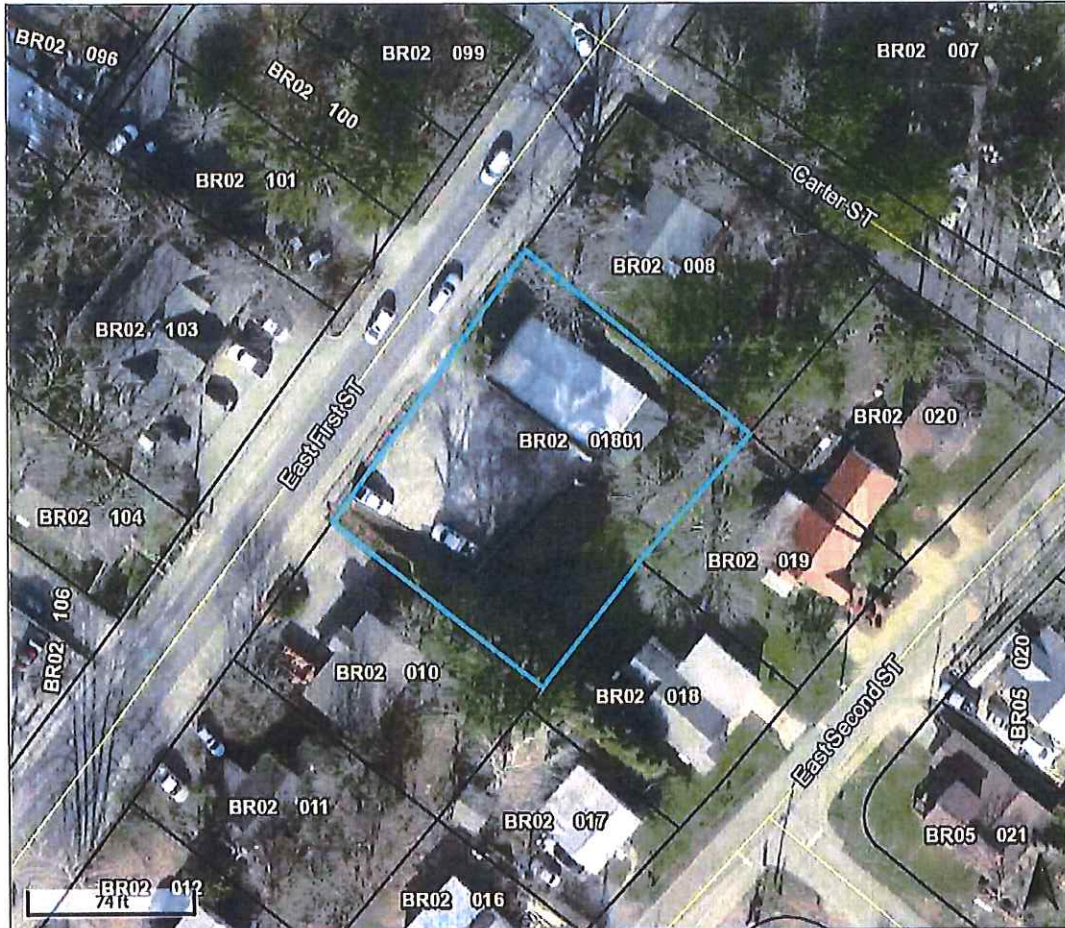
Councilperson

Councilperson

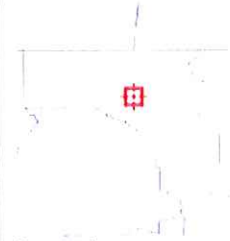
Attest:

Kelsey Ledford, City Clerk

Exhibit "A"



Overview



Legend

-  Parcels
-  Roads

Parcel ID	BR02 01801	Owner	BETTER BUILDING SYSTEMS INC	Last 2 Sales			
Real Key / Acct	14786		P O BOX 1863	Date	Price	Reason	Qual
Class Code	Commercial		BLUE RIDGE GA 30513	7/2/2009	0	QC	U
Taxing District	BLUE RIDGE	Physical Address	3300 EAST FIRST STREET	10/11/2000	0	QC	U
Acres	0.3	Fair Market Value	\$235901				

(Note: Not to be used on legal documents)

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