

RESOLUTION AMENDING
THE ZONING ORDINANCE OF CONCORD, GEORGIA

WHEREAS, the Council of Concord, Georgia under the Constitution and Laws of the State of Georgia is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of the city of Concord to provide for and enact zoning and developmental regulations;

WHEREAS, the Council of Concord, Georgia enacted the current Zoning Ordinance of the city of Concord, Georgia on March 8, 1994 and therein adopted the Official Zoning Map of Concord, Georgia;

WHEREAS, the Council of Concord has determined that it is in the best interests of the citizens of the city of Concord for certain text revisions and amendments to be made to the Zoning Ordinance of Concord, Georgia;

WHEREAS, such text amendments to the Zoning Ordinance of Concord, Georgia were reviewed by the Concord Planning Commission, and a hearing on the text amendments to the Zoning Ordinance of Concord was conducted by the Council of Concord, Georgia on December 10, 2013 pursuant to O.C.G.A. § 36-66-1, et. seq. in the City Meeting Room, City Hall, 50 Main Street, Concord, Pike County, Georgia;

WHEREAS, the Council of Concord, Georgia considered the proposed amendment, any and all alternate proposals or amendments, the report of the Concord Planning Commission and all data and evidence taken at the public hearing; and

WHEREAS, it is deemed by the Council of Concord, Georgia that an amendment to the Zoning Ordinance of Concord, Georgia and an amendment to the Official Zoning Map of Concord, Georgia is in conformance with sound comprehensive planning principles and of substantial benefit to the public and in the promotion of the best interests and general welfare of the people;

NOW THEREFORE, IT SHALL BE AND IS HEREBY RESOLVED by the Council of Concord, Georgia, that the Zoning Ordinance of Concord, Georgia shall be and is hereby amended as follows:

Section 1: The following provision shall be added to the Zoning Ordinance of Concord, Georgia, Section 2, "Definitions," to appear as Item 2-23a:

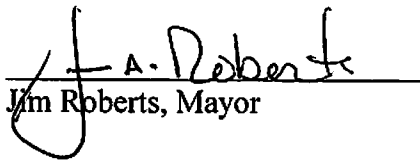
2-23a Loft Apartment. An apartment(s) customarily located on the second story of a retail business or professional office located in the Neighborhood Commercial district (C-C).

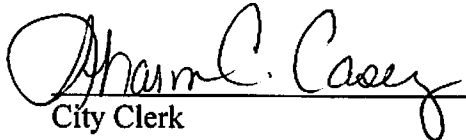
Section 2: The following provision shall be added to the Zoning Ordinance of Concord, Georgia, Section 5, "Schedule of Permitted Uses and Development Standards," Section 5-1, "Table of Permitted Uses," to appear as Item 56a.

56a Loft Apartment. *Permitted as of right in Neighborhood Commercial district.*

Section 3: The foregoing amendments to the Zoning Ordinance of Concord, Georgia shall become effective immediately upon adoption of this resolution.

Section 4: All Ordinances or resolutions in conflict herewith shall be and are hereby, repealed.


Jim Roberts, Mayor


City Clerk

Adopted on this 10th day
of December, 2013.

