

1 STATE OF GEORGIA

2 CITY OF COLLEGE PARK

3 ORDINANCE NO. 2016-02

4 AN ORDINANCE TO REZONE TO TRANSIT STATION COMMERCIAL DISTRICT
5 CERTAIN PARCELS OF PROPERTY LOCATED AT 1761 PRINCETON AVENUE, 1769
6 PRINCETON AVENUE, 1775 PRINCETON AVENUE, 1783 PRINCETON AVENUE, 1793
7 PRINCETON AVENUE, 1762 TEMPLE AVENUE, 1770 TEMPLE AVENUE, 1776 TEMPLE
8 AVENUE, 1784 TEMPLE AVENUE, 1792 TEMPLE AVENUE, 3657 JEFFERSON STREET,
9 3665 JEFFERSON STREET, AND PARCEL ID # 14-1060-0001-051-9; TO AMEND THE
10 OFFICIAL ZONING MAP, CITY OF COLLEGE PARK, GEORGIA; TO PROVIDE FOR
11 SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN
12 EFFECTIVE DATE; AND FOR OTHER PURPOSES.

13 WHEREAS, the governing authority of the City of College Park is the Mayor and
14 Council thereof;

15 WHEREAS, the governing authority of the City of College Park, Georgia desires to
16 modify the zoning designation of certain parcels of property located at 1761 Princeton Avenue,
17 1769 Princeton Avenue, 1775 Princeton Avenue, 1783 Princeton Avenue, 1793 Princeton
18 Avenue, 1762 Temple Avenue, 1770 Temple Avenue, 1776 Temple Avenue, 1784 Temple
19 Avenue, 1792 Temple Avenue, 3657 Jefferson Street, 3665 Jefferson Street, and Parcel ID # 14-
20 1060-0001-051-9 to Transit Station Commercial District (“TSC”); and,

21 WHEREAS, the health, safety, and welfare of the citizens of College Park, Georgia, will
22 be positively impacted by the adoption of this Ordinance.

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

25 **Section 1.** The following properties are hereby rezoned to the zoning designation of TSC
26 (Transit Station Commercial):

- 27 • PARCEL ID # 14-0160-0001-039-4 (1761 Princeton Avenue)
- 28 • PARCEL ID # 14-0160-0001-040-2 (1769 Princeton Avenue)
- 29 • PARCEL ID # 14-0160-0001-041-0 (1775 Princeton Avenue)
- 30 • PARCEL ID # 14-0160-0001-042-8 (1783 Princeton Avenue)
- 31 • PARCEL ID # 14-0160-0001-055-0 (1793 Princeton Avenue)
- 32 • PARCEL ID # 14-0160-0001-051-9
- 33 • PARCEL ID # 14-0160-0001-036-0 (3657 Jefferson Street)
- 34 • PARCEL ID # 14-0160-0001-038-6 (3665 Jefferson Street)
- 35 • PARCEL ID # 14-0160-0001-035-2 (1762 Temple Avenue)
- 36 • PARCEL ID # 14-0160-0001-034-5 (1770 Temple Avenue)
- 37 • PARCEL ID # 14-0160-0001-033-7 (1776 Temple Avenue)
- 38 • PARCEL ID # 14-0160-0001-050-1 (1784 Temple Avenue)
- 39 • PARCEL ID # 14-0160-0001-048-5 (1792 Temple Avenue)

40 **Section 2.** The rezonings are indicated on the map excerpt entitled “WS TOD, LLC
41 January 19, 2016 PDR & OP to TSC,” adopted hereto and incorporated herein as Exhibit A. The
42 rezonings indicated in Exhibit A and in Section 1 hereto are to be noted on the official City of
43 College Park Zoning Map approved by Mayor and Council as soon as reasonably possible
44 following adoption of this Ordinance, along with an editorial note on the official City of College

45 Park Zoning Map specifying the parcels affected by this Ordinance and the date of adoption of
46 this Ordinance.

47 Until the rezonings are indicated on the official City of College Park Zoning Map
48 approved by Mayor and Council, this Ordinance and Exhibit A shall govern over the official City
49 of College Park Zoning Map to the extent of any discrepancy between this Ordinance and the
50 official City of College Park Official Zoning Map.

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

53 Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all
54 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their
55 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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

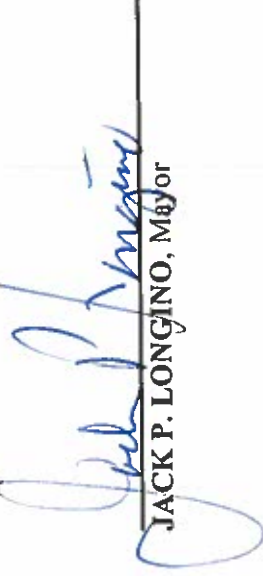
63 (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance
64 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise
65 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the
66 express intent of the Mayor and Council that such invalidity, unconstitutionality or
67 unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional

68 or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or
69 sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases,
70 clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional,
71 enforceable, and of full force and effect.
72 Section 5. All ordinances and parts of ordinances in conflict herewith are hereby
73 expressly repealed.
74 Section 6. Penalties in effect for violations of the Zoning Ordinance of the City of
75 College Park at the time of the effective date of this Ordinance shall be and are hereby made
76 applicable to this Ordinance and shall remain in full force and effect.
77 Section 7. The effective date of this Ordinance shall be the date of adoption unless
78 otherwise specified herein.

79 **ORDAINED**, this 19th day of January, 2016.

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CITY OF COLLEGE PARK, GEORGIA


JACK P. LONGINO, Mayor

ATTEST:

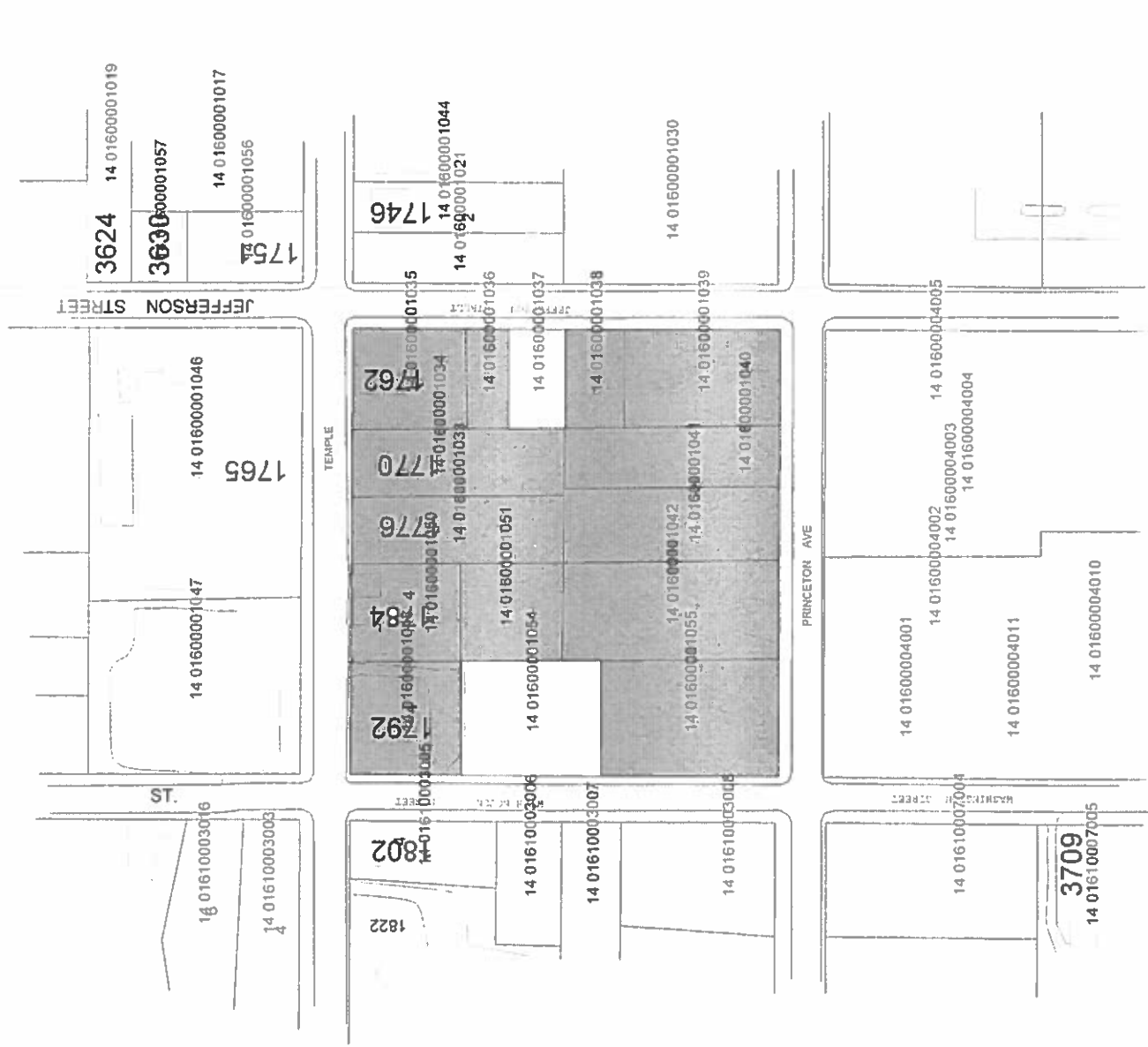

MELISSA BROOKS, City Clerk

APPROVED AS TO FORM:


STEVEN M. FINCHER, City Attorney

EXHIBIT A

Exhibit " A "



WS TOD, LLC

Proposed Rezoning January 19, 2016
PDR & OP to TSC