

First Reading: June 29, 2023

Second Reading: July 3, 2023

Passed: July 3, 2023

Ordinance No: 2023 001

An Ordinance amending the zoning map of the City of Maysville, Georgia by changing the zoning of a parcel of land owned by Maysville Baptist Church being 50.58 acres, lying and being in Jackson County, Georgia and as described and incorporated herein by reference and made a part of this description for the ordinance, to change the zoning classification thereof from R1-Single Family Residential to OI-Office Institutional with conditions repealing conflicting Ordinances; to provide for severity; to provide for an effective date; and for other purposes.

Be it ordained by the City of Maysville; Georgia as follows:

Section 1: Zoning

The application filed by Maysville Baptist Church is approved with conditions, upon conditions stated on Ex. A attached hereto and incorporated herein. 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 City of Maysville, as OI, Office Institutional, subject to compliance with conditions stated on Ex. A attached hereto and incorporated herein.

Legal Description

See Exhibit "A" attached hereto and by the reference made a part thereof.

Section 2: Repealing 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All Ordinances and parts of Ordinances in conflict herewith are hereby repealed to the extent of the conflict.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

Exhibit A

JACKSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 1400.00
DATE: 9-11-02
S/Reba Parks/ST
CLERK OF SUPERIOR COURT

FILED
SUPERIOR COURT
JACKSON COUNTY GA
2002 SEP 11 PM 1:26
REBA PARKS, CLERK
DEED BOOK 27P PAGE 157
158

Return Recorded Document to:
GARY N. FREEMAN
ATTORNEY AT LAW
P.O. BOX 10
MAYSVILLE, GEORGIA 30558

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF JACKSON

This Indenture made this 4th day of September, in the year Two Thousand Two, between James Short, of the County of Jackson, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and Maysville Baptist Church, Inc., a Georgia corporation, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in the 465th G.M. District, Jackson County, Georgia, designated as Tract 1, containing 55.569 acres, more or less, as more particularly shown on a plat of survey prepared for James Stephens by Venable & Associates, Inc., GRLS, dated March 4, 1998, recorded in Plat Book 54, page 69, Jackson County, Georgia Records. Said plat is incorporated herein by reference for a more detailed description.

LESS AND EXCEPT: All that tract or parcel of land, with improvements thereon, lying and being in the 465th G.M. District of Jackson County, Georgia, CONTAINING 5.00 acres and being bounded now or formerly as follows: On the East by right-of-way of GA. Hwy. 82 Spur for a distance of 718.38 feet; on the South by lands of Short for a distance of 492.33 feet; on the West by lands of Short for a distance of 352.31 feet; on the North by lands of Morris for a distance of 564.53 feet + 137.17 feet + 133.64 feet. Said lands being more particularly described in a plat of survey for Kenneth Chadwick, Donna Chadwick & Norman Wood dated October 14, 1999, prepared by Venable & Associates, Inc., Registered Land Surveyor, recorded in Plat Book 55, page 254, Jackson County Public Records. Said plat and the recordation thereof are by reference incorporated herein and made a part of this legal description.



In the event Grantee ever chooses to sell all or any part of the property, Grantor, if living, or if Grantor is not then living Grantor's daughter, Sophia Short Meadows shall have a right of first refusal to purchase the property, or such portion thereof that is the subject of the offer upon the same terms and conditions as the proposed sale. Upon receipt of any offer to purchase all or any part of the property, Grantee shall within ten (10) days of receipt thereof notify in writing Grantor or his daughter, as the case may be, and include therewith a copy of the offer. Grantor, or his daughter, as the case may be, shall have the right to notify Grantee in writing within fifteen (15) days after the receipt of the notice whether Grantor or his daughter, as the case may be, will exercise his or her right to purchase the property. If Grantor or his daughter, as the case may be, chooses to purchase the property, the purchase shall be on the same terms and conditions as contained in the offer. If Grantor or his daughter, as the case may be, fails to timely notify Grantee of his or her election to purchase the property or elects not to purchase the property, the right of first refusal shall lapse and be of no further force and effect. This right of first refusal is personal to Grantor and his daughter, as the case may be, and shall lapse at the time of the last of them to die. This right of first refusal is not transferable.

The property shall not be used as a cemetery.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

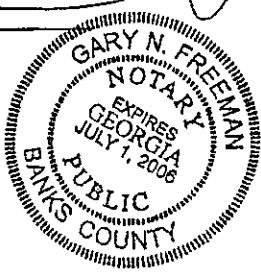
Signed, sealed and delivered in the presence of:

[Handwritten signature]
Witness

[Handwritten signature] (SEAL)
James Short

Notary Public
Commission Expires:

[NOTARY SEAL]



FILED
SUPERVISOR
4155 SW 13th Ave
2007 JUL 24 PM 2:48
NEBA HARRIS, CLERK

PLAT BOOK 100 PAGE 95

NOW OR FORMERLY
H.B. MORRIS

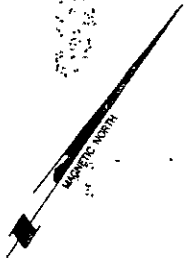
NOW OR FORMERLY
H.B. MORRIS, JR.

NOW OR FORMERLY
KENNETH CHADWICK,
DONNA CHADWICK,
& NORMAN WOOD

50.569 ACRES

NOW OR FORMERLY
JAMES SHORT

CA. HWY. 82 SPUR 100' R/W



1/2" REBAR FOUND

1/2" REBAR FOUND

1/2" REBAR FOUND

1/2" REBAR FOUND

1/2" REBAR FOUND

1/2" REBAR FOUND

1/2" REBAR FOUND

1/2" REBAR FOUND

1/2" REBAR FOUND

1/2" REBAR FOUND

1/2" REBAR FOUND

1/2" REBAR FOUND

A=158.77
B=185.84
C=21.22
S 23° 21' 22" E
158.77'

A=240.85
B=386.06
C=209.17
S 20° 02' 17" E
240.85'

A=182.50
B=355.88
C=192.54
S 22° 52' 43" E
182.54'

A=182.50
B=355.88
C=192.54
S 22° 52' 43" E
182.54'

Boundary Survey
for

MAYSVILLE BAPTIST CHURCH

Located Within
G.M.D. 485

Jackson County, Georgia.

Scale: 1" = 200' July 15, 2002

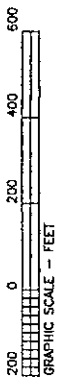
Prepared By

VENABLE & ASSOCIATES, INC.

1842 WINDER HIGHWAY - P.O. BOX 366
JEFFERSON, GEORGIA 30649

PHONE: (706) 367-8255 FAX 367-4937

JOB NO. 02112 P.B. 2-1055



- NOTES:
1. The field data upon which this plat is based has a closure precision of one foot in 38,983 feet and an angular error of 0.22" per angle point and was adjusted using the Compass Rule.
 2. This plat has been calculated for closure and is found to be accurate within one foot in 2,153,426 feet.
 3. The field equipment used in this survey was a Topcon GTS-803 Total Station.
 4. The Field Work Was Completed 7/13/02

APPROVED FOR RECORDING
7-24-02
Jackson County Planning Commission
Map 61 Rural 17

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 City of Maysville.

Section 5: Effective date


The effective date of the zoning classification imposed by this Ordinance shall be upon passage.

SO ORDAINED this 3rd day of July 2023.

MAYSVILLE CITY COUNCIL



Mayor Richard Presley



Councilmember Kimberly Wilmoth



Councilmember Junior Hardy



Councilmember Richard Parr



Councilmember Scott Harper

ATTEST:



City Administrator/City Clerk