

Subject Matter: Initial Zoning – Parcel 0713 021, 157 Tyrone Road
Date First Presented at Council Public Meeting: 11-16-17
Date of Public Hearing Before City Council: 11-16-17
Date of Adoption: 11-16-17
Date of Public Notice Published in Fayette News: 11-1-17

CITY OF FAYETTEVILLE
COUNTY OF FAYETTE
STATE OF GEORGIA

ORDINANCE NUMBER 0-20-17

CITY OF FAYETTEVILLE, GEORGIA

PREAMBLE AND FINDINGS OF FACT

The City of Fayetteville (the “City”), has received an application from **Jan Trammell** for initial zoning for property described in Exhibit “A” attached hereto. (Said property shall be referred to herein as “Property”). Said parcel of property has contemporaneously been annexed into the city limits of the City of Fayetteville. The City has given notice to the public of this proposed Zoning as required by law and public hearings have been conducted as required by law. The City had complied with the requirements of O.C.G.A. § 36-36-4 and § 36-36-6 prior to the adoption of this ordinance.

ORDINANCE

IT IS HEREBY ADOPTED AND ORDAINED BY THE CITY OF FAYETTEVILLE AS FOLLOWS:

ARTICLE I

The zoning classification of the described property is amended and modified, and the zoning classification of the property described in Exhibit “A” attached hereto and incorporated herein, shall be, and is hereby established as **Business Park (BP)**, pursuant to the City of Fayetteville’s Comprehensive Zoning Ordinance.

The City’s new ordinance classification upon the described property shall become immediately effective. The City’s Comprehensive Zoning Map is hereby amended to reflect this rezoning.

ARTICLE II

Any ordinance or part of any ordinance in conflict herewith is hereby repealed.

ARTICLE III

If any section, subsection, sentence, clause, phrase, or other portion of this ordinance for any reason is held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

ARTICLE IV

This ordinance shall become immediately effective upon its adoption, subject to the following conditions:

1. No variances to buffers between Business Park zoning and residential zoning.
2. That a 100 foot setback/landscape area be established along Tyrone Road to be measured from the new right of way. The setback/landscape area will be limited to landscape plantings, multi-use paths, fencing (three rail equestrian type) and signage.
3. That the design and construction of any entrances on Tyrone Road be approved and inspected by Fayette County Engineering/Public Works.
4. That the owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 50 feet of right-of-way as measured from the centerline of Tyrone Road t within 180 days of the effective date of the annexation.

Conditions include those contained in the minutes of the City Council, which are part of this ordinance, and any representations submitted by the applicant to the City Council, and accepted by the City Council, and reflected in the minutes of the City Council, which representations shall be an amendment to the rezoning application and a part of this ordinance

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF FAYETTEVILLE at a regular meeting of the Mayor and Council on the 16th day of November 2017, by the following voting for adoption:

ATTEST:

Edward J. Johnson, Jr. Mayor

Scott Stacy, Mayor Pro Tem

Anne Barksdale, City Clerk

Kathaleen Brewer, Council Member

Paul C. Oddo, Jr., Council Member

Harlan Shirley, Council Member

James B. Williams, Council Member

Exhibit A
Insert Legal Description