

## Town of North High Shoals

Jeff D. Thomas  
Mayor

Office of the Mayor

108 Jefferson Road  
P.O. Box 129  
High Shoals, Georgia 30645  
706-769-4289  
Fax 706-769-5944

### PUBLIC HEARING

May 8, 2000

**Members Present:**

**Mayor:** Jeff Thomas

**Councilmembers:** Eddie Cape  
Violet Dawe  
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 possible zoning changes for the town.

The readings for the 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.

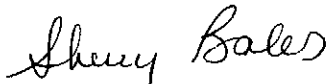
**2. Junk Vehicles (a motor vehicle trailer, automobile, contrivance, or part thereof (except farm equipment) which is either wrecked, dismantled, partially dismantled, inoperative, abandoned or discarded) shall not be permitted in any front yard, side yard, or rear yard in excess of two vehicles. Said "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.**

Mayor Thomas stated that amendment for the "junk and junk vehicles" might need some "tweaking" and asked the town attorney to look into this proposed amendment.

At this time Mayor Thomas ended the Public Hearing.

Respectfully;



Sherry Bales  
Town Clerk



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Fax 706-769-5944

*First  
Reading  
May 8, 2000  
JDT*

May 8, 2000

An Amendment to:

**Section 604 Minimum Floor Area Requirements**

Having met the requirements of the Zoning Regulations of the Town of North High Shoals (approved the 12<sup>th</sup> day of March 1990) pertaining to advertisement and public hearings, the Mayor and Council of the Town of North High Shoals do hereby amend the Zoning Ordinances of the Town of North High Shoals (Section 604) to read as follows:

**Section 604. Minimum Floor Area Requirements**

To promote public health, safety, and general welfare, all one-family residential structures, <sup>in all</sup> in all Zoning Districts of the City of North High Shoals, shall have a minimum floor area of 1,400 square feet.

**Legal Status Provision**

All Resolutions or Regulations and parts of sections of Resolutions, Regulations or Ordinances in conflict with this Regulation are hereby repealed.

Should any sentence, section, subsection, or provision of this regulation, or application of a provision of this regulation be unconstitutional or invalid, such declaration shall not affect or impair the validity of the remainder of said Regulation or the Regulations as a whole or any part thereof, other than the part of application so declared to be unconstitutional or invalid, and the Town declares that it would have adopted the remainder of said Regulations despite such invalid provision.

Whenever the provisions of this Regulation and those of other Regulations or structures apply to the same subject matter, that ordinance requiring the highest or strictest standard shall govern.

This amendment has been approved as to its legal form and sufficiency by the legal counsel of the Town of North High Shoals, Georgia prior to its adoption.

This Regulation will take effect and be in force immediately, the public welfare demanding it.

**BE IT ORDAINED** by the Mayor and Council that the foregoing Zoning Regulation amendment be ordained, adopted, and enacted for the incorporated areas of the Town of North High Shoals, Georgia, pursuant to the authority granted under the Laws and Constitution of Georgia.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2000.

**Town of North High Shoals**

By: \_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Member of Council**

\_\_\_\_\_  
**Member of Council**

\_\_\_\_\_  
**Member of Council**

Attest: \_\_\_\_\_  
**City Clerk**  
**City Seal**

\_\_\_\_\_  
**Member of Council**

\_\_\_\_\_  
**Member of Council**



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*1st reading  
may 8, 2000  
JDT*

May 8, 2000

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**Section 604~~8~~ Minimum Floor Area Requirements**

To promote public health, safety, and general welfare, all two-family residential <sup>dwellings</sup> structures, 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 structure <sup>shall</sup> ~~would~~ contain 2800 square feet of floor space). <sup>dwellings</sup>

**Legal Status Provision**

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Should any sentence, section, subsection, or provision of this regulation, or application of a provision of this regulation be unconstitutional or invalid, such declaration shall not affect or impair the validity of the remainder of said Regulation or the Regulations as a whole or any part thereof, other than the part of application so declared to be unconstitutional or invalid, and the Town declares that it would have adopted the remainder of said Regulations despite such invalid provision.

Whenever the provisions of this Regulation and those of other Regulations or structures apply to the same subject matter, that ordinance requiring the highest or strictest standard shall govern.

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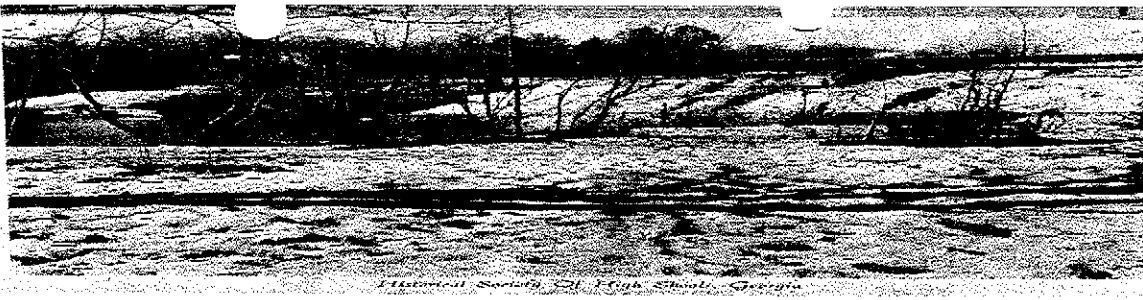
\_\_\_\_\_  
Member of Council

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

Attest: \_\_\_\_\_  
City Clerk  
City Seal

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

\_\_\_\_\_



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May 8, 2000

An Amendment to:

### **The Zoning Regulations of The City Of North High Shoals**

#### **Section 708. Junk and Junk Vehicles**

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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**

*Cubic footage or weight  
4' x 14' x 6.5'*

- 4. Council (after personal inspection and documentation by four-fifths of the City Council)) shall be removed at the owners' expense.**

**Legal Status Provision**

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Should any sentence, section, subsection, or provision of this regulation, or application of a provision of this regulation be unconstitutional or invalid, such declaration shall not affect or impair the validity of the remainder of said Regulation or the Regulations as a whole or any part thereof, other than the part of application so declared to be unconstitutional or invalid, and the Town declares that it would have adopted the remainder of said Regulations despite such invalid provision.

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City Clerk  
City Seal

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Member of Council

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Member of Council