

Mayor
Rhonda Haight

City Council
William Whaley, Mayor Pro
Tempore
Jack Taylor
Christy Kay
Bill Bivins
Angie Arp



City Clerk
Amy Mintz

City Attorney
Chuck Conerly

City of Blue Ridge
Special Called Meeting

June 6, 2024

6:00 p.m.

Blue Ridge City Hall

480 West First Street

Blue Ridge, Ga 30513

- 1. Call Meeting to Order**
- 2. Prayer and Pledge of Allegiance**
- 3. Presentation of VETO by City Clerk for Purchasing Policy Ordinance 2024-14**
- 4. Discussion and Vote for the Simms Variance**
- 5. Executive Session**
- 6. Adjournment**

Our Mission Statement

Our mission is to enrich the quality of life in Blue Ridge for all our citizens. We pledge to work in partnership with our residents, all stake holders and the Fannin County government to protect, preserve and secure the quaintness of our small-town community and to enhance the natural beauty of our environment.

Amy Mintz

From: Rhonda Haight
Sent: Wednesday, May 29, 2024 10:36 AM
To: Amy Mintz; cconerly@smithconerly.com
Cc: Rebecca Harkins; Joe Patterson
Subject: Letter of Veto

To City Clerk and Whom it May Concern:

Letter of Veto

This notice is to confirm Veto of Ordinance #BR 2024-14 PRESENTED TO MAYOR ON 5/22/24 @ 11:36 A.M.

I have carefully considered the purchasing policy passed by council at the regularly scheduled meeting on May 21, 2024. First of all, I'd like to thank the council and city staff for considering best purchase practices for smooth city business operations. I agree with the policy allowing for purchases up to \$5,000.00 to be approved by various department heads and other named individuals.

However, I'm vetoing the ordinance as it deprives the mayor and council of any authority to approve purchases. The mayor has the statutory authority to delegate tasks and privileges to staff. It is my intention to delegate every authority outlined in the vetoed policy precisely as outlined and to also delegate similar authority to council members. Certain council members have done an excellent job in leading efforts to beautify the city, honor Veterans and other projects. I support some authority to allow these type of purchases without requiring each project to be separately brought to and approved by the council.

The wording in the policy passed by council is:

"Utilities Director, Court Clerk, or City Clerk without competitive bidding and without City Council approval. However, for any purchases above \$2,500.00, the City Council shall be notified of such purchases via e mail via an emailed weekly report."

Furthermore, the City Charter states clearly that purchasing is dictated by Ordinance and GMA and other legal references state that Ordinances can be amended only one way. In the regularly scheduled meeting on February 20, 2024, the council made a verbal change to Purchasing Ordinance. This was clearly done in violation of procedure. I ask that we follow procedure and not put staff in a position to authorize what they clearly aren't allowed to do by procedural guidelines. See GMA information below:

Amendments to Ordinances

"A governing body may change an ordinance only by adopting an ordinance amendment (which should reference the ordinance to be amended). Follow the same procedures as you would when normally adopting an ordinance as found in the city charter or through a procedural ordinance."

With these facts, I'd ask that Mayor and Council come together and put the city first. Let's work to come up with a purchasing policy that fits the needs of the employees and includes the mayor and council. I pledge to authorize exactly these authorities as outlined in the vetoed policy if Mayor and Council are added and authorized.

Let's plan a workshop to discuss and get this issue resolved.

Mayor Rhonda Haight
City of Blue Ridge

FIRST READING: April 16, 2024
SECOND READING: May 21, 2024
PRESENTED TO MAYOR: May 22, 2024
MAYOR VETO: May 29, 2024

AN ORDINANCE NO. BR 2024-14

**AN ORDINANCE OF THE CITY OF BLUE RIDGE, GEORGIA,
ESTABLISHING GENERAL PURCHASING REGULATIONS
PURSUANT TO CITY CHARTER SECTION 6.31
("PURCHASING"); PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Section 6.31 ("Purchasing") of the City Charter provides that "[t]he city council shall by ordinance prescribe procedures for a system of centralized purchasing for the city;" and

WHEREAS, it is desirable to enact purchasing regulations to implement Section 6.31 of the City Charter to establish standards for the acquisition of materials, equipment, supplies, and services used by all departments of the City.

NOW, THEREFORE, BE IT ORDAINED, AND IT IS HEREBY ORDAINED by the City Council of the City of Blue Ridge, Georgia, as follows:

Section 1. Pursuant to City Charter Section 6.31, the following General Purchasing Regulations are hereby established for the City of Blue Ridge:

A. Centralized Purchasing. The City hereby establishes a centralized purchasing system where all City purchases will be approved as set forth herein.

B. Guidelines for Purchases.

- (i) Purchases not greater than \$5,000. Purchases of materials, supplies, equipment, improvements, or services where the total amount expended is not greater than \$5,000 may be made or entered into by the Utilities Director, Court Clerk, or City Clerk without competitive bidding and without City

Council approval. However, for any purchases above \$2,500.00, the City Council shall be notified of such purchase via e-mail.

- (ii) All other purchases. Unless otherwise required by state law, any other purchase shall be approved/awarded by the City Council in a regular or special meeting.

C. Exemptions. The following exemptions from the above are hereby established:

- (i) Professional Services. Invoices for services provided by professionals (e.g., attorneys, engineers, architects, consultants, etc.) who have been hired or approved by the City Council may be paid directly by the person responsible for accounts payable within the City without further approval of the City Council.

- (ii) Recurring Purchases or Purchases per Contract Approved by the City Council less than \$20,000.00. Recurring invoices or purchases (e.g., monthly utility bills) and/or invoices or purchases pursuant to a contract already approved by the City Council that do not exceed \$20,000.00 may be paid directly by the person responsible for accounts payable within the City without further approval of the City Council. A listing of such recurring invoices or purchases shall be maintained by the person responsible for accounts payable. Recurring purchases must be reviewed by the Finance Director and the appropriate department head semiannually.

- (iii) Principal and interest payments on loans and bonds. Principal and interest payments on loans and bonds already approved by the City Council may be paid directly by the person responsible for accounts payable within the

City without further approval of the City Council.

- (iv) Payroll Expenditures. Payroll and payroll-related expenses (e.g., retirement and insurance) may be paid directly by the person responsible for accounts payable within the City without further approval of the City Council.
- (v) Reimbursed costs. Costs for materials such as meters, vaults, and labor paid for by the City upon establishment of City services for a customer that are subsequently reimbursed by that customer to the City.
- (vi) Emergencies. The City Council may make or authorize others to make emergency procurement of supplies, services, or construction items when there exists a threat to public health, welfare, safety or breakdowns of equipment that may cause serious curtailment of services to residents; provided that such emergency procurement shall be made with such competition as is practicable under the circumstances. Department heads shall provide information to the Mayor and City Council on any emergency procurement as soon as practical, or in no case later than the next regularly scheduled City Council meeting after the emergency procurement has been authorized.
- (vii) Maintenance and Repair of Existing City Equipment and Infrastructure. Costs for maintenance and repair of existing City equipment and infrastructure may be paid directly by the person responsible for accounts payable within the City without further approval of the City Council.

D. Preference to Local Businesses for Formal Competitively Bid Purchases.

Businesses located in the Fannin County who reply to formal competitive sealed bid

requests by the City shall receive a preference bonus of 10% or 10 points during the tabulation of the bid proposals. If a local preference is to be employed as provided for by this section, the invitation for bid documents shall clearly set forth such local preference requirements. Proof of Fannin County residency shall be submitted with the bid to be eligible for the Local Business preference.

E. Non – Budgeted Purchases. It is understood that every event cannot be foreseen, but the City also understands that the budget is the basis for the City's financial actions for each respective fiscal year. As such, non-budgeted purchases should be kept at a bare minimum and need to undergo the closest scrutiny to determine how necessary each non-budgeted purchase may be. When a department head determines the necessity to purchase a non-budgeted operating or capital item he must justify this need to the City Council and seek City Council approval at a regular meeting.

Section 2. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 3. Effective Date. This Ordinance shall be effective immediately upon adoption on second reading.

SO ORDAINED this _____ day of _____, 2024.

BLUE RIDGE CITY COUNCIL

By: _____
Mayor

Attest:

Amy Mintz, City Clerk

RESOLUTION NO. BR2024-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLUE RIDGE, GEORGIA GRANTING A VARIANCE FROM SECTION 140-132 (“AREA, YARD AND HEIGHT REGULATIONS”) OF THE CODE OF ORDINANCES OF THE CITY OF BLUE RIDGE GEORGIA TO MEASURE THE REQUIRED FRONT SETBACK FROM THE ROAD RATHER THAN THE PROPERTY LINE FOR THE PROPERTY CONSISTING OF APPROXIMATELY 30,000 SQUARE FEET LOCATED ALONG MCKINNEY STREET AND IDENTIFIED AS TAX PARCEL BR02 039.

WHEREAS, Mark C. Sims and Jennifer F. Sims (collectively, the “Applicant”) own approximately 30,000 square feet of land located along McKinney Street and being identified as Tax Parcel BR02 039 (the “Property”); and

WHEREAS, the Property is currently zoned R-2 (“Medium-Density Residential”); and

WHEREAS, the Applicant is requesting a variance for the Property from Section 140-132 (“Area, yard and height regulations”) of the Code of Ordinances of the City of Blue Ridge Georgia (“Code”) to measure the required front setback from the road rather than the property line; and

WHEREAS, following proper notice, the City Council held a public hearing as provided by law; and

WHEREAS, the City Council finds the application meets the criteria set forth in the Code for the approval of variances.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Blue Ridge that:

Section 1. The application for a variance for the Property from Section 140-132 (“Area, yard and height regulations”) of the Code is approved, subject to the following condition:

The front setback shall be ten feet (10') from the right-of-way (not the edge of pavement).

Section 2. The City is authorized to cause the issuance of permits in accordance with the approvals herein provided and to indicate such approvals upon the records of the City.

Section 3. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Councilmember Angie Arp	_____
Councilmember Jack Taylor	_____
Councilmember Christy Kay	_____
Councilmember Bill Bivins	_____
Councilmember William Whaley	_____

PASSED AND ADOPTED this ___ day of May, 2024.

RHONDA HAIGHT, MAYOR

ATTEST:

AMY MINTZ
CITY CLERK



City of Blue Ridge, Georgia
Land Use Application: Report and Analysis

480 West First Street
Blue Ridge, Georgia 30513

(706)632-2091
www.cityofblueridgega.gov

VARIANCE REQUEST
Tax Map Parcel

LOCATION: McKinney Street
APPLICANT: Mark Sims
OWNER(S): Mark and Jennifer Sims
LAND AREA: 30,000 square feet
PARCEL TAX MAP #s: BRO2 039
REQUEST: Reduce Front Setback



PROPOSAL:

The applicant is requesting variances from the *City of Blue Ridge Zoning Ordinance* Section 140-132 minimum front setback in the R2 Medium Density Residential Zoning District to measure the 25-foot setback "from the road rather than the property line"; or in the alternative to reduce the front setback for the subject property to zero feet (0').

(See **Exhibit A** – Location Map, **Exhibit B** – Sketch Plan)

BACKGROUND:

The subject site is an undeveloped lot of 30,000 square feet (or about 2/3 of an acre) with 240 feet of frontage on McKinney Street and a lot depth of 125 feet.

COMPREHENSIVE PLAN:

The Georgia Department of Community Affairs' website states that: One of the fundamental responsibilities of local government is planning and the preparation of plans. Planning is the word we use to describe how a community shapes and guides growth and development. Some people call this process "city planning," "urban planning," or sometimes "land use planning." The results of planning are contained in documents we call "comprehensive plans" or "growth management plans." Effective planning ensures that future development will occur where, when, and how the community and local government wants.

The Fannin County Joint Comprehensive Plan 2023-2027, which includes the City of Blue Ridge, adopts a vision statement, policies, and goals for land use and development within the City. The Plan's vision statement that paints a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction. Blue Ridge's Vision Statement reads as follows:

Blue Ridge will provide excellent lodging, dining, shopping, arts, and cultural experiences for visitors in the heart of Fannin County, the premier vacation destination in the North Georgia mountains. For visitors and residents alike, safety, good health, and friendliness are vital to our small-town way of life. We consider a diverse economy important to long-term economic prosperity and seek to promote industries and business that fit well with our size and terrain. We will protect the natural resources that draw people to this area, such as stable soil, clean water and fresh air, to the benefit of all. The government of Blue Ridge will run efficiently, using fiscal responsibility in providing services to its residents. We will continue to plan for the future and cooperate with the county and other government agencies to improve the quality of life in our city.



City of Blue Ridge, Georgia
Land Use Application: Report and Analysis

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Future Land Use Map depict the location (typically parcel by parcel) of specific future land uses. The subject parcels are located within the Single-Family Residential land use category. "This land use category is comprised of dwellings occupied by one family."

ENVIRONMENTAL:

The subject property. Issues and regulations regarding such must be resolved during the permitting phase.

ANALYSIS:

I. VARIANCE ANALYSIS:

A variance is generally defined as a minimal variation from the dimensional standards of the Zoning Ordinance, without changing the underlying zoning or use standards, and which permits construction in manner otherwise prohibited by the Zoning Ordinance. Section 140-638 of the City of Blue Ridge Zoning Ordinance provides for two types of variance relief: a hardship variance and a special exception variance.

Setback line is defined in Section 140-4 as that line which is the required minimum distance from the street right of way line or any other lot line that establishes the buildable area within which the principal structure must be erected or placed. See Figure 10: Yard.

Yard is defined as "an open space between a building or use and the adjoining lot lines, unoccupied and unobstructed by any structure or use from the ground upward, except as otherwise provided in this chapter. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of a rear yard, the minimum distance between the lot line and the main building shall be used. See Figure 10: Yard.

Yard, front means a yard extending across the front of a lot between the side lot lines. On corner lots the front yard shall be considered as parallel to the street upon which the lot has its least dimension.

(Language in bold is from the City of Blue Ridge Zoning Ordinance. Bulleted information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.**
 - Applicant's materials state "the reason for the request is that McKinney Street curves away from our property line near the telephone pole at the corner of McKinney and Chastain. We would like to position our home in that same area and would like to locate the house closer to the road which will allow additional yard area in the rear of the property. The property has a steep drop off in the rear which limits our yard size."
 - Staff finds nothing extraordinary or exceptional regarding the subject property's size, shape, or topography.
- (2) The application of this chapter to this particular piece of property would create an unnecessary hardship.**
 - a. Applicant argues that the curve in the road, placement of telephone pole, and steep drop off in the rear yard create the conditions meriting a finding of hardship. This is a finding of fact to be determined by Council.
- (3) Such conditions are peculiar to the particular piece of property involved; and**
 - a. Applicant's supporting materials state that the current setback is "46 feet off the edge of the asphalt of McKinney Street. The front property line is approximately 21 feet from the asphalt."
 - b. The public right of way, as shown on Applicant's sketch plan, is much wider than the 15' wide asphalt of McKinney Street.
- (4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.**
 - a. No information is known to staff to approve or disprove this criterion.



City of Blue Ridge, Georgia
Land Use Application: Report and Analysis

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STAFF RECOMMENDATION:

Staff recommends that Council make the following findings of fact:

- A. The width of right of way (not pavement) and the separation distance between right of way and the requested house location.
- B. Whether the size, shape or topography (front curve, rear drop off, utility pole, and /or right of way width) create extraordinary and exceptional conditions pertaining to the property that would create an unnecessary hardship if the 25' front setback requirement were applied to the subject property; and
- C. That granting of relief would not cause substantial detriment to the public good or impair the purposes and intents of this chapter.

If Council finds these conditions do create a hardship, then staff recommends approval of the variance request to ten feet (10") from the right of way (not edge of pavement).

If Council does not find these facts to create a hardship, then staff recommends denial of the variance request due to lack of a hardship demonstration as defined by the Zoning Ordinance.

(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual site plan (Exhibit B_) submitted on behalf of the applicant for this request to be illustrative only. Approval of the application does not constitute approval of any final building permit application.

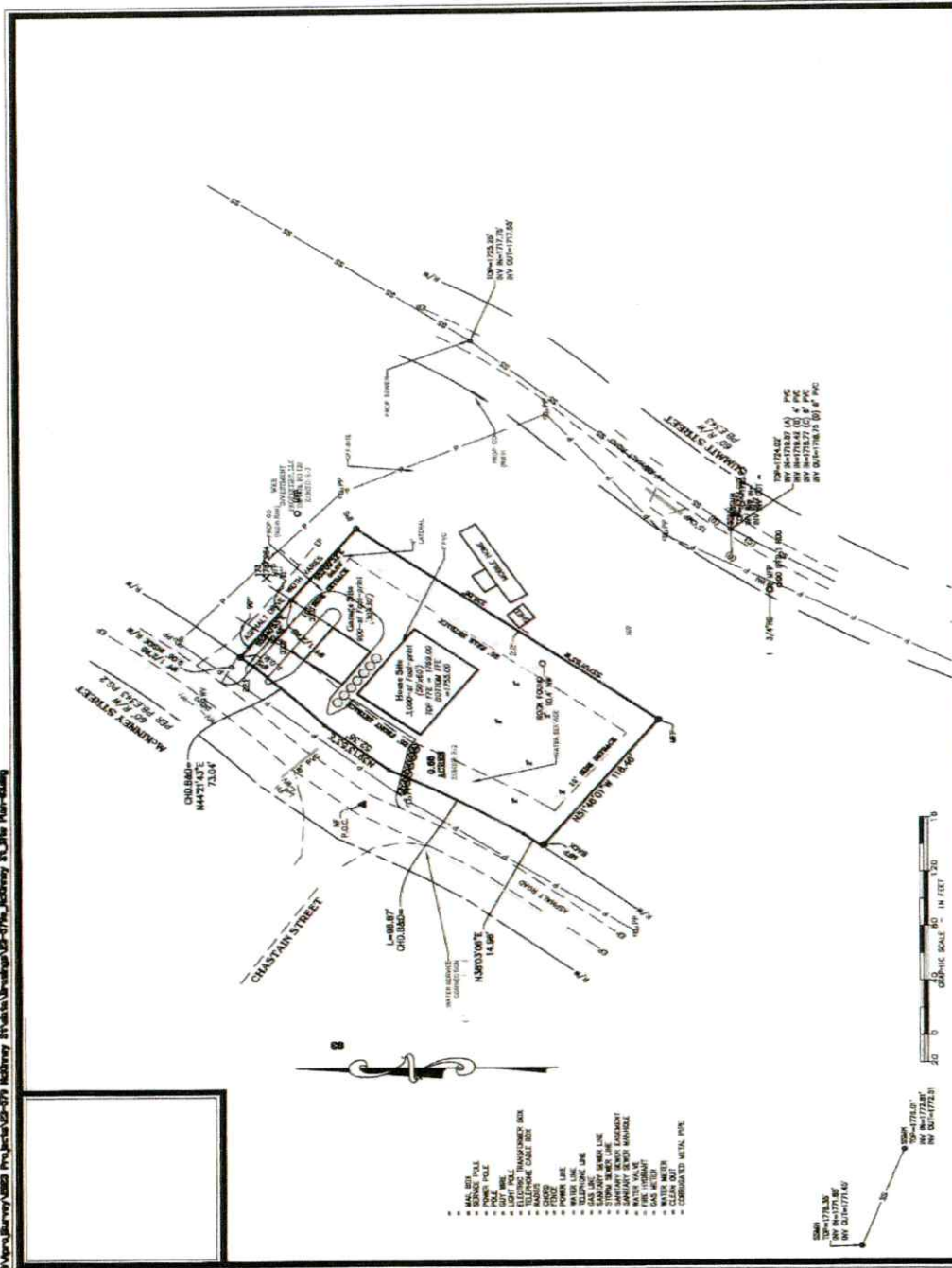


City of Blue Ridge, Georgia
 Land Use Application: Report and Analysis

480 West First Street
 Blue Ridge, Georgia 30513

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Exhibit A: Concept Plan



HUSSEY GAY BELL

PROJECT LOCATION

480 West First Street
 Blue Ridge, Georgia 30513

Drawn by: KMD
 Checked by: LRD
 Date: 08/12/2023
 Revised Date: 08/12/2023
 Scale: 1" = 100'

PROJECT LOCATION

480 West First Street
 Blue Ridge, Georgia 30513

City of Blue Ridge - Variance Request – updated 3-29-24

McKinney Street Variance request

Mark and Jennifer Sims

Parcel BRO2 039

We are applying for a variance of the R2 front setback code, Sec. 140-132. The minimum front setback according to the R2 code is 25 feet from the front property line.

We are requesting that the front setback to be 25 feet from the road instead of from the property line.

The reason for the request is that McKinney Street curves away from our property line near the telephone pole at the corner of McKinney and Chastain. We would like to position our home in that same area and would like to locate the house closer to the road which will allow additional yard area in the rear of the property. The property has a steep drop off in the rear which limits our yard size.

If the request for the setback cannot be calculated from the road, then we ask that the variance be that the current front setback from the property line be reduced to 0 feet.

We had a surveyor mark the current setback and it is approximately 46 feet off the edge of the asphalt of McKinney Street.

The front property line is approximately 21 feet from the asphalt.

Thank you for your consideration.

Mark and Jennifer Sims

update
delivered
4-1-2024

City of Blue Ridge - Variance Request

McKinney Street Variance request

Mark and Jennifer Sims

Parcel BRO2 039

We are applying for a variance of the R2 front setback code, Sec. 140-132. The minimum front setback according to the R2 code is 25 feet from the front property line. We are requesting that the front setback to be 25 feet from the road instead of from the property line. The reason for the request is that McKinney Street curves away from our property line near the telephone pole at the corner of McKinney and Chastain. We would like to position our home in that same area and would like to locate the house closer to the road which will allow additional yard area in the rear of the property. The property has a steep drop off in the rear which limits our yard size.

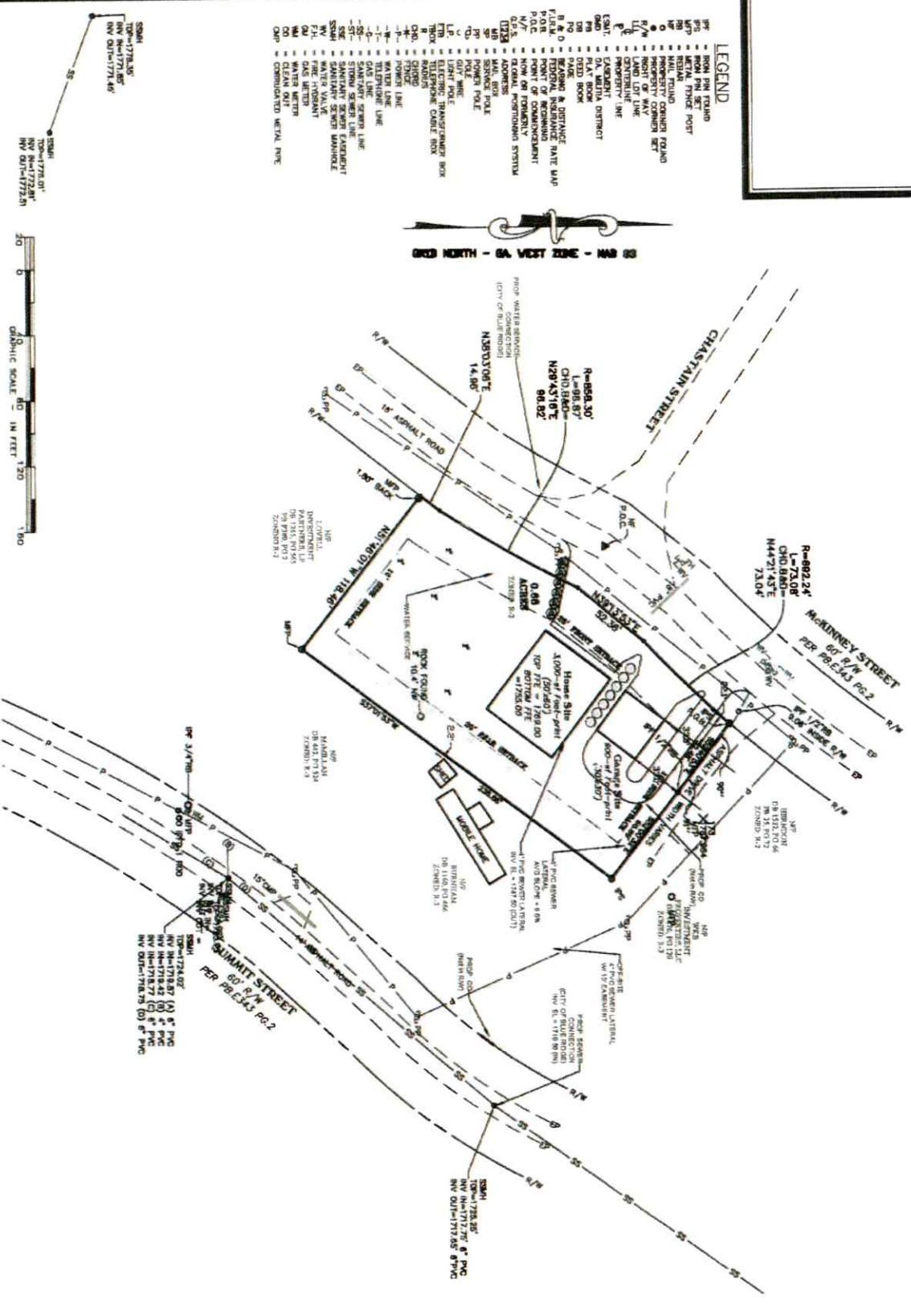
If the request for the setback cannot be calculated from the road, then we ask that the variance be that the current front set back from the property line be reduced to 10 feet.

Thank you for your consideration.

Mark and Jennifer Sims

LEGEND

- PR - IRON PIPE FOUND
- MR - METAL ROD FOUND
- MF - METAL FENCE POST
- RE - REBAR
- 0 - PROPERTY CORNER SET
- PL - PROPERTY CORNER SET
- LI - LAND LOT LINE
- PL - PROPERTY LINE
- CG - CENTERLINE
- GA - GA. METRA DISTRICT
- PA - PLAY ROOM
- OD - ODD ROOM
- RD - ROAD
- IR - IRON
- FR - FURNACE
- FL - FEDERAL RESERVANCE NOTE MAP
- PL - POINT OF COMMENCEMENT
- PL - POINT OF COMMENCEMENT
- N/P - NOW OR FORMERLY
- G/S - GEORGIA POWER SYSTEM
- MA - MAIN
- SP - SERVICE POLE
- PR - POWER POLE
- U - UTILITY
- GL - GUY WIRE
- LR - LIGHT POLE
- TR - TELEPHONE
- TR - TELEPHONE CABLE BOX
- RA - RADIUS
- CA - CANTILEVER
- W - WATER LINE
- P - POWER LINE
- D - GAS LINE
- SS - SANITARY SEWER LINE
- SS - SANITARY SEWER EXHAUST
- SS - SANITARY SEWER MANHOLE
- WV - WATER VALVE
- WV - WATER VALVE
- CA - GAS METER
- WM - WATER METER
- CM - CLEAN OUT
- CM - CONCRETE METAL PIPE



REVISED SITE / UTILITY PLAN

FOR
MARK SIMS

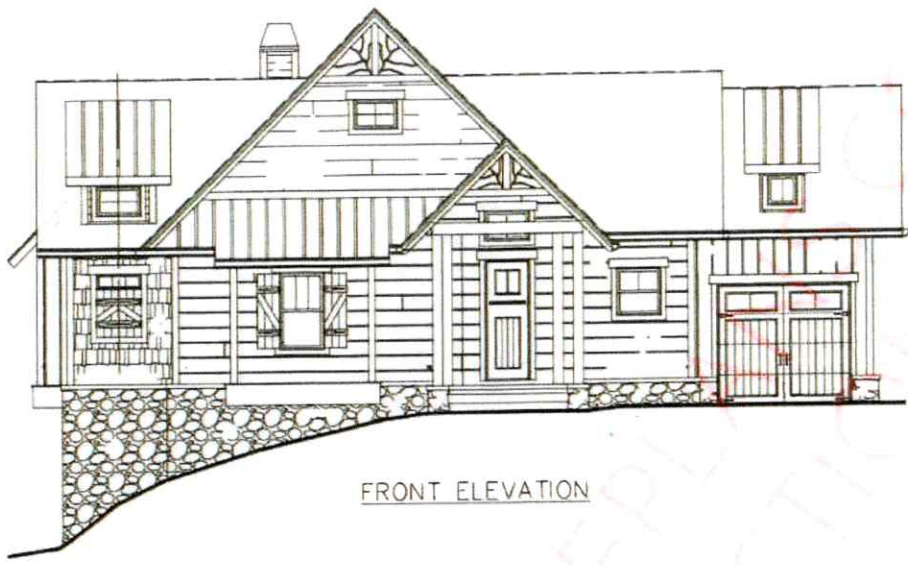
BENIGN LOTS 12 AND 13 OF THE GREEN ADDITION
MADRIDNEY STREET
CITY OF BLUE RIDGE, FANNING CO., GA

PROJECT LOCATION
Lot: 281
District: 2
Section: 2
County: Fannin
State: Georgia
JOB NO. 23-718-85

Drawn By: RWD
Checked By: RWD
Scale: 1" = 40'
Revised Date: 08/12/2023
Revised Date: 08/12/2023
Revised Date: 03/15/2024

HUSSEY GAY BELL
Established 1958
322 West Main Street Suite 2E, Blue Ridge, GA 30513 / T: 706.632.4981

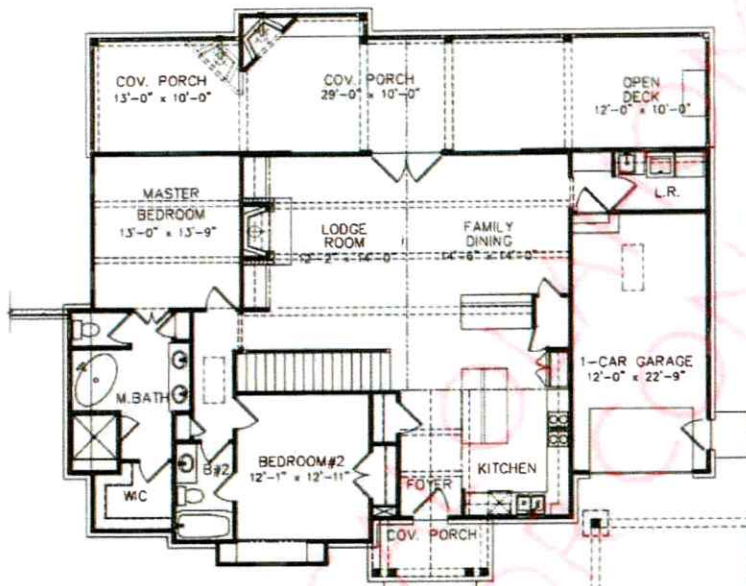
DATE 06/22/2023
GEORGIA
Professional Engineer
No. 10800
MAY 1990



FRONT ELEVATION

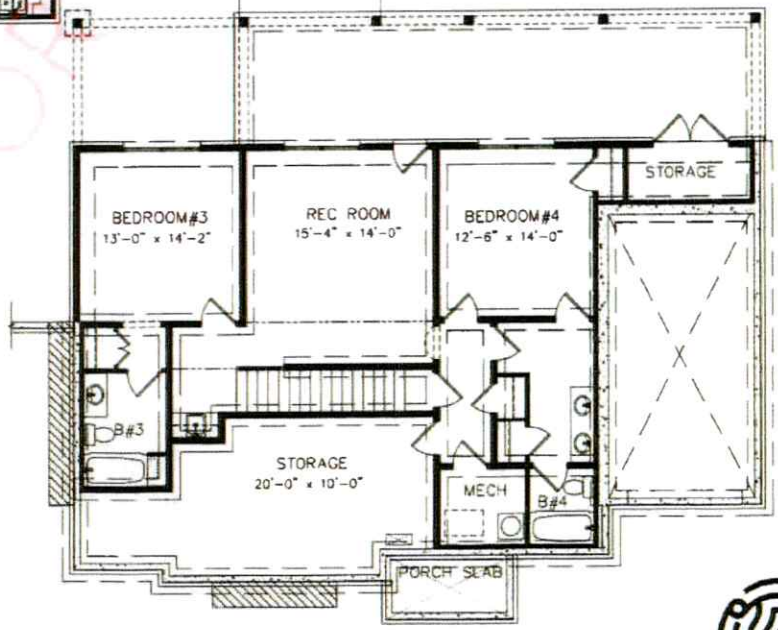
STONEGAP BUNGALOW

PLAN #JHK18007 2593 SQ.FT.
WIDTH ±56'-0"
DEPTH ±49'-4"
FOUNDATION: TERRACE



1st FLOOR PLAN
1517 SQ. FT.
GARAGE 273 SQ. FT.

TERRACE PLAN
1076 SQ. FT.



JAMES H. KLIPPEL RESIDENTIAL DESIGNS, LLC



James H. Klippel Residential Designs, LLC
770.315.7524 | jhklippel@gmail.com
www.jhkdesigns.com

ARTIST'S CONCEPTION MAY VARY FROM ACTUAL PLAN



Return recorded document to:

Wilson Hamilton LLC
589 Highland Crossing
East Ellijay, GA 30540
File No.: E-23-0131

LIMITED WARRANTY DEED

STATE OF Florida
COUNTY OF Duval Co.

THIS INDENTURE is made March 10, 2023, between **Susan Jones Shulman** ("Grantor"), and **Mark C. Sims and Jennifer F. Sims** ("Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

TRACT 1:

All that tract or parcel of land lying and being in the 8th District and 2nd Section of Fannin County, Georgia, and being a part of Land Lot No. 298, and being located in what is known as the Green addition to the City of Blue Ridge and being more specifically described as follows:

BEGINNING at the Southwest corner of the property conveyed, which point of beginning is South 18 degrees and 48 minutes West, a distance of 109.2 feet from the intersection of the center lines of Chastain Street and East Second Street; thence South 55 degrees and 30 minutes East a distance of 125 feet; thence North 34 degrees and 45 minutes East a distance of 235 feet; thence North 55 degrees and 30 minutes West a distance of 125 feet; thence South 34 degrees and 45 minutes West a distance of 235 feet to the point of beginning, said land bounded on the West by East Second Street and on the South by lands of William Lovell, on the East by Mrs. Irma Gilliam, L.B. Patterson and Claude McNally, and on the North by Mrs. A.M. Melton.

A survey and plat of the above described property, herein conveyed, was made on the

21st day of August, 1952. The aforesaid plat is recorded in Plat Book No. 2, Page 10, in the Office of the Clerk of the Superior Court of Fannin County, Georgia. The aforementioned plat is hereby made a part of this deed by reference thereto for a more complete description of the property herein conveyed.

TRACT 2:

All that tract or parcel of land lying and being in the 8th District, and 2nd Section of Fannin County, Georgia, and being part of Land Lot No. 298, and being part of the Green addition to the City of Blue Ridge, and known as parts of City Lots Nos. 12 and 13, according to a survey made by C.R. Walton, C.E., and bounded as follows:

BEGINNING at the hedge row at the North East corner of Lot 13 at McCollum property; thence a Southerly direction along lot Nos. 12 and 13, facing East Second Street to South East corner of Lot No. 12; 100 feet from the beginning corner; thence along the South line of Lot No. 12, a distance of 100 feet, to a conditional iron pin corner; thence North Parallel with East Second Street to North line of City Lot No. 13, to conditional iron pin corner at the lands of J. M. McCollum; thence along McCollum line 100 feet to the point of beginning.

There is located on the above described property one 6 (six) room house, that is generally referred to as the Smalley House.

For informational purposes only: Map Parcel No. BR02 039

TOGETHER WITH right of ingress, egress and utility easement along existing roads to the subject property; AND SUBJECT TO all existing easements, restrictions, reservations and rights of way of record.

Chain of Title: This being the same property as was conveyed to Grantor herein by Warranty Deed from Helen E. Jones Enterprises, LLC, acting by and through Jack E. Jones, Jr., as Executor of the Estate of Helen Virginia Elliott Jones dated February 7, 2013 and recorded in Book 1041, Page 480, Fannin County Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee forever in FEE SIMPLE.

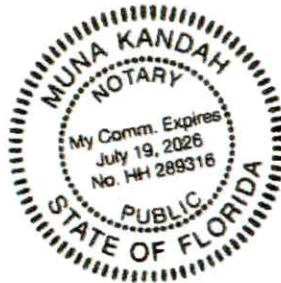
AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

Julia G. Thompson
Unofficial Witness

Susan Jones Shulman
Susan Jones Shulman

[Signature]
Notary Public



CAT OF THE WEEK

Empty the Shelter starts May 1



Adoptable kitten

The Humane Society of Blue Ridge cat of the week is Jasmine. She is a two-year-old female cat who is as beautiful as she is intelligent. She has a very easy-to-maintain coat that allows her to be used for anything or playing with her. Jasmine always looks dressed to the nines. And look at her long and wonderful whiskers! Jasmine is a quiet girl who is happy to greet new people, and she gets along beautifully with her Adoption Center buddies. She is happy and outgoing, so she would make the perfect addition to a loving family. Jasmine would love to show you how wonderful she is, so visit her at the Adoption Center at 1711 Mineral Springs Road in Blue Ridge for more information about this little dog. Contact the Adoption Center at 706-630-4307. Open your heart and your home to Jasmine and you have a new best friend.

Empty the Shelter event will be held at Fannin County Animal Center on May 1 until May 15. This is a National Adopt-A-Pet Day event that allows you to adopt a pet for \$10, usually \$125.

All of the animals are spayed/neutered, and are vaccinated. They also have had their collar vaccinations and have been tested for heartworm.

If you are interested, visit the Animal Control Center at 401 Fannin Industrial Park, Blue Ridge during the event.

Hours of operation are Monday to Saturday 9 a.m. to 5 p.m.

You can also visit their Facebook page for more information.

ADOPT-A-PET

THESE DOGS ARE WAITING FOR A FOREVER HOME



Adopt a pet will be held May 1-15
Fannin County Animal Control will be participating with the Humane Society of Blue Ridge at the Adoption Center at 1711 Mineral Springs Road in Blue Ridge for more information about this little dog. Contact the Adoption Center at 706-630-4307. Open your heart and your home to Jasmine and you have a new best friend.

Retired Educators to hold meeting
The Fannin County Retired Educators will meet Wednesday, May 15 at 10 a.m. at the Circle K Restaurant. Teachers and teachers will be honored. The meeting will be open to any citizens from Fannin County. Schools will not be notified.

Summer meal fundraiser held
Grassy Hill Inn, located at 1145 East Main Street, Blue Ridge is having a fundraiser for the summer meal program. Saturday, May 11 from 12 p.m. until 4 p.m. The event provides meals for food insecure children during the summer school vacation period. There will be a raffle for cash, book, items and a silent auction.

St. Luke's concert held May 5
St. Luke's located at 7 Irving Street will hold a summer concert performance by the Stranville Singers.

Berry, Lane take first place honors
The girls' basketball team from Blue Ridge took home first place honors at the state tournament. The team was coached by Coach Lane and played in the state tournament in Greensboro, North Carolina. The team's success was due to their hard work and teamwork throughout the season.

Community Calendar
A list of various community events including church services, school activities, and local meetings.

Mountain Patriots to hold meeting
The Mountain Patriots will meet Thursday, May 2, at the Fannin County Courthouse. The meeting will be held from 7 p.m. to 9 p.m. The meeting will discuss the new legislation passed by the Georgia General Assembly.

Carteary hike to be held May 6
The Fannin County Parks and Recreation Department will hold a hike on the Carteary River. The hike will be held on May 6 from 9 a.m. to 11 a.m. The hike will be a 2-mile hike through the woods.

Self-Help Group
Every Wednesday from 7 p.m. until 8 p.m. at the Fannin County Courthouse. The group is for anyone who needs help with financial issues.

Free Hot meals at Emma's Kitchen
Every Friday from 11 a.m. until 1 p.m. at the lower parish hall of St. Andrew Catholic Church, 967 East Main Street, Blue Ridge. The meals are free and open to everyone.

Blue Ridge Parks and Rec
Every fourth Wednesday of the month, the Art Center, 1 p.m. to 5 p.m. The center will have various art projects and displays.

Blue Ridge Career Group
Every Tuesday from 6 p.m. until 8 p.m. at the Blue Ridge Career Center. The group will provide job training and support.

Family Support Group
Every third Monday from 7 p.m. until 9 p.m. at the Fannin County Courthouse. The group is for families who need support.

Blue Ridge Drawing Group
Every third Wednesday of the month at 7 p.m. at the Blue Ridge Career Center. The group will provide art instruction and supplies.

Community meal offered Mondays
Every Monday from 11 a.m. until 12 p.m. at the United Methodist Church. The meal is free and open to everyone.

Monday Walkway at the Inn
Every Monday from 9 a.m. until 11 a.m. at the Inn. The walkway is for anyone who wants to stay active.

Community Bulletin Board

- Self-Help Group**
Every Wednesday from 7 p.m. until 8 p.m. at the Fannin County Courthouse. The group is for anyone who needs help with financial issues. Call/Text at 706-633-7273.
- Epworth Community Club**
Every first Thursday at 4 p.m. at the Old School House Road in Epworth. The club will have coffee and social activities.
- A Family Board Game Night and Chess Night**
Last Thursday of every month at 6 p.m. in the First Global Methodist Church Fellowship Hall at 1505 Blue Ridge Drive. Local information: gms.org or call 706-630-6087.
- Secret BSA Leader Roundtable**
Every second Thursday at 7 p.m. at the First Global Methodist Church at 1505 Blue Ridge Drive. It provides leader help, training and information on the Mountain State's 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th. Contact: Blue Ridge Post at 616-1111.
- Family Support Group**
Every third Monday from 7 p.m. until 9 p.m. at the Fannin County Courthouse. The group is for families who need support. Contact: Blue Ridge Post at 616-1111.
- The Peaceful Mountain Quilt Guild**
Every third Thursday at 6 p.m. at the Blue Ridge Methodist Church. The guild will have quilt projects and social activities. Call/Text at 706-630-6087.
- Food Distribution Ministry- Free groceries**
Every fourth Tuesday from 10 a.m. until 1 p.m. at the Fannin County Courthouse. The ministry provides free groceries to those in need. Call/Text at 706-630-6087.
- Caregiver Support Group**
Every third Tuesday at 7 p.m. at the Fannin County Courthouse. The group is for caregivers who need support. Call/Text at 706-630-6087.
- Blue Ridge Career Group**
Every Tuesday from 6 p.m. until 8 p.m. at the Blue Ridge Career Center. The group will provide job training and support. Contact: Blue Ridge Career Center at 706-630-6087.
- Blue Ridge Elder Arts**
Every Thursday at 10 a.m. at the Blue Ridge Elder Arts Center. The center will have art projects and displays. Contact: Blue Ridge Elder Arts Center at 706-630-6087.
- Community meal offered Mondays**
Every Monday from 11 a.m. until 12 p.m. at the United Methodist Church. The meal is free and open to everyone. Contact: United Methodist Church at 706-630-6087.
- Story Time at East Park Public Library**
Every Monday at 10 a.m. at the East Park Public Library. The library will have story time for children. Contact: East Park Public Library at 706-630-6087.
- Fannin County Democratic Party**
Every third Monday at 6 p.m. at the Fannin County Senior Center. The party will have social activities. Contact: Fannin County Democratic Party at 706-630-6087.
- Monday Walkway at the Inn**
Every Monday from 9 a.m. until 11 a.m. at the Inn. The walkway is for anyone who wants to stay active. Contact: Inn at 706-630-6087.

CITY OF BLUE RIDGE
100 West State Street, Blue Ridge, GA
706-633-7000

PUBLIC NOTICE

NOTICE OF PROPOSED VARIANCE REQUEST

Notice is hereby given that the City Council of the City of Blue Ridge will hold a Public Hearing on May 21, 2013, at 6:00 p.m. in the City Council Chamber, 100 West State Street, Blue Ridge, Georgia 30712.

The hearing will be held at 6:00 p.m. at the Blue Ridge City Hall, 100 West State Street, Blue Ridge, Georgia 30712.

All interested parties are invited to attend.

The purpose of the request is to request the City Council to grant a variance to the City of Blue Ridge Ordinance 10-10-010, which requires that all new construction of residential structures be constructed in accordance with the City of Blue Ridge Ordinance 10-10-010.

For questions, please contact the City of Blue Ridge Planning & Zoning Department, 706-633-7000.

Any Minick, City Clerk