

STATE OF GEORGIA

CITY OF SOCIAL CIRCLE

ORDINANCE NO. ORD-2021-9

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF SOCIAL CIRCLE, GEORGIA, AS AMENDED; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

APPLICANT: Pacific Group, Inc.
PROPERTY OWNER: William and Carol Conner Dukes
REQUESTED ZONING: Residential Medium Density (RMD)
LOCATION: Tax Parcel ID SC170040
SIZE: 46.09± Acres
PROPOSED DEVELOPMENT: Conner Springs Subdivision

WHEREAS, the governing authority of the City of Social Circle, Georgia is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City of Social Circle, Georgia desires to amend its official zoning map as it applies to the 46.09± acres tract of land located off Spring Drive (Tax Parcels ID SC170040) with a current zoning of Agriculture (AG); and

WHEREAS, the health, safety, and welfare of the citizens of Social Circle, Georgia, will be positively impacted by the adoption of this Ordinance.

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SOCIAL CIRCLE, GEORGIA, and by the authority thereof:

Section 1. The 46.09± acre tract of land described in Exhibit “A” is hereby zoned to Residential Medium Density (RMD) subject to the following conditions:

CONDITIONS:

1. Total lot count shall not exceed 111 lots.
2. There shall be no manufactured homes or duplexes allowed.
3. All homes shall have the following minimum architectural requirements:
 - a. Carriage style garage doors with decorative hardware or other embellishments shall be used on all homes and each home shall have not less than a two-car garage;
 - b. The roofing material used on all homes shall be cedar shake, 3-tab architectural/dimensional style asphalt shingles or metal as appropriate to the architectural style of each home as determined by the builder;
 - c. All overhangs including gables and side gables will have a minimum of a 12-inch overhang on all sides;
 - d. The developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, and other similar techniques so that no house is the same as any house directly in front or on either adjacent side of it. For houses directly in front or on either adjacent side, mirrored or reverse front elevations shall not be considered adequate to fulfill this requirement;
 - e. All homes shall have at least one 12-inch house and foundation offsets in the front;
 - f. The exterior materials for all homes shall consist of brick, stone, cement-based lap siding, cement-based siding panels, cedar and/or shake;

g. 50% of the homes shall have a front facade with a minimum of 50% brick or stone; this 50% shall be measured as a percentage of actual covered wall space and would exclude doors and windows

i. At least 50% of these homes shall have this minimum 50% façade on three sides of the home (front and both sides)

h. All lots shall have homes with a minimum heated floor area (excluding garage) of 1,700 square feet for one (1) story, and 1,900 square feet heated floor space for two (2) story type homes, including the following:

i. At least 25% of the lots shall have homes with a minimum heated floor area (excluding garage) of 2,200 square feet heated floor space

i. All roof vents, pipes, and other roof equipment (except chimneys) shall be located on the rear elevations and shall be painted to match the color of the roof;

j. No above-ground swimming pools shall be permitted;

k. No window air conditioning unit may be installed;

l. Vinyl siding is prohibited however soffits may be finished in vinyl

m. Each house shall contain at a minimum 15% clear glazing (windows/doors) on the front elevation

n. Each house shall contain a garage with a minimum interior of 440 square feet

o. The rear and side elevations shall be of the same construction quality and exterior color as the front. Where multiple exterior materials are used on a single structure, they shall only be combined on each facade horizontally, with the heavier materials at the bottom

p. The side and rear elevations of homes to contain a brick or stone water table, matching the front elevation masonry material. The water table shall be established from finished lot grade to the bottom of the first floor windows, or at least 30" in height, whichever is lower.

4. Amenity to include a swimming pool, and at least two tennis courts. Amenity must be completed prior to the recording of Phase 2 final plat.

5. Storm Water Pond on the north side of the stream as shown on Zoning Site Plan in Exhibit B must have an operating fountain.

6. Developer shall establish an HOA and cause a Declaration of Covenants and Restrictions to be recorded subjecting all 46.09 acres to the HOA and ensuring the maintenance of all amenities and HOA commons areas as applicable.

7. The Declaration of Covenants of the HOA shall cap rental homes at 25% of total ownership. Upon any demand and/or requirement from any governing jurisdiction, including but not limited to, the United States and from the Department of Housing and Urban Development (HUD) or through any existing or future act such as the Fair Housing Act (FHA), the Board of Directors (BOD) of the HOA shall approve necessary resolution(s) to amend the Declaration to apply with such demand(s) and/or requirement(s).

8. Developer shall contribute \$500 per lot to Social Circle City Schools. Payment shall be made prior to recording of the final plat(s) as lots are recorded.

9. No proposed lots or roads shall have a studied 100-yr flood limit within their boundaries and/or right of way. 100-yr ponding out of a storm structure is allowed so long as the minimum finished floor is one (1) foot above such ponding elevation.

10. Developer shall provide easement(s) and/or dedicate a minimum 10' wide path for the Social Circle Greenway from Spring St to the southeastern edge of the property along the stream as shown on the Zoning Site Plan in Exhibit A. This easement and/or dedication of the proposed section of the Social Circle Greenway shall satisfy all requirements of the Developer as it relates to the Social Circle Bicycle & Pedestrian Plan 2020. This shall be dedicated at time of the first final plat recording.

11. There shall be a privacy fence installed backing to single family parcels on Cannon Dr, Cane Ave, Cedar St, and Chestnut St.

12. All lots shall have a minimum 10,000 square feet lot area.

13. Developer shall install sidewalk from the entrance of Conner Springs on Cane Avenue to Cannon Drive.

Section 2. The changes in zoning classification are to be noted on the Official Zoning Map of the City of Social Circle, Georgia as amended and approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

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

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

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

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. Penalties in effect for violations of the Zoning Ordinance of the City of Social Circle at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

Section 7. This Ordinance was adopted on August 17, 2021. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES APPEAR ON FOLLOWING PAGE]


SO ORDAINED this 17th day of August 2021.


David Keener, Mayor

ATTEST:


Susan M. Roper, City Clerk

APPROVED AS TO FORM:


Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law P.C.

John J.
Crowley

Adopted by the City Council at a regular called meeting on August 17, 2021.

4 Council members voting in favor

0 Council members voting against

0 Council members abstaining

Exhibit A

All that tract or parcel of land lying and being in Land Lot 97 of the 1st Land District, in the City of Social Circle, Walton County, Georgia, containing 46.085 acres, as particularly described on plat of survey for Herchel Conner & Hazel F. Conner, dated June 9, 1988, prepared by Von Itter & Associates Land Surveyors, certified by Robert W. Bon Itter, Ga. R.L.S. No. 2251, which is recorded in Plat Book 45, page 19, Walton County Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

EXHIBIT

“B”

DEVELOPMENT SUMMARY

DEVELOPER:
THE PACIFIC GROUP INC.
1155 OLIVER DR NW
ATLANTA, GA 30327

ENGINEER:
GREYDEN ENGINEERING LLC
17401 N. ALPINE RD, STE 203A
ALPHARETTA, GA 30009
770-673-4801

PARCEL SECTION:
DUKE HARLOW TRUSTEE &
DUKE CAROL C TRUSTEE
THE DUKE HARLOW TRUST
73 ALLEGES OF 1209

LAND LOT #1:
DISTRICT 1
AREA 40.20 ACRES
ESTABLISHED SUBDIVISION
PROPOSED ZONING: R-40
SECTION 10
PLAT 110
75 54 10

APR. LOT AREA: 6000 SF (60' X 100')
MIN. LOT WIDTH: 85 FT (LOT 101)

APR. HOME SIZING: 1-800-375-8887

PROPOSED UNITS: 111
PROPOSED DENSITY: 2.31 UDS

PROPOSED ROAD WIDTH: 24' BOC-40C

SCHOOL DISTRICT: SOCIAL CIRCLE CITY SCHOOL
ZONING PROVIDER: SOCIAL CIRCLE
WATER PROVIDER: SOCIAL CIRCLE
GAS PROVIDER: SOCIAL CIRCLE

100% OF SOCIAL CIRCLE BOUNDARY: *****



N

100 50 0 100
(IN FEET)
1 inch = 100 ft

GREYDEN
ENGINEERING
17401 N. ALPINE RD, STE 203A
ALPHARETTA, GA 30009
PH: 770-673-4801
FX: 770-673-4801
KEY: 03/11/2017

Attachment: Conner Springs_Complete Submittal Package (Conner Springs Subdivision-Spring Street (SC170040))