

Town of North High Shoals

Jeff D. Thomas
Mayor

Office of the Mayor

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PUBLIC HEARING

June 12, 2000

Members Present:

Mayor Pro-Tem: Violet Dawe

Councilmembers: Eddie Cape
David MacIntosh
Wade Thomas

Town Clerk: Sherry Bales

Town Attorney: Donald Hansford

The Public Hearing was called to order for the express purpose of the first reading for one possible zoning change for the town and the second reading for three possible zoning changes.

The first reading for the proposed zoning change read as follows:

1) **AN ORDINANCE pursuant to Section 1700 of the Zoning Regulations of the City of North High Shoals, Georgia, dated March 12, 1990 to amend Section 12-3 R-s Two Family Residential District to delete Duplexes and Planned Unit Developments;**

Section 1. Section 1203 R-s Two-Family Residential Districts is hereby amended to delete Duplexes as a permitted use in R-2 Two-Family Residential district.

Section 2. Section 1203 R-s Two-Family Residential Districts is hereby amended to delete Planned unit residential developments as a permitted use in R-2 Two-Family Residential District.

The second reading for the three proposed zoning changes were as follows:

1) **Section 604. Minimum Floor Area Requirements. To promote public health, safety, and general welfare, all one-family residential dwellings, in all Zoning Districts of the City of North High Shoals, shall have a minimum floor area of 1,400 square feet.**

2) **Section 604B. Minimum Floor Area Requirements. To promote public health, safety, and general welfare, all two-family residential dwellings, in all Zoning Districts of the City of North High Shoals, shall have a minimum floor area of 1,400 square feet per family unit (i.e. a two family dwelling shall contain 2,800 square feet of floor space).**

3) **Section 708. Junk and Junk Vehicles.** To promote public health, safety, and general welfare, and to protect property against blight and depreciation: no building, structure or land shall hereafter be used or altered to allow for the placement of Junk or Junk Vehicles except in accordance with the Zoning Ordinances and Conditional Uses of the Zoning Regulations of the City of North High Shoals.

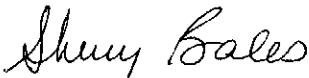
1. Junk (old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste, junked, dismantled, or wrecked automobiles, or parts thereof; or iron, steel, and old scrap ferrous or nonferrous material (except for farm equipment)) shall not be allowed to accumulate in any front yard, side yard, or rear yard of any Lot (see definition number 58) to the extent that such accumulation becomes a potential safety or health hazard to other members of the community.

2. Junk Vehicles (a motor vehicle trailer, automobile, contrivance, or part thereof (except farm equipment) which is either wrecked, dismantled, partially dismantled, inoperative, abandoned or discarded) shall not be permitted in any front yard, side yard, or rear yard in excess of two vehicles. Said "junk vehicle(s)" are not to remain in any front yard, side yard or rear yard for a period exceeding twelve months unless a suitable buffer strip of a minimum height of six feet is erected.

3. Junk allowed to accumulate in a quantity in excess of that normally fitting within the confines of a 1.5 ton flatbed utility truck and considered as a potential safety or health hazard by a four-fifths majority of the City Council (after personal inspection and documentation by four-fifths of the City Council) shall be removed at the owners' expense.

At this time Mayor Pro-Tem, Violet Dawe ended the Public Hearing.

Respectfully;



Sherry Bales
Town Clerk