

## ORDINANCE of AMENDMENT

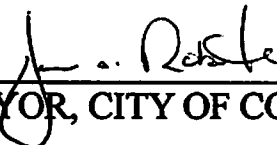
An ordinance of the city of concord relating to the creation of the office of City Superintendent

Be it ordained by the Mayor and Council of the City of Concord:

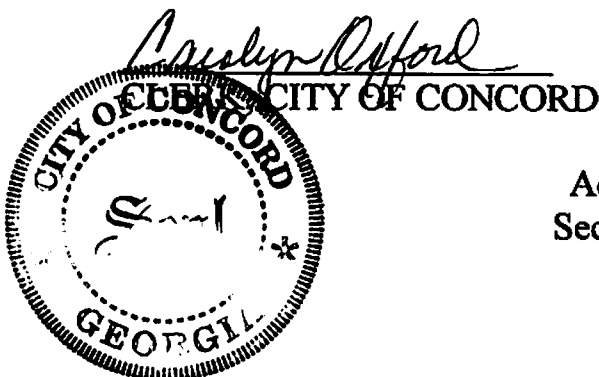
Section 1 code-Chapter 2-4-6 is hereby amended by deleting and adding to paragraph 2-4-6

Section 2-4-6 should read: " There is hereby deleted the office of City Superintendent and in its place created a Water/Waste Water and Maintenance Operator who shall:

1. Report directly to the Mayor as designated by the City Charter;
2. Assure that the policies and procedures of the City Water/Waste Water systems are complied with;
3. Perform the day-to-day activities of the Water/Waste Water Systems which consist of management and utilities repair;
4. Supervise one employee assigned under his supervision by the Mayor to assist in performing Water/Waste Water maintenance of utilities when needed,  
and
5. Perform such other services as may be required by the Mayor and Council.

  
MAYOR, CITY OF CONCORD

First reading: 01-10-2012



Adopted at  
Second meeting March 13, 2012

ORDINANCE NO. 101

AN ORDINANCE OF THE CITY OF CONCORD, GEORGIA TO CHANGE THE ZONING OF CERTAIN DESCRIBED PROPERTY FROM THAT OF AN RMF MULTI-FAMILY RESIDENTIAL DISTRICT TO AN R-1 SINGLE FAMILY RESIDENTIAL DISTRICT; TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF CONCORD, GEORGIA, TO REFLECT SAID ZONING CHANGE; AND FOR OTHER PURPOSES.

\* \* \* \* \*

WHEREAS, the City of Concord Planning Commission having recommended the zoning change hereinafter made and a public hearing having been held thereon, following public notice thereof, and the City Council of the City of Concord having determined that such recommendation will serve the best interest of the City of Concord, Georgia, therefore:

BE IT ORDAINED, by the City Council of the City of Concord, Georgia, and it is hereby ordained by the authority of same, as follows:

**SECTION ONE**

The following described property, which is presently located in an RMF Multi-Family Residential District is hereby removed therefrom and placed in an R-1 Single Family Residential District, which said property is described as follows:

All that tract or parcel of land containing 1.02 acres, more or less, lying and being in Land Lot No. 116 of the 9th Land District of Pike County, Georgia, and being more particularly shown and designated as Tract 1, 1.02 acres according to that certain plat of survey entitled "Survey for John Strickland", dated April 18, 2001, prepared by Steve J. Reeves, Georgia Registered Professional Land Surveyor #2765, a copy of which said plat is recorded in Plat Book 22, page 71, Clerk's Office, Superior Court, Pike County, Georgia, and which said plat, together with the metes, bounds, courses and distances as shown thereon with respect to the said 1.02 acres, is by this reference incorporated herein in aid of this description as fully as if copied at length herein.

**SECTION TWO**

The Official Zoning Map of the City of Concord, Georgia, which map was incorporated into and adopted by Ordinance of the City of Concord, Georgia, and which map is dated March 8, 1994, is hereby amended and the new Official Zoning Map of the City of Concord, Georgia, which said new map is dated 2-17-09, 2009, and is certified by the City Clerk of the City of Concord, Georgia, as required by Section 4-2 of the City of Concord Zoning Ordinance, which said new map is hereby adopted as the Official Zoning Map of the City of Concord, Georgia, and the same shall remain on file in the Office of the City Clerk of the City of Concord, Georgia, and shall be accessible to the public.

**SECTION THREE**

All ordinances or parts thereof in conflict with the terms and provisions of this Ordinance be, and the same hereby are, repealed.

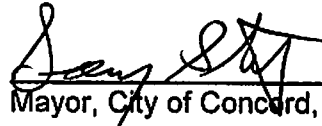
**SECTION FOUR**

Should any sentence, paragraph or section of this Ordinance be declared to be invalid, for any reason, such declaration shall not affect the validity of any other sentence, paragraph or section of this Ordinance and all such remaining sentences, paragraphs and sections hereof shall remain valid and of full force and effect, and the Board of Commissioners of Pike County, Georgia, hereby declares that such continuing validity of the remaining portions hereof is its intent as of the date of the enactment hereof.

The foregoing ordinance this day adopted by the City Council of the City of Concord, Georgia, and transmitted by me to the Mayor for his approval, this 17<sup>th</sup> day of February, 2009.

  
\_\_\_\_\_  
City Clerk, City of Concord, Georgia

17<sup>th</sup> Approved by me and returned as "approved" to said City Council, in open meeting, this day of February, 2009.

  
\_\_\_\_\_  
Mayor, City of Concord, Georgia

First Reading: 1-29-2009

12/9/2008

**AN ORDINANCE**  
**Ord.**

To amend the Charter of the City of Concord, Section 1.11, Corporate Boundaries, so as to annex property into the City of Concord, Georgia, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated; to provide an effective date; and for other purposes.

**BE IT ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF CONCORD:**

**Section 1.** A new subsection to Section 1.11 is hereby adopted to be read and be codified as follows: Section 1.11 (a)(1):

All that tract or parcel of land, situate lying and being in Land Lot 148 of the 9th Land District of Pike County, Georgia, located on the west margin of the City Limits of Concord, Georgia, and being shown as a triangular parcel designated as **TRACT B** containing **3.299 ACRES** on that certain plat of survey entitled "**PLAT FOR FIRST BANK OF PIKE**", dated May 14, 2008, prepared by Robert A. Moreland, registered land surveyor number 1981, which plat of survey, by reference, is incorporated into this description as fully and completely as if copied at length herein. Said tract or parcel of land is more particularly described according to said plat of survey as beginning at a point marked by an iron stake located at the intersection of the west margin of the city limits of the City of Concord with the south margin of the abandoned right of way of the Norfolk Southern Railroad; run thence South an arc distance of 219.33 feet along the west limit of the City of Concord, said arc being subtended by a chord distance South 25 degrees, 53 minutes, 08 seconds East a distance of 219.27 ch. to an iron stake on the north margin of Madden Road, run thence South 76 degrees, 33 minutes, 14 seconds West a distance of 235.73 feet to a point, thence South 79 degrees, 02 minutes, 00 seconds West a distance of 324.36 feet to a point, run thence South 78 degrees, 35 minutes, 48 seconds West a distance of 500.58 feet to a point, run thence South 76 degrees, 26 minutes, 21 seconds West 255.78 feet to a point marked by an iron stake; run thence North 29 degrees, 23 minutes, 32 seconds West a distance of 8.08 feet to a point marked by an iron stake; run thence North 68 degrees, 42 minutes, 50 seconds East a distance of 1282.82 feet to a point marked by an iron stake on the west margin of the city limits of the City of Concord and the point of beginning.

The above described property is bounded on the east by the City Limits of Concord, Georgia, on the north by the abandoned Norfolk Southern Railroad right of way, on the west by said Norfolk Southern Railroad right of way and the north margin of the rights of way of Madden Public Road and on the south by the north margin of the Madden Public Road right of way. There is excluded from the above described property any part thereof lying within the rights of way of Madden Public Road and the abandoned right of way of Norfolk Southern Railroad.

**Section 2.** This ordinance shall become effective on the 9<sup>th</sup> day of Dec, 2008.

**Section 3.** The City Clerk of the City of Concord is instructed to send certified copies of this ordinance, together with a map to the State of Georgia Department of Community Affairs, to the governing authority of Pike County, and to any other entities as required by law, within thirty (30) days after the effective date of the annexation as set forth above in Section 2.

**Section 4.** All ordinances and parts of ordinances in conflict with this ordinance are repealed.

FIRST READING this 10<sup>th</sup> day Nov, 2008.

SECOND READING--

APPROVED this 9<sup>th</sup> day of Dec, 2008 by the Mayor and Council of the City of Concord.

ATTEST:

Carlyne Dufford  
City Clerk

[Signature]  
COUNCIL MEMBER

\_\_\_\_\_  
COUNCIL MEMBER

SEAL



[Signature]  
MAYOR

[Signature]  
COUNCIL MEMBER

[Signature]  
COUNCIL MEMBER

[Signature]  
COUNCIL MEMBER

May 14, 2008

**ORDINANCE NO. 100**

AN ORDINANCE OF THE CITY OF CONCORD, GEORGIA, ANNEXING CERTAIN DESCRIBED LANDS INTO THE CORPORATE LIMITS OF THE SAID CITY OF CONCORD IN THE MANNER PROVIDED FOR IN GEORGIA LAWS 1962, PAGES 119 ET SEQ., AS AMENDED (O.C.G.A. §§ 36-36-20 AND 36-36-21) PURSUANT TO WRITTEN APPLICATION THEREFOR BY THE OWNER THEREOF; TO PLACE SAID ANNEXED LAND IN A C-C NEIGHBORHOOD COMMERCIAL DISTRICT; TO ADOPT A NEW ZONING DISTRICTS MAP OF THE CITY OF CONCORD TO REFLECT SAID ANNEXATION AND SAID ZONING; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, by the provisions of Georgia Laws 1962, pages 119 et seq., as amended (OCGA §§ 36-36-20 and 36-36-21) the Mayor and City Council of the City of Concord, Georgia, are authorized and empowered to annex into the existing corporate limits of the City of Concord unincorporated areas contiguous thereto upon the written and signed application of the owner of the land proposed to be annexed; and

WHEREAS, the owners of the property hereinafter described, have filed written and signed applications with said City requesting said land to be annexed into the corporate limits of the said City of Concord, Georgia; and

WHEREAS, the Mayor and City Council of said City have acted on said application and determined that a portion of said land is now contiguous to the presently existing corporate limits of the City of Concord; and the remaining land is contiguous as defined in said statutes; and that the applicants are the owners of said lands and that it will be in the best interest of said City to annex the said described lands into the existing corporate limits of the City of Concord; and

WHEREAS, the Concord Zoning Commission has recommended and certified the zoning implementation hereinafter made relative to said land, and a public hearing having been held thereon, following public notice thereof, and the Mayor and Council having determined that such recommendation will serve the best interest of the City of Concord, Georgia;

NOW, THEREFORE, The Council of the City of Concord hereby ordains, and it is hereby ordained by virtue of the authority thereof as follows, to-wit:

**Section 1**

That said Application for Annexation be, and the same hereby is, approved, and the following described land, to-wit:

All that tract or parcel of land, situate, lying and being in Land Lot 148 of the 9th Land District of Pike County, Georgia, located on the west margin of the City Limits of Concord, Georgia, and being shown as a triangular parcel designated as TRACT B containing 3.299 acres on that certain plat of survey entitled "Plat for First Bank of Pike", dated May 14, 2008, prepared by Robert A. Moreland, Registered Land Surveyor Number 1981, which plat of survey, by reference, is incorporated into this description as fully and completely as if copied at length herein. Said tract or parcel of land is more particularly described according to said plat of survey as beginning at a point marked by an iron stake located at the intersection of the west margin of the city limits of the City of

Concord with the south margin of the abandoned right of way of the Norfolk Southern Railroad; run thence south an arc distance of 219.33 feet along the west limit of the City of Concord, said arc being subtended by a chord distance of south 25 degrees 53 minutes 08 seconds east a distance of 219.27 ch. to an iron stake on the north margin of Madden Road; run thence south 76 degrees 33 minutes 14 seconds west a distance of 235.73 feet to a point; thence south 79 degrees 02 minutes 00 seconds west a distance of 324.36 feet to a point; run thence south 78 degrees 35 minutes 48 seconds west a distance of 500.58 feet to a point; run thence south 76 degrees 26 minutes 21 seconds west 255.78 feet to a point marked by iron stake; run thence north 29 degrees 23 minutes 32 seconds west a distance of 8.08 feet to a point marked by an iron stake; run thence north 68 degrees 42 minutes 50 seconds east a distance of 1282.82 feet to a point marked by an iron stake on the west margin of the city limits of the City of Concord and the point of beginning.

be, and said described lands are, annexed into the existing corporate limits of said City of Concord and the said lands shall henceforth constitute a part of the lands within the corporate limits of the said City of Concord, Georgia, as completely and fully as if the limits thereof had been marked and defined by special act of the General Assembly of Georgia.

#### Section 2

That all laws and ordinances of said City shall be of full and complete force and effect in the territory hereby annexed as in the previously existing corporate limits of said City.

#### Section 3

A copy of the plat of survey, duly certified by the City Clerk of the City of Concord, Georgia, shall be filed by the City Clerk of the City of Concord, Georgia, with the Department of Community Affairs of the State of Georgia, and with Pike County, Georgia.

#### Section 4

The land described in Section 1 of this ordinance not having been heretofore zoned by the City of Concord, is hereby placed in a C-C Neighborhood Commercial District, as the same is defined in the Zoning Ordinance of the City of Concord, Georgia.

#### Section 5

The Zoning Districts Map of the City of Concord, Georgia, which map was adopted by Ordinance of the City of Concord, Georgia, and which map is dated March 8, 1994, is hereby repealed and superseded by the new Zoning Districts Map of the City of Concord, Georgia, which said new map is dated February 17, 2009, and is certified by the City Clerk of the City of Concord, Georgia, as being the map referred to and adopted by this Section of this Ordinance, which said map, as so certified, is hereby incorporated into, and made a part of, this ordinance by this reference, and which said new map is hereby adopted as the official Zoning Districts Map of the City of Concord, Georgia, and the same shall remain on file in the Office of the City Clerk of the City of Concord, Georgia, and shall be accessible to the public.

Section 6

All ordinances or parts thereof in conflict with the terms and provisions of this Ordinance be, and the same hereby are, repealed.

Section 7

Should any sentence, paragraph or section of this ordinance be declared to be invalid, for any reason, such declaration shall not affect the validity of any other sentence, paragraph or section of this ordinance and all such remaining sentences, paragraphs and sections hereof shall remain valid and of full force and effect, and the City Council hereby declares that such continuing validity of the remaining portions hereof is its intent as of the date of the enactment hereof.

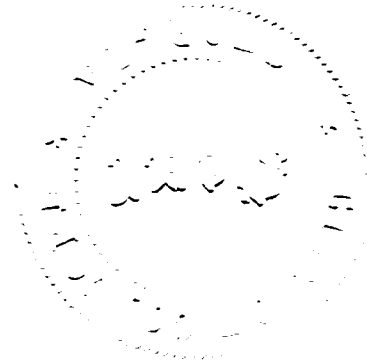
The foregoing ordinance this day adopted by the City Council of the City of Concord, Georgia, and transmitted by me to the Mayor for his approval, this 17 day of February, 2009.

Carolyn Offord  
City Clerk, City of Concord, Georgia

17<sup>th</sup> Approved by me and returned as "approved" to said City Council, in open meeting, this day of February, 2009.

Dean St  
Mayor, City of Concord, Georgia

First Reading: January 13, 2009

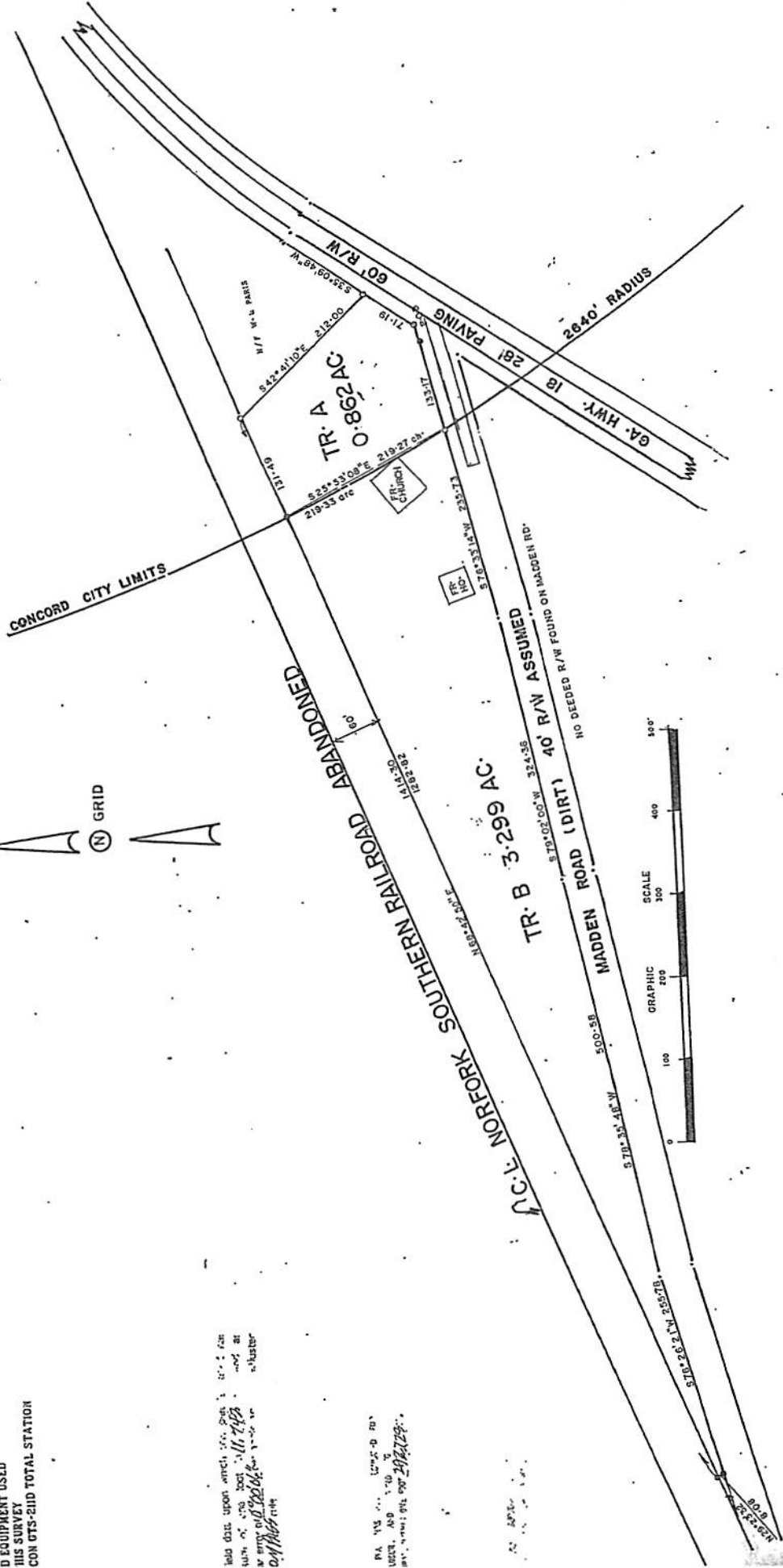
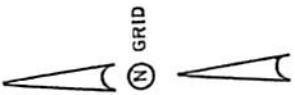




D EQUIPMENT USED  
 THIS SURVEY  
 CON GTS-211D TOTAL STATION

Field data upon which this survey was based is as follows:  
 1. All measurements were made with a total station.  
 2. All measurements were made in good weather.  
 3. All measurements were made by a trained and experienced surveyor.  
 4. All measurements were made in accordance with the standards of the profession.

PLAT NO. 111-111-111  
 DATE 11-11-11  
 BY 111-111-111



In my opinion this is a true representation of the land shown and the same has been prepared in conformity with the provisions of the laws of the State of Georgia.  
 Robert A. Moreland, S.L.S.



Survey and Plat by  
 ROBERT A. MORELAND, S.L.S.  
 Woodbury, Ga. Phone 553-223  
 Georgia License # 553-223

PLAT FOR  
FIRST BANK OF PIKE OF LAND IN LT. 148 9th L.D.  
PART IN CITY OF CONCORD, PIKE COUNTY, GEORGIA

**AMENDMENT**

***An Amendment to the City of Concord's Development Ordinance***

*Be it ordained by Mayor and Council: Amendment to Development Ordinance, Section 503, pp 5-10, add the following paragraphs:*

*J. **Development Standards for Downtown:** In order to preserve the history and esthetics of the downtown area, all future constructed commercial, and industrial buildings built on downtown lots must match the present decor of the city. Any future construction plans for the downtown area must be reviewed by the Planning Commission Board for recommendation to the City Council for Approval/Disapproval. A public hearing must be conducted by the Mayor and Council on all new facilities to afford the public their input. The Mayor and City Council has the power to accept applications for amendment of this ordinance and render official decisions on them after referring them to the Planning Commission for review and recommendations as specified in Section 413.*

First Reading: 27<sup>th</sup> Day of May 2007

Second Reading 19<sup>th</sup> Day of June 2007

  
Signature of City Mayor

Date: June 19, 2007

  
Signature of Witness

Date: June 19, 2007



PLANNING COMMISSION BOARD  
CITY OF CONCORD

TO: Mayor and City Council  
City of Concord

SUBJECT: R-1 Text Change to Zoning Ordinance

The following text change is recommended by the Concord Planning Commission Board:

Request Section 4, Zoning district, paragraph 4-1.1 is changed to read:

R-1 Single Family Residential: The purpose of this district is to provide single family residential areas (except for mobile homes), with minimum lot sizes of one-half acre, (21,780 Square Feet), where a central system for the collection of sewage and distribution of water is provided; or not less than one and one-quarter acres (54,450 Square Feet), where individual septic tanks and/or wells are used; or if a central water/septic tank system is used (43,560 Square Feet) one acre lots are required. Said area being protected from the depreciating effects of small lot development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment.

Currently reads: "or if a central water system is used 21,750 square feet lots are required."

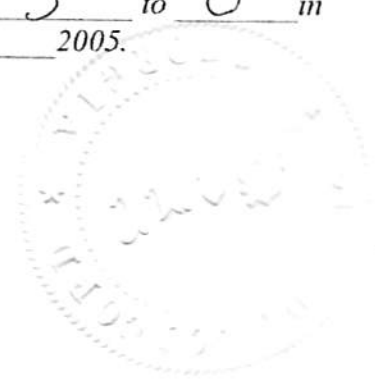
Section 12 "Amendment" paragraph 12-1 General Conditions reads: These regulations, including the Zoning Map, may be amended by the Governing Authority: (1) on its own motion, (2) on petition, or (3) on recommendation of the Planning Commission, but no amendment shall become effective unless it shall have been proposed by or shall first have been submitted to the Planning Commission for review and recommendation.

Approved by the Concord Planning Commission Board by a vote of 3 to 0 in favor of the above recommendation this 12<sup>th</sup> day of July, 2005.

JIMMY GILBERT Chairperson Planning Commission Board

JIM HUFFMAN Vice Chairperson Planning Commission Board

MARTHA JOHNSON Secretary Planning Commission Board



**ZONING ORDINANCE**

*An Zoning Ordinance of the City of Concord relating to R-1 Single Family Residential:*

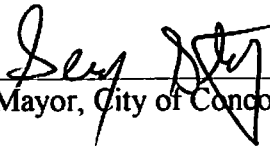
*Be it ordained by the Planning Board, Mayor and City Council of Concord:*

*Section 1: Code Section 4-1-1 is amended to read:*

*“Not less than one and one quarter acres (54,450) square feet where individual septic tanks and/or wells are used; or if a central water system is used (43,560) square feet (1 acre) lots are required.”*

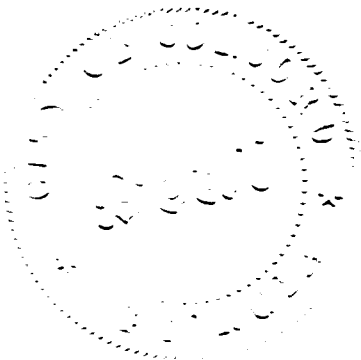
*Section 2: All ordinances in conflict with this zoning ordinance are hereby repealed.*

  
Clerk, City of Concord

  
Mayor, City of Concord

First Reading July 12, 2005

Adopted by Motion at  
Second Reading Jan. 10, 2006



*Planning Commission Board  
City of Concord, Georgia 30206*

*Martha Johnson, Chairperson  
Jimmy Gilbert, Vice Chairperson  
Jim Huffman, Secretary*

June 8, 2004

Mayor and Council  
City of Concord

*The Planning Commission Board on June 8, 2004 during their regular and public hearing meeting (Posted in the Pike County Journal) discussed minimum Gross Floor Area for Dwelling Units*

*After open discussion, and taking in consideration any comments by the citizens of Concord, recommend to the City Council of the City of Concord that paragraph 5-2 "Development Standards Building and Structure" Minimum Gross Floor Area for Dwelling Units be changed from 1,200 square feet to 1,400 square feet.*

*This recommendation is in compliance with "AMENDMENT" page 66, Section 12, paragraph 12-1 of Zoning Ordinance, Concord, Georgia dated March 8, 1994.*

APPROVED BY:

Martha Johnson

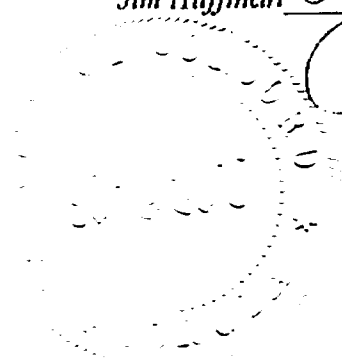
*Martha Johnson*

Jimmy Gilbert

*Jimmy Gilbert*

Jim Huffman

*Jim Huffman*



**ORDINANCE**

An ordinance of the City of Concord to amend the schedule of fees in Section 13 of the Zoning Ordinance:

Be it ordained by the Mayor and Council, of The City of Concord:

**SECTION 1:** The schedule of fees provided in Section 13 and amendment dated November 22, 1994 of the Zoning Ordinance is hereby deleted in its entirety and in lieu thereof the following shall be substituted.

**NON-COMBINATION PERMITS**

DEMOLITION: Flat Fee \$50.00

**MAJOR REMODELING:**

STRUCTURAL.....Flat Fee \$50.00

SIDING.....Flat Fee \$50.00

HVAC (Residential) Initial Unit Installation.....50.00 Per Unit  
Note: (No permit required for repairs or replacement)

HVAC (Non-Residential) Initial Unit Installation.....\$75.00 Per Unit  
Note: (No permit required for repairs or replacement)

ELECTRICAL (Single Phase).....Flat Fee \$75.00

ELECTRICAL (Three Phase) .....Flat Fee \$100.00

PLUMBING (Residential) Initial Installation.....Flat Fee \$75.00  
Note: (No permit required for minor maintenance)

PLUMBING (Non-Residential) Initial Installation.....Flat Fee \$125.00  
Note: (No permit required for minor maintenance)

**COMBINATION PERMITS**  
**NEW FACILITIES AND ADDITIONS**

RESIDENTIAL.....\$0.25 per square foot under roof

CHURCH.....\$0.25 per square foot under roof

OTHERS (Non-Residential).....\$0.35 per square foot under roof

ACCESSORY.....\$0.10 per square foot over 150 Sq. ft.  
Note: (150 Sq. Ft. and less No Structural Inspection)

SLAB/PATIO/CARPORT.....\$0.20 per square foot over 80 Sq. ft.  
Note: (80 Sq. Ft. and less No Structural Inspection)

POOL.....Flat Fee \$75.00

**DEVELOPMENT AND BOARD FEES**

LAND DISTURBANCE: (Permit Issued by Pike County Zoning and Building)

VARANCES/APPEALS...Flat Fee \$100.00

SPECIAL EXCEPTIONS...Flat Fee \$100.00

SUBDIVISION.....\$500.00 Application (Preliminary Plat and Rezoning)

SUBDIVISION.....\$400.00 per lot (Final Plat)

TOWER FEES.....\$500.00 Application  
\$500.00 Permit Plus \$50.00 per antenna

**AMENDMENT**

TEXT AMENDMENTS..... \$200.00

MAP AMENDMENTS..... \$200.00

SIGN PERMITS.....\$0.10 Square foot, minimum fee \$15.00

**MISCELLANEOUS FEES**

PUBLICATIONS: (Comp Plan, Land Use Plan, Subdivision Regs. Zoning Resolution, etc.) COST.  
COPIES.....\$0.25 Per Side

DUPLICATE/REPLACEMENT PERMITS OR BUSINESS LICENSES....\$25.00

SECTION 2: All ordinances in conflict with this ordinance are hereby repealed.

*Scam Steg*  
MAYOR, CITY OF CONCORD

*April 8, 2003*  
DATE OF FIRST READING

*May 13, 2003*  
DATE ADOPTED  
SECOND READING

*Cassidy Oxford*  
CLERK, CITY OF CONCORD

Oct 11, 2001

ORDINANCE

AN ORDINANCE OF THE CITY OF CONCORD, GEORGIA REGULATING STREET VENDORS AND YARD SALES DURING THE CONCORD JUBILEE: PROVIDING FOR BUSINESS PERMITS FOR VENDORS, PROVIDING PENALTIES FOR VIOLATION OF THIS ORDINANCE REPEALING ALL CONFLICTING LAWS, AND FOR OTHER PURPOSES.

\*\*\*\*\*

WHEREAS, the Concord Jubilee which is sponsored by the City of Concord, Georgia, has grown in size and the number of vendors has increased over the past several years, and

WHEREAS, the City Council of the City of Concord is concerned about the safety and health of the public due to the increase in number of vendors and the limited areas available for their location; and

WHEREAS, in order to provide for the continued success of the festival, the Council feels that it is important that the health and safety of the visitors to the City at the festival be protected, therefore;

The Council of the City of Concord, Georgia, hereby ordains as follows;

SECTION ONE

Every vendor operating a booth for the sale of merchandise or food must obtain a permit from the City of Concord before the beginning of the Concord Jubilee. The term "vendor" as used in this ordinance shall include persons who are conducting yard sales during the weekend of the Concord Jubilee. To obtain this permit, an application must be filled out in the City Clerk's Office at City Hall in Concord. The permit issued by the City shall contain the location of the vendor's booth for the festival and state the products to be sold by the vendor.



SECTION TWO

No vendors shall be allowed to operate within the City limits of the City of Concord during the Concord Jubilee without a permit.

SECTION THREE

Anyone violating this ordinance shall be subject to a fine of not less than \$ 150.00 nor more than \$ 1,000.00.

SECTION FOUR

Each and every other Ordinance, or part thereof, in direct conflict with the terms and provisions of this ordinance be, and the same hereby are, repealed.

The foregoing Ordinance was adopted by the City council of the City of Concord, Georgia, and transmitted by me to the Mayor, this 11<sup>th</sup> day of October, 2001.

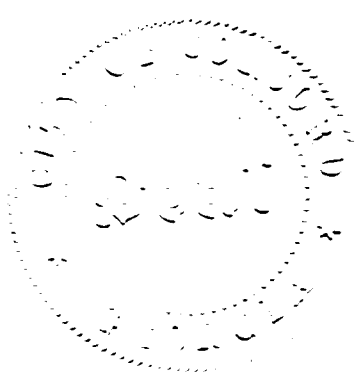
Cassidy Oxford  
City Clerk, City of Concord, Georgia

Approved by me and returned to said City Clerk as "approved", this 11<sup>th</sup> day of October, 2001.

Sammy Steg  
Mayor, City of Concord, Georgia

First Reading October 9, 2001

Second Reading October 11, 2001



**ORDINANCE**

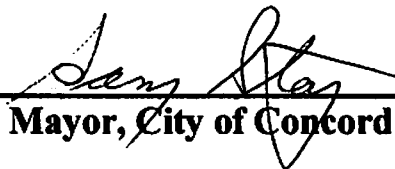
**AN ORDINANCE OF THE CITY OF CONCORD RELATING TO  
CHANGE OF COUNCIL MEETING DATE.**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF  
CONCORD:**

**SECTION 2-1-11: Code Section 1-2-11 is amended by a change of  
council meeting date to read as follows:**

**“Regular meetings of the mayor and council are held at the city hall  
or at such other place as may be designated, on the second Tuesday of  
each month at 7:00 PM.”**

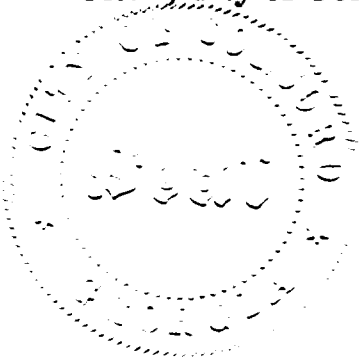
**SECTION 2-1-11: All ordinances in conflict with this ordinance are  
hereby repealed.**

  
\_\_\_\_\_  
Mayor, City of Concord

  
\_\_\_\_\_  
Clerk, City of Concord

First reading March 13, 2001

Adopted at  
Second reading April 10, 2001



**AN ORDINANCE OF THE CITY OF CONCORD**  
**FOR**  
**SENSITIVE LAND - WETLANDS**

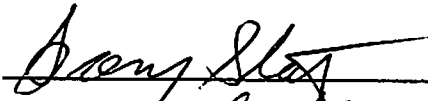
Whereas, the wetlands within the City of Concord, Georgia are indispensable and fragile natural resources with significant development constraints due to flooding, erosion and soils limitations. In their natural state, wetlands serve man and nature. They provide habitat areas for fish, wildlife, and vegetation; water quality maintenance and pollution control; flood control; erosion control; natural resource education; scientific study; open space; and recreational opportunities. In addition, the wise management of forested wetlands is essential to the economic well-being of many communities within the State of Georgia; and


Whereas, nationally, a considerable number of these important natural resources have been lost or impaired by draining, dredging, filling, excavating, building, pollution and other acts. Piecemeal or cumulative losses will, over time, destroy additional wetlands. Damaging or destroying wetlands threatens public safety and general welfare; and


Whereas, the Georgia Department of Natural Resources and the Georgia Department of Community Affairs have determined that each local government with classified wetlands located in its jurisdiction must adopt a Wetlands Protection Ordinance under the requirements of House Bill 215, Georgia's 1989 Growth Strategies Legislation and the rules promulgated thereunder.

Now, therefore, be it ordained by the Mayor and City Council of the City of Concord, Georgia, and by the authority thereof, and in accordance with the provisions of the City Charter, the laws of the State of Georgia, and pursuant to the Police Powers of the Mayor and City Council and for the health, safety and welfare of the citizens of the City of Concord, the Mayor and City Council does hereby approve, establish and adopt the Wetlands Protection Ordinance and its policies to ensure maximum protection for wetlands by discouraging development activities in wetlands that may adversely affect wetlands.

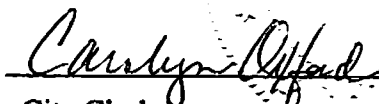
Approved and adopted this 13<sup>th</sup> day of March, 2001.


  
\_\_\_\_\_  
Mayor


  
\_\_\_\_\_  
Council Member

  
\_\_\_\_\_  
Council Member

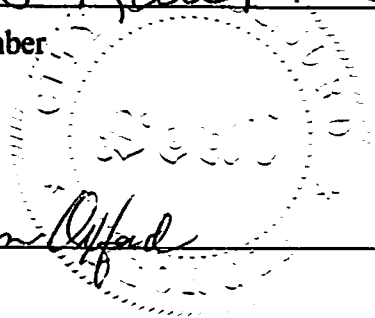
Attest:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Council Member

  
\_\_\_\_\_  
Council Member

\_\_\_\_\_  
Council Member



**- DRAFT -**

## **ARTICLE 1**

### **Section 1.01 Title and Purpose**

This ordinance shall be known as the Wetland Protection Ordinance of the City of Concord, Georgia.

The purposes of this ordinance are to promote wise use of wetlands and to protect wetlands, while taking into account varying ecological, economic development, recreational, and aesthetic values, activities, that may damage wetlands, should be located on upland sites to the greatest degree practicable as determined by a permitting process. The objective of this ordinance is to protect wetlands from alterations that will significantly affect or reduce their primary functions for water quality, floodplain and erosion control, groundwater recharge, aesthetic nature, and wildlife areas and to comply with the requirements of state law related to wetland protection.

## **ARTICLE 2**

### **Section 2.01 Wetland Protection District**

This ordinance shall apply to all wetlands within the Wetland Protection District as defined and located within the jurisdiction of the City of Concord, Georgia. The Generalized Wetland Map, (prepared by the McIntosh Trail Development Center) adopted as part of this ordinance, shows the general location of wetlands and of the Wetland Protection District and should be consulted by persons contemplating activities in or near wetlands before engaging in a regulated activity. The Generalized Wetland Map, together with all explanatory matter thereon and attached thereto, is hereby adopted by reference and declared to be part of this ordinance. The Generalized Wetland Map shall be on file in the office of the the City of Concord Clerk.

### **Section 2.02 Wetland Protection District Boundaries**

The Generalized Wetland Map is a general reference document and wetland boundaries indicated on the map are approximations. The purpose of the Generalized Wetland Map is to alert landowners/developers if they are within proximity to a wetland, which means that there is a high likelihood of the presence of a jurisdictional wetland and a need for the landowner/developer to seek U.S. Army Corps of Engineers guidance as to whether a Section 404 permit will be required prior to activity. The Generalized Wetland Map does not necessarily represent the exact boundaries of jurisdictional wetlands within the jurisdiction of the City of Concord, Georgia, and cannot serve as a substitute for a delineation of wetland boundaries by the U.S. Army Corps of Engineers, as required by Section 404 of the Clean Water Act, as amended. Any local government action under this ordinance does not relieve the landowner from federal or state permitting requirements.

## ARTICLE 3

### **Section 3.01 Local Development Permit Requirements**

No regulated activity will be allowed within the Wetland Protection District without written permission from the City of Concord or its designee in the form of a local development permit. Issuance of a local development permit is contingent on full compliance with the terms of this ordinance and other applicable regulations. All activities that are not exempted in Section 3.02 below shall be prohibited without prior issuance of a local development permit. If the area proposed for development is located within fifty feet (50') of the Wetland Protection District boundary, as determined by the City Council or its designee/zoning administrator, from the Generalized Wetland Map, a U.S. Army Corps of Engineers determination shall be required. If the Corps determines that wetlands are present and that a Section 404 Permit or Letter of Permission is required, a local development permit will be issued only following issuance of the Section 404 Permit or the Letter of Permission.

### **Section 3.02 Permissible Uses (Use as a Right)**

The following uses shall be allowed as a right within the Wetland Protection District to the extent that they are not prohibited by any other ordinance or law and provided that they do not require structures, grading, draining or dredging except as provided herein.

- 3.02.1 Operations conducted during normal silvicultural activities, including minor dredge and fill associated with road construction, harvesting and reforestation practices provided they met the performance standards and road construction best management practices required under Section 404 of the Clean Water Act.
- 3.02.1 Conservation or preservation of soil, water, vegetation, fish and other wildlife, provided they do not affect waters of Georgia or of the United States in such a way that would require an individual 404 Permit.
- 3.02.3 Passive outdoor recreational activities, including fishing, bird watching, hiking, boating, horseback riding and canoeing.
- 3.02.4 Forestry practices applied in accordance with the best management practices approved by the Georgia Forestry Commission.
- 3.02.5 The cultivation of agricultural crops. Agricultural activities shall be subject to best management practices approved by the Georgia Department of Agriculture.
- 3.02.6 The pasturing of livestock provided that riparian wetlands are protected, that soil profiles are not disturbed and that approved best management practices are followed.
- 3.02.7 Education activities, scientific research and nature trails.
- 3.02.8 Temporary Emergency Permit.

The City of Concord or its designee can issue a Temporary Emergency Permit for any of the following reasons:

- Maintenance or repair of lawfully located roads or structures and of facilities used in the service of the public to provide transportation, electric, gas, water,

telephone, telegraph, telecommunications, or other services provided that such roads, structures or facilities are not materially changed or enlarged and that, prior to the commencement of work, written notice has been given to the City of Concord or its designee and provided that the work is conducted using best management practices to ensure the flow and circulation patterns, chemical and biological characteristics of the wetland are not impaired and that any adverse effect on the aquatic environment will be minimized.

- Temporary water level stabilization measures associated with silvicultural operations, provided that they are necessary to alleviate abnormally wet or dry conditions that would have an adverse impact on the conduct of silvicultural activities if not corrected.
- Limited ditching, tilling, dredging, excavating, or filling done solely for the purpose of maintaining or repairing existing drainage systems necessary for the cultivation of agricultural crops, provided that the maintenance or repair activity does not result in impairment, alteration, or loss of wetlands not previously subject to agricultural and silvicultural use under the terms and provisions of Section 3.02

### **Section 3.03 Site Plans**

Applications for a development permit within the Wetland Protection District shall include a site plan and related maps, drawn at a scale of 1' = 50' (The City of Concord may approve a different scale where necessary to clearly provide the required information) with the following information clearly represented:

- 3.03.1 A map(s) of all planned excavation and fill, including calculations of the volume of cut and fill involved, cross-sectional drawings showing existing and proposed grades. Elevations, horizontal scale and vertical scale must be shown on the cross-sectional drawings.
- 3.03.2 Location, dimensions and area of all impervious surfaces, both existing and proposed, on the site and adjacent to the site for a distance of 200 feet.
- 3.03.3 The orientation and distance from the boundaries of the proposed site to the nearest bank of an affected perennial stream or water body.
- 3.03.4 Elevations of the site and adjacent lands within 200 feet of the site at contour intervals of no greater than two feet. (The City of Concord may accept other contour intervals at its discretion.)
- 3.03.5 Location and detailed design of any spill and leak collection systems designed for the purpose of containing accidentally released hazardous or toxic materials.
- 3.03.6 All proposed temporary disruptions or diversions of local hydrology.

### **Section 3.04 Activities to Comply with Site Plan**

All development activities or site work conducted after approval of the site plan shall conform to the specifications of said site plan. The site plan may be amended only with the approval of the City of Concord or its designee. The City of Concord may require a bond up to the larger of \$5,000 or \$1,000-per acre of project area and with surety and conditions sufficient

to secure compliance with the conditions and limitations set forth in the permit. The particular amount and conditions of the bond shall be consistent with the purposes of this ordinance. In the event of a breach of conditions of any such bond, the City of Concord or its designee may collect such bond or institute an action in a court of competent jurisdiction upon such bond and prosecute the same to judgment and execution.

### **Section 3.05 Filing Fee**

At the time of the application, the applicant shall pay a filing fee specified by the City of Concord or its designee. Filing fees up to the larger of \$500 or \$100-per acre may be required to evaluate the application. The City of Concord or its designee may use this fee to retain expert consultants who will provide services pertaining to functional assessment and mitigation measures as deemed necessary. In any case, the filing fees shall not be less than the amount necessary for evaluation of the application in a manner consistent with the intent of this ordinance.

### **Section 3.06 Enforcement Activity**

The Mayor and City Council is hereby established as the administrators of this ordinance, and retains the ability to appoint a designee for the additional administrative and enforcement support of this ordinance.

### **Section 3.07 Review Procedures**

The application shall be made to the Mayor and City Council with a copy to the City of Concord Planning Commission or such party that may be designated by the Mayor and City Council and will be reviewed within 60 days or in accordance with established review procedures for the type of development being considered, whichever is greater. The review period shall include the preparation of findings (approval or disapproval) by the Mayor and City Council and the Planning Commission or such party that may be designated by the Mayor and City Council. The applicant will receive written notification of the findings thereof. If the review process is not completed within the time period specified herein, the application is considered to be approved for the purposes of this ordinance.

### **Section 3.08 Appeals**

Decisions on permit applications made by the Planning Commission, or other such party that may be designated by the Mayor and City Council, may be appealed to the Mayor and City Council. The appeal must be made within 10 days of the decision rendered by the Planning Commission or other such party that may be designated by the Mayor and City Council. A public hearing shall be held for all appeals. Public announcement of the hearing will be printed in local newspapers at least 15 days prior but not more than 45 days prior to the actual hearing. Any person may offer testimony at the hearing. The decision of the Mayor and City Council may be appealed to a court of competent jurisdiction, as set out in Section 6 of this ordinance.

### **Section 3.09 Duration of Permit Validity**

- 3.09.1 If construction described in the development permit has not commenced within 12 months from the date of issuance, the permit shall expire.
- 3.09.2 If construction described in the development permit is suspended or abandoned after work has commenced, the permit shall expire 12 months after the date that the work ceased.
- 3.09.3 Written notice of the pending expiration of the development permit may be issued by the Mayor and City Council.

## **ARTICLE 4**

### **Section 4.01 Monitoring and Enforcement**

The Mayor and City Council, or other party as may be designated by the Mayor and City Council, their agent, officers, and employees shall have authority to enter upon privately owned land for the purpose of performing their duties under this ordinance and may take or cause to be made such examinations, surveys, or sampling as the Mayor and City Council or their designees may deem necessary.

- 4.01.1 The Mayor and City Council or its designee shall have authority to enforce this ordinance; issue permits thereunder; and address violations or threatened violations thereof by issuance of violation notices, administrative orders, and civil and criminal actions. All costs, fees, and expenses in connection with such actions may be recovered as damages against the violator.
- 4.01.2 The Sheriff's Department of the City of Concord or other officials having police powers shall have authority to assist the Mayor and City Council or its designee in enforcement.
- 4.01.3 The Mayor and City Council or its designee shall have authority to issue cease and desist orders in the event of any violation of this ordinance. Cease and desist orders may be appealed to a court of competent jurisdiction, as set out in Section 6 of this ordinance.

### **Section 4.02**

The Mayor and City Council or its designee may require a bond as set forth in Section 3 and with surety and conditions sufficient to secure compliance with the conditions set forth in the permit. The particular amount and the conditions of the bond shall be consistent with the purposes of this ordinance.



## ARTICLE 5

### **Section 5.01 Penalties**

- 5.01.2 Any person who commits, takes part in or assists in any violation of any provision of this ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished as provided by law. Each violation of this act shall be a separate offense, and, in the case of a continuing violation, each day's continuance shall be deemed to be a separate and distinct offense.
- 5.01.2 When a building or other structure has been constructed in violation of this ordinance, the violator may be required to remove the structure, at the discretion of the Mayor and City Council or its designee.
- 5.01.3 When removal of vegetative cover, excavation or fill has taken place in violation of this ordinance, the violator may be required to restore the affected land to its original contours and to restore vegetation, as far as practicable, at the discretion of the Mayor and City Council or its designee.
- 5.01.4 If the Mayor and City Council or its designee discovers a violation of this ordinance that also constitutes a violation of provisions of the Clean Water Act as amended, the Mayor and City Council or its designee may issue written notification of the violation to the U.S. Environmental Protection Agency and the U.S. Army Corps of Engineers and the landowner.
- 5.01.5 **Suspension, Revocation**
- The Mayor and City Council or its designee may suspend or revoke a permit if it finds that the applicant has not complied with the conditions or limitations set forth in the permit or has exceeded the scope of work set forth in the permit. The Mayor and City Council or its designee may cause notice of its denial, issuance, conditional issuance, revocation, or suspension of a permit to be published in a daily newspaper having a broad circulation in the area where the wetland is located.

## ARTICLE 6

### **Section 6.01 Jurisdiction Review**

All final decisions of the Mayor and City Council or its designee concerning denial, approval, or conditional approval of a special permit shall be reviewable by the Superior Court or the City of Concord.

#### **6.01.1 Alternative Actions**

Based on these proceedings and the decision of the court, the Mayor and City Council or its designee may, within the time specified by court, elect to:

- Institute negotiated purchase or condemnation proceedings to acquire an easement or fee interest in the applicant's land;

- Approve the permit application with lesser restrictions or conditions (i.e., grant variance);or
- Institute other appropriate actions ordered by the court that fall with the jurisdiction of the Mayor and City Council.

## **ARTICLE 7**

### **Section 7.01 Amendments**

This ordinance and the generalized Wetland map in coordination with the McIntosh Trail may, from time to time, be amended in accordance with procedures and requirements in the general statutes and as new information concerning wetland locations, soils, hydrology, flooding, or botanical species peculiar to wetlands become available.

## **ARTICLE 8**

### **Section 8.01 Assessment Relief**

Tax assessors and boards of tax assessors shall consider wetland regulations in determining the fair market value of land. Any owner of an undeveloped wetland who has dedicated an easement or entered into a conservation restriction with the government or a nonprofit organization to permanently control some or all regulated activities in the wetland shall have that portion of land assessed consistent with those restrictions. Such landowners shall also be exempted from special assessment on the controlled wetland to defray the cost municipal improvements such as sanitary sewers, storm sewers, and water mains.

## **ARTICLE 9**

### **Section 9.01 Separability and Abrogation**

All sections and subsections of this ordinance are considered separate and distinct. Should any section, subsection, paragraph, or part of this ordinance be declared by a court of jurisdiction to be invalid for any reason, it shall not invalidate any other section, subsection, paragraph, or part of this ordinance.

All ordinance and regulations in conflict with this ordinance as not provided for herein are hereby repealed.

This ordinance of the City of Concord, Georgia shall take effect and shall be enforced from and after the date of its adoption.

## **ARTICLE 10**

### **Section 10.01 Definitions**

*Mayor and City Council* means the Mayor and City Council of the City of Concord, Georgia.

*Generalized Wetland Map* means the map prepared by McIntosh Trail representing the best wetlands data available at the time of the adoption of this ordinance. The resources used for delineating this information may include, but is not limited to, maps from the U.S. Department of the Interior - National Wetlands Inventory, the US Fish and Wildlife Service, and the Georgia Department of Natural Resources.

*Hydric Soils* means those soils that form as a result of saturated soils conditions. A list of these soils is maintained by the Soil and Water Conservation Service.

*Hydrophytic Vegetation* means macrophytic plants tolerant of or dependent on saturated soil conditions.

*Jurisdictional Determination* means an official, written statement or map signed by the U.S. Army Corps of Engineers.

*Jurisdictional Wetland* means a wetland area that meets the definitional requirements for wetlands as determined by the U.S. Army Corps of Engineers.

*Regulated Activity* means any activity that will, or which may reasonably be expected to, result in the discharge of dredged or fill material into waters of the United States excepting those activities exempted in Section 3.02 of this ordinance and exempted in Section 404 of the Federal Clean Water Act, as amended.

*Silviculture* means the act of producing, reproducing and growing a forest of distinctive stands of trees.

*Wetlands* means those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. (33 CFR 32.93) The ecological parameters for designating wetlands include hydric soils, hydrophytic vegetation, and hydrologic conditions that involve a temporary or permanent source of water to cause soil saturation.

*Wetland Delineation* means the establishment of wetland boundaries by a representative of the U.S. Army Corps of Engineers or an authority designated by the Corps.

*Wetland Protection District* means all wetlands within the jurisdiction of the City of Concord, Georgia, that are indicated on the Generalized Wetland Map.

11/9/2006

AN ORDINANCE/RESOLUTION

Ordinance No. 595-231C

City of Concord, Pike County, Georgia

Pursuant to Georgia Code 40, Section 40-6-183, and section 40-6-376 the Uniform Rules of the Road Act, for Local Authorities to alter lawful speed limits, following is an ordinance regulating speed limits within the City of Concord.

Be it ordained that the following speed zones are established.

ON-SYSTEM

S.R. 18 from the West City Limits (M.P. 9.03) to Canary Street (M.P. 9.49), a distance of 0.46 miles, to be zoned for 45 M.P.H.

S.R. 18 from Canary Street (M.P. 9.49) to Green Street (M.P. 9.76), a distance of 0.27 miles, to be zoned for 35 M.P.H.

S.R. 18 from Green Street (M.P. 9.76) to the East City Limits (M.P. 10.13), a distance of 0.37 miles, to be zoned for 45 M.P.H.

Signs to be erected by State Department of Transportation

Ordinance No. 595-231C

OFF SYSTEM

College Street/Eppinger Bridge Road from the South City Limits to S.R. 18, a distance of 0.25 miles, to be zoned for 35 M.P.H.

College Street from S.R. 18 to a point 1320 feet north of S.R. 18, a distance of 0.25 miles, to be zoned for 30 M.P.H.

College Street from a point 1320 feet north of S.R. 18 to the North City Limits, a distance of 0.25 miles, to be zoned for 40 M.P.H.

Harris Street from College Street to Wooley Street, a distance of 0.49 miles, to be zoned for 25 M.P.H.

Hill Street from the West City Limits to a point 1320 feet east of the West City Limits, a distance of 0.25 miles, to be zoned for 35 M.P.H.

Hill Street from a point 1320 feet east of the West City Limits to a point 528 feet east of Roseview Drive, a distance of 0.45 miles, to be zoned for 25 M.P.H.

Hill Street from a point 528 feet east of Roseview Drive to the East City Limits, a distance of 0.30 miles, to be zoned for 35 M.P.H.

Roseview Drive from Lee Street to College Street, a distance of 0.38 miles, to be zoned for 25 M.P.H.

Society Street from Hill Street to College Street, a distance of 0.25 miles, to be zoned for 25 M.P.H.

Wooley Street from the South City Limits to a point 1320 feet north of the South City Limits, a distance of 0.25 miles, to be zoned for 45 M.P.H.

Wooley Street from a point 1320 feet north of the South City Limits to S.R. 18, a distance of 0.25 miles, to be zoned for 35 M.P.H.

Signs to be erected by the City of Concord.

Ordinance No. 595-231C

Be it resolved that any person convicted of a violation of this ordinance shall be punished as provided for by law.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall become effective when appropriate signs are erected.

ATTESTED:

Casslyn Rifford  
Clerk  
November 9, 2000  
Date

APPROVED:

Samy Staj . 11-9-00  
Mayor Date  
Alan W. Ralston  
Councilman  
John P. Stutts  
Councilman  
A. W. Woods  
Councilman  
John L. ...  
Councilman  
Sturlee  
Councilman

