

1 **STATE OF GEORGIA**
2 **COUNTY OF DEKALB**
3 **CITY OF STONECREST**

4
5 **ORDINANCE NO. ____ - _____**
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7 **AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STONECREST,**
8 **GEORGIA, CHAPTER 27(ZONING ORDINANCE) ARTICLE 7(ADMINISTRATION)**
9 **DIVISION 2(GENERAL PROCEDURES); TO IMPLEMENT THE COMMUNITY PLANNING**
10 **INFORMATION MEETING; TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO**
11 **PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN**
12 **ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL**
13 **PURPOSES.**

14 **WHEREAS,** the governing body of the City of Stonecrest (“City”) is the Mayor and City Council
15 thereof; and

16 **WHEREAS,** Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of
17 Georgia authorizes the City to adopt plans and exercise the power of zoning; and

18 **WHEREAS,** the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to
19 adopt ordinances relating to its property, affairs, and local government; and

20 **WHEREAS,** the Mayor and City Council desire to amend Chapter 27(Zoning Ordinance) Article
21 7(Administration) Division 2(General Procedures) to implement Community Planning Information
22 Meetings within the city’s zoning procedure process; and

23 **WHEREAS,** Community Planning Information Meetings will serve as informational meetings for
24 the public to understand all zoning requests within the City of Stonecrest; and

25 **WHEREAS,** the City desires to hold Community Planning Information Meetings for proposed
26 zoning requests prior to the submission of the proposed zoning request at the City’s Planning Commission
27 meeting and City Council meeting for approval; and

28 **WHEREAS,** from time-to-time amendments may be proposed for public necessity, general

welfare, or sound zoning practice that justify such action; and

WHEREAS, the Director of Planning and Zoning and the Planning Commission recommend approval based on the City Staff Report and said report is hereby incorporated by reference herein; and

WHEREAS, a public hearing pursuant to the provisions of the Zoning Procedures Law has been properly held prior to the adoption of this Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of the city will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof:

Section 1. The Code of Ordinances of the City of Stonecrest, Georgia is hereby amended by amending Chapter 27(Zoning Ordinance) Article 7(Administration) Division 2(General Procedures) by adopting the **Sec. 7.3.6. - Community Planning Information Meeting (CPIM).**

The City will hold an informational meeting for the public called the Community Planning Information Meeting or CPIM. This meeting will serve as an opportunity for the applicant and the City to introduce and explain proposed zoning requests to the community. The goal of the CPIM is to build understanding of the City's zoning process and inform the public of pending zoning requests within the City of Stonecrest.

1. The dates and time of the informational meetings shall be adopted by the Mayor and Council on an annual basis and be noted concurrently with the City Council's regularly scheduled meetings dates.

2. Site plans scheduled to be on the next Planning Commission's meeting agenda shall be displayed at Community Planning Information Meeting for the public.

3. The Planning and Zoning Director and/or his/her designee(s) shall be present to discuss and answer any questions from the community on all proposed zoning requests initiated by the City at the CPIM.

4. A party other than the city who initiates a zoning request and/or his/her designee(s) shall be present to discuss and answer any questions from the community on the proposed zoning request at the CPIM.

Section 2. That text added to current law appears in **red, bold and underlined**. Text removed from current law appears as **red, bold and strikethrough**.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections,

paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 8. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2023.

[SIGNATURES TO FOLLOW]

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CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney