

**Subject Matter: Zoning – JHJ Sharpsburg 65,
LLC and RCB Sharpsburg 35, LLC
Dates of Advertising: February 12, 2020
Date of Public Hearing Before Town Council
And First Reading: March 2, 2020
Date of Second Reading: April 6, 2020
Date of Adoption: April 6, 2020**

**TOWN OF SHARPSBURG
COUNTY OF COWETA
STATE OF GEORGIA**

**ORDINANCE NUMBER 20-01
(as enacted)
TOWN OF SHARPSBURG, GEORGIA**

PREAMBLE AND FINDINGS OF FACT

The Town of Sharpsburg (the “Town”) has received an application for re-zoning by JHJ SHARPSBURG 65, LLC and RCB SHARPSBURG 35, LLC for property described in EXHIBIT “A” (“Property”) from the Town’s R1 (Rural Residential District) zoning classification to PCD (Planned Community District) zoning classifications subject to the conditions and the requirements set out in the Coweta County RI-B District and other Coweta County Commission approvals and conditions attached hereto as Exhibit B. Said parcel of property is currently zoned R1 (Rural Residential District). The Town has given notice to the public of this proposed zoning and public hearings have been conducted as required by law. The Town complied with the requirements of O.C.G.A. §36-36-4 and §36-36-5 prior to the adoption of this Ordinance.

ORDINANCE

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

ARTICLE I

The zoning classification of the Property shall be, and is hereby re-zoned as PCD (Planned Community District) zoning classification subject to the conditions and the requirements set out in the Coweta County RI-B District and other County Commission approvals and conditions attached hereto as Exhibit B, pursuant to the Town of Sharpsburg’s Comprehensive Zoning Ordinance; subject to the following conditions:

1. PCD (Planned Community District) zoning classifications subject to the conditions and the requirements set out in the Coweta County RI-B District and other Coweta County Commission approvals and conditions attached hereto as Exhibit B.
2. Said property to be developed and limited to the 11 preliminary platted lots within the Twelve Parks Phase D Development as shown on Exhibit C attached hereto.

ARTICLE II

Any ordinance of part of any ordinance in conflict herewith is hereby repealed.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. Any condition or conditions imposed upon the petitioner by the Town and contained in the Council’s minutes. Such condition(s) must be satisfied before the change in status will take permanent effect. Should the imposed condition(s) fail to be performed within the prescribed time period set forth by the Town in either the Council minutes or in representations made by the applicant documented in the Council’s minutes, the property at issue will automatically revert to the status or classification if occupied before the petitioner’s application for rezoning was filed.


2. Conditions include those contained in the minutes of the Town Council, which are part of this ordinance, and any representations submitted by the applicant to the Town Council, and accepted by the Town council and reflected in the minutes of the Town 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 TOWN OF SHARPSBURG,
at a regular meeting of the Mayor and Council on the 6th day of April 2020, by the following voting for adoption:


ATTEST:



Deannia Roberson, Town Clerk


Blue Cole, Mayor


Elizabeth Good, Councilmember

Reviewed:


C. Bradford Sears, Jr., Town Attorney


Stan Parten, Councilmember


Cynthia Puckett-Pike, Councilmember


Tom Teagle, Councilmember