

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCELS 056 05013) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Neighborhood Business District (NBD) to Medium Density Residential (MDR), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Prince Farai Mudyariwa
Owner: Hatchett and Greeff Properties, LLC
Properties: Spalding County Tax Parcel 56 05013, (1.41 +/- acres) located at 1205 W. Poplar Street

SPECIAL CONDITIONS:

- A. Building plans that must be submitted for review will reflect the elevations submitted with this application.
- B. A landscape plan for the entire property shall be submitted for review and approval during the plan review for the updated parking area.
- C. The FLUM shall be amended from Institutional to Residential.
- D. Maximum occupancy based on formulas contained in the Statewide Minimum Building Code (ICC; International Congress Code, with Georgia amendments).
- E. Property will meet parking requirements for the proposed use.

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, January 12, 2021