

AN ORDINANCE NO. 2024-03

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF JASPER, GEORGIA, BY REZONING ALL THAT TRACT(S) OR PARCEL(S) OF LAND OWNED BY KINGSTON HOLDINGS, LLC, AND BEING APPROXIMATELY 69.50 ACRES, MORE OR LESS, AND LYING AND BEING IN LAND LOTS 166, 167, AND 195 OF THE 12th LAND DISTRICT, 2nd SECTION OF PICKENS COUNTY, GEORGIA, BEING TAX MAP PARCEL # 031 001 AND BEING MORE PARTICULARLY DESCRIBED ON DEEDS AND PLATS WHICH ARE REFERENCED HEREIN, AND WHICH ARE INCORPORATED BY REFERENCE INTO THIS ORDINANCE, FROM RESIDENTIAL AGRICULTURE (R-A) DISTRICT TO GENERAL COMMERCIAL (C-2) DISTRICT, 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 Jasper, Georgia as follows:

Section 1. ZONING IMPOSED WITH CONDITIONS.

That from and after the passage of this ordinance the following described lands in the City of Jasper shall be zoned and so designated on the zoning map of the City of Jasper as General Commercial (C-2) District and being approximately 69.50 acres, more or less, with the following conditions:

Conditions:

The applicant will comply with the following conditions. It is expected that the following minimum standards are demonstrated and met as requested by staff during the appropriate approval process. If the current proposal does not meet these minimum standards, it is understood that the development plans will be altered to come into compliance.

1. Article 1 – Provisions relative to required permits, site plan requirements, etc.
2. Article 2 – Compliance with the applicable land use and zoning district (site plan specific)
3. Article 5 – Compliance with permitted uses of applicable zoning
4. Article 6 – Building Regulations
5. Article 7 – Lot and Site Development Features (as applicable)
6. Any other regulations outlined in the Zoning Ordinance or City Code of Ordinances including but not limited to Chapters 18, 26, 70 with respect to the development of the site.

7. Property Owner further agrees and acknowledges that if and when a building is constructed, it will meet the building requirements and setbacks and that any costs incurred with a water and/or sewer line extension and tie on will be the responsibility of the Property Owner.
8. The water and sewer facilities of the City of Jasper are near facility and permit capacity. Prior to the rezoning, the City of Jasper has previously granted other rezoning requests and these developments will require water and sewer capacity, to the extent it is available, from the City of Jasper, Georgia. Therefore, the grant of this rezoning as provided herein, is not a commitment, warranty, or covenant by the City of Jasper that water and sewer capacity of the City is available for this development, and the City of Jasper makes no representations that such capacity is currently available. Water and sewer capacity of the facilities of the City of Jasper, if physically available at the time of application to tap onto the City's water and/or sewer lines which will be after any necessary water and sewer infrastructure is constructed by applicant and approved by the City, will be made available to the property upon the same basis as any other applicant, and pursuant to the requirements of the ordinances of the City of Jasper, Georgia.

Legal Description:

All that tract or parcel of land owned by Kingston Holdings, LLC being approximately 69.50 acres, and lying and being in Land Lots 166, 167, and 195 of the 12th Land District, 2nd Section, of Pickens County, Georgia, being Tax Map Parcel # 031 001 and more particularly described by deed and by plat attached hereto of the Pickens County, Georgia Deed Records, and which are 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 affect 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 Jasper.

Section 5. EFFECTIVE DATE.

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

SO ORDAINED this 5th day of February, 2024.

JASPER CITY COUNCIL

By: [Signature]
Mayor

[Signature]
Councilperson

[Signature]
Councilperson

[Signature]
Councilperson

[Signature]
Councilperson

[Signature]
Councilperson

[Signature]
City Clerk



