

1 STATE OF GEORGIA

2 CITY OF COLLEGE PARK

3 **ORDINANCE NO. 2015-08**

4 AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF
5 COLLEGE PARK, GEORGIA, AS AMENDED; TO PROVIDE FOR
6 SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO
7 PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
8

9 **WHEREAS**, the duly elected governing authority of the City of College Park, Georgia
10 (the “City”) is the Mayor and Council thereof;

11 **WHEREAS**, the Mayor and Council desire to modify the zoning designation of two
12 parcels of real property with a total of 3.86 acres located within the municipal limits of the City
13 at location addresses of 2421 Roosevelt Highway and 2429 Roosevelt Highway (said property
14 being a portion of the tracts having Fulton County, Georgia tax parcel identification numbers 13
15 0036 LL1174 and 13 0036 LL0036, respectively);

16 **WHEREAS**, the Mayor and Council determine that the health, safety, and welfare of the
17 citizens of the City will be positively impacted by the adoption of this Ordinance.

18 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE**
19 **CITY OF COLLEGE PARK, GEORGIA**, and by the authority thereof:

20 **Section 1.** The 3.86 acre parcel of real property located within the municipal limits of the
21 City of College Park at location addresses of 2421 Roosevelt Highway and 2429 Roosevelt
22 Highway (said property being a portion of the tracts having Fulton County, Georgia tax parcel
23 identification numbers 13 0036 LL1174 and 13 0036 LL0036, respectively), which is further
24 identified as lots number 2421 and 2429 highlighted in turquoise on the engineering survey
25 labeled “Property to be rezoned from C1 to C2 zoning” attached hereto as Exhibit A and

26 incorporated herein by reference, is hereby rezoned from C-1 (Community Business District) to
27 C-2 (Central Business District), such rezoning to be noted on the official City of College Park
28 Zoning Map approved by Mayor and Council as soon as reasonably possible following adoption
29 of this Ordinance along with an editorial note on the official City of College Park Zoning Map
30 specifying the parcel(s) affected by this Ordinance and the date of adoption of this Ordinance.
31 Until this rezoning is indicated on the official City of College Park Zoning Map approved by
32 Mayor and Council, this Ordinance and Exhibit A shall govern over the official City of College
33 Park Zoning Map to the extent of any discrepancy between this Ordinance and the official City
34 of College Park Official Zoning Map.

35 The intent of this zoning amendment is to allow the construction on said property of a
36 single building for American Legion Post 51.

37 Section 2. The preamble of this Ordinance shall be considered to be and is hereby
38 incorporated by reference as if fully set out herein.

39 Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all
40 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their
41 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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

47 Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase
48 of this Ordinance.

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

58 Section 4. All ordinances and parts of ordinances in conflict herewith are hereby
59 expressly repealed.

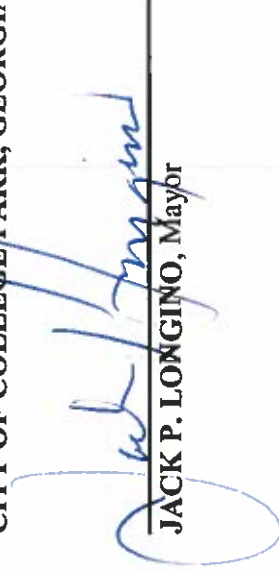
60 Section 5. Penalties in effect for violations of the Zoning Ordinance of the City of
61 College Park at the time of the effective date of this Ordinance shall be and are hereby made
62 applicable to this Ordinance and shall remain in full force and effect.

63 Section 6. The effective date of this Ordinance shall be the date of adoption unless
64 otherwise specified herein.

65 ORDAINED this 6th day of April, 2015.

66 CITY OF COLLEGE PARK, GEORGIA

67



JACK P. LONGINO, Mayor

68

69

70 ATTEST:

71 
72 _____
73 MELISSA BROOKS, City Clerk

74 APPROVED AS TO FORM:

75 
76 _____
77 STEVE FINCHER, City Attorney

Dwg No: 2-150105A		Date: 02/02/15
Drawn By: AMM		Scale: 1"=100'
Land Lot 36 13TH DISTRICT THE CITY OF COLLEGE PARK AMERICAN LEGION POST 51 SURVEY FOR		
SURVEYING & PLANNING LSP00831		#18 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8009 Fax: (770) 320-8098

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF HUD THROUGH THE FEMA. IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100 YRS FLOOD HAZARD AREA.
COMM. PANEL 131210063F DATED 09-18-2013

PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 02/02/15
3. ALL LINEAR DISTANCES SHOWN ON PLAN SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PLANS PLACED BY UNDERGROUND SERVICES.
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.

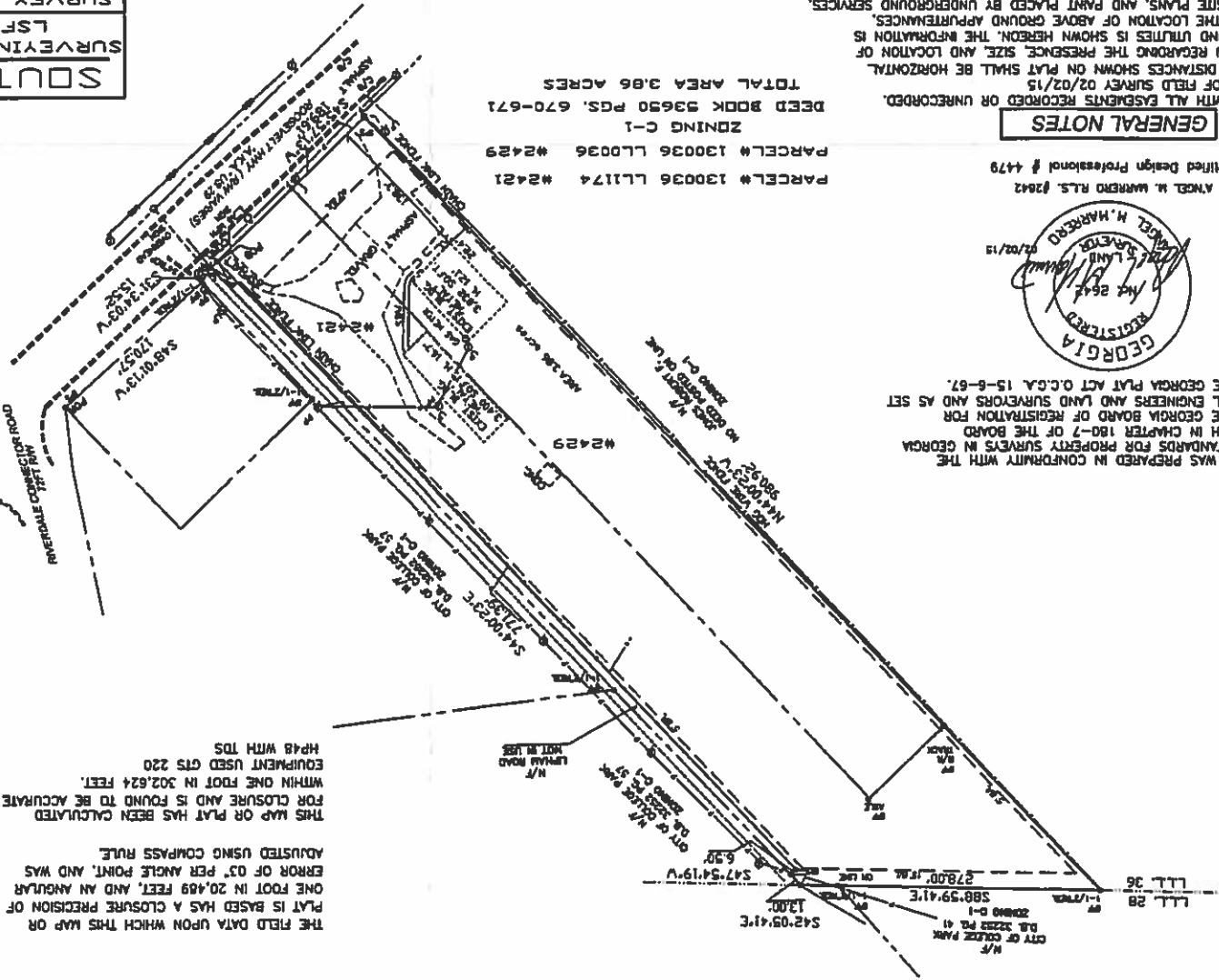
GENERAL NOTES

ANGEL M. WARRNER R.L.S. #2642
Certified Design Professional # 4479



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PRACTICE ACT O.C.G.A. 15-8-87.

PARCEL # 130036 LL1174 #2421
PARCEL # 130036 LL0036 #2429
DEED BOOK 93650 PGS. 670-671
ZONING C-1
TOTAL AREA 3.86 ACRES



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,489 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 302,624 FEET.

EQUIPMENT USED CTS 220
HP4B WITH TDS

- LEGENDS OF SYMBOLS**
- P.O.B. POINT OF BEGINNING
 - P.O.R. POINT OF REFERENCE
 - CA CAS MARKER/CAS METER
 - ODR OPEN TOP PIPE
 - GRF IRON PIN FOUND
 - CRS IRON PIN SET 1/2" REBAR W/ CAP
 - C/D CURB AND GUTTER
 - P/L PROPERTY LINE
 - R/W RIGHT-OF-WAY
 - LLT LAND LOT LINE
 - CONR CONCRETE FOUNDMENT FOUND
 - POF POINT ON LINE
 - B.O.C. BACK OF CURB
 - FNC FENCE CORNER
 - PC EDGE OF PAVEMENT
 - PP PROPERTY CORNER
 - LP LIGHT POLE
 - CP CUT WIRE
 - JB EXISTING JUNCTION BOX
 - WV EXISTING WATER VALVE
 - PH EXISTING FIRE HYDRANT
 - T.B.M. TEMPORARY BENCH MARK
 - B.F.E. BASE FLOOD ELEVATION
 - R.F.E. REFINISH FLOOR ELEVATION
 - H.W. HEADWALL
 - SWCS SINGLE WALL CATCH BASIN
 - DCWS DOUBLE WALL CATCH BASIN
 - DCS OUTLET STRUCTURE (RESR)
 - DRP DRAIN PILE
 - W WATERLINE
 - SS SANITARY SEWER LINE
 - OVF OVERHEAD POWERLINE
 - LF-1 FIBER OPTIC
 - LF-2 CASING
 - LS LANDSCAPING
 - PK MAIL SET (FOUND)
 - DI-MH DRAINING SANITARY SEWER MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - SSSE SANITARY EASEMENT
 - C/O CLEAN-OUT
 - FDC FIRE DEPARTMENT CONNECTOR
 - C.L.F. CHAIN LINK FENCE
 - D.E. DRAINAGE EASEMENT
 - R.N.E. RAIL ROAD EASEMENT
 - H HEIGHT
 - UE UNDERGROUND ELECTRIC
 - AC ARCHITECTONIC UNITS

