

PASSED: December 6, 1999

ORDINANCE NO. 12-6 99

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF MAYSVILLE, GEORGIA BY CHANGING THE ZONING OF A PARCEL OF LAND OWNED BY RONNIE E. CARROLL AND KIMBERLY P. CARROLL AND BEING 20 ACRES, MORE OR LESS, AND LYING AND BEING IN BANKS COUNTY, GEORGIA, AND AS DESCRIBED ON SURVEY BY SLATE AND ASSOCIATES RECORDED AT PLAT BOOK 21, PAGE 141 OF THE BANKS COUNTY RECORDS AND INCORPORATED HEREIN BY REFERENCE, AND MADE A PART OF THIS DESCRIPTION FOR THIS ORDINANCE, TO CHANGE THE ZONING CLASSIFICATION THEREOF FROM RESIDENTIAL-1 (R-1) TO AGRICULTURAL (A) SUBJECT TO CERTAIN CONDITIONS; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Town Council of Maysville, Georgia as follows:

Section 1. ZONING IMPOSED WITH CONDITIONS.

That from and after the passage of this Ordinance the following described lands shall be rezoned and so designated on the Zoning Map of the Town of Maysville, as Agricultural (A), with the following conditions:

Conditions.

See Exhibit "A" attached hereto and by this reference made a part hereof.

Legal Description.

See Exhibit "B" attached hereto and by this reference made a part hereof.

Section 2. REPEAL OF CONFLICTING ORDINANCES.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Section 3. SEVERABILITY OF PARAGRAPHS.

If any portion of this ordinance shall be invalid or unconstitutional, such invalidity or unconstitutionally shall not affect or impair the remaining portions unless it clearly appears that other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

Section 4. AMENDMENT TO THE ZONING MAP.

This ordinance is enacted as an amendment to the Zoning Map of the Town of Maysville.

Section 5. EFFECTIVE DATE.

The effective date of the zoning classification imposed by this ordinance shall be December 6, 1999, upon passage.

SO ORDAINED this 6th day of December, 1999.

MAYSVILLE TOWN COUNCIL

By: _____
Mayor

Councilperson

Councilperson

Councilperson

Attest:

Town Clerk

Exhibit "A"
Conditions to Rezoning to Agricultural District

The following shall be conditions to the rezoning of the subject property from R-1 to A:

1. The property may continue to be used for any of the uses permitted under R-1.
2. Agricultural uses listed under Section 91 of the Ordinance as numbers 1 through 4 shall be permitted subject to the following conditions:

(a) No commercial dairy, poultry, swine, beef, cattle, sheep, goat or other similar commercial operation involving the raising or selling of animals or their products shall be conducted on the premises, and no structure designed for such purposes shall be constructed on the premises.

(b) Horses and other equine animals may be kept on the premises provided that at least two (2) acres of adequately fenced pasture is provided for each horse or other equine animal maintained on the premises.

(c) Any horse or other non domesticated animal kept on the premises and any pasture or building provided therefor shall be no closer than 150 feet from any dwelling on any other lot.

(d) Cattle, sheep, goats or chickens may be kept on the premises only for non commercial personal consumption or other personal uses and only in small numbers consistent with that intent.

3. The uses set out in Section 91 of the Ordinance as numbers 5 through 12 shall not be permitted on the premises.

EXHIBIT "B"

LEGAL DESCRIPTION OF PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 155TH DISTRICT, 5.M, BANKS COUNTY, GEORGIA AND BEING THAT 20.00 ACRES, MORE OR LOSS, AS SHOWN ON A PLAT OF SURVEY PREPARED FOR JACOB W. WISE BY SLATS & ASSOCIATES, INC. REGISTERED SURVEYOR, DATED APRIL 13, 1996, RECORDED AT PLAT BOOK 21, PAGE 141, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF BANKS COUNTY, GEORGIA, AND INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR MORE DETAILED DESCRIPTION, SAID PROPERTY IS BOUNDED ON THE NORTH BY LANDS NOW OR FORMERLY OF WISE; ON THE EAST BY MITCHELL DIRT ROAD (60 FOOT RIGHT OF WAY); ON THE SOUTH BY LANIS OF SATTERFIELD, LEWIS AND ROSWELL, AND ON THE WEST BY LANDS NOW OR FORMERLY OF SHORT.