

STATE OF GEORGIA

CITY OF STONECREST

ORDINANCE NO. ____ - _____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA TO AMEND THE MAP AND REZONE PROPERTY LOCATED AT 2979 KLONDIKE ROAD (PARCEL ID 16 138 01 002) FROM OI (OFFICE-INSTITUTIONAL) DISTRICT TO MR-1 (MEDIUM DENSITY RESIDENTIAL-1) FOR A PROPOSED TOWNHOME DEVELOPMENT; TO PROVIDE SEVERABILITY; TO REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

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

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

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

WHEREAS, the City received a request to rezone and map amendment of property located at 2979 KLONDIKE ROAD (PARCEL ID 16 138 01 002) FROM OI (OFFICE-INSTITUTIONAL) DISTRICT TO MR-1 (MEDIUM DENSITY RESIDENTIAL-1) DISTRICT TO CONSTRUCT TOWNHOMES; and

WHEREAS, pursuant to Sec. Sec. 7.3.5. of the City’s Zoning Code proposed amendments to the official zoning map shall require an application and public hearings before the planning commission and the Mayor and City Council; and

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 Planning and Zoning Department recommends Approval with Conditions; and

WHEREAS, the matter was heard in the City's Community Planning Information Meeting pursuant to the provisions of the City's Zoning Procedures Law; and

WHEREAS, a public hearing and recommendation pursuant to the provisions of the City's Zoning Procedures Law has been provided by the Planning Commission; and

WHEREAS, a public hearing pursuant to the provisions of Georgia's Zoning Procedures Law has been properly held by the City Council prior to 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. That RZ25-003, requesting to rezone the parcel from OI (OFFICE-INSTITUTIONAL) DISTRICT TO MR-1 (MEDIUM DENSITY RESIDENTIAL-1) DISTRICT to construct townhomes at 2979 Klondike Road is APPROVED with Conditions.

Section 2. That the rezoning will be approved with the following conditions.

1. The applicant must provide documentation demonstrating that existing utilities, including water, sewer, and stormwater systems, have adequate capacity to support the proposed development. If deficiencies are identified, the applicant shall propose necessary upgrades.
2. The applicant shall implement measures to protect existing natural resources, including maintaining appropriate buffers and preserving mature trees where feasible.
3. A 50-foot-wide buffer with existing and new trees shall be maintained along the property's boundaries to minimize visual and environmental impacts on adjacent properties.
4. The development shall include provisions for pedestrian connectivity, such as sidewalks or pathways, to enhance accessibility and promote walkability within the community.

5. The applicant shall adhere to the city's architectural design standards to ensure that the development is aesthetically compatible with the surrounding area.

6. The applicant shall include a percentage of reasonably priced housing units within the development to promote socioeconomic diversity and meet community needs.

7. No more than 10% of the units (combined parcels of 2955 and 2979 Klondike Rd.) may be rental units.

8. Off-street parking cannot be used or converted to living spaces.

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 _____, 2025.

[SIGNATURES ARE ON THE FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney