

ORDINANCE NO. 2020-ORD-6

AN ORDINANCE OF THE CITY OF SOCIAL CIRCLE TO AMEND THE CURRENT ZONING ORDINANCE BY AMENDING SECTION 910, GENERAL COMMERCIAL, SECTION 911 I-1-LIGHT INDUSTRIAL, SECTION 912 I-2 INDUSTRIAL, AND SECTION 913 MUBP MIXED USE BUSINESS PARK TO ADD MAXIMUM HEIGHT REQUIREMENTS WITHIN THE GATEWAY INTERCHANGE CHARACTER AREA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

WHEREAS, the Mayor and City Council of Social Circle adopted its Comprehensive Plan on June 20, 2017; and

WHEREAS, said Comprehensive Plan contemplated a Gateway Interchange Character Area in the Future Development Plan as defined by Exhibit "A" attached hereto; and

WHEREAS, the governing authority of the City of Social Circle, Georgia desires to amend the height requirements for General Commercial, Light Industrial, I-2 Industrial, and Mixed Use Business Park zoning districts located within the Gateway Interchange Character Area as defined in Exhibit "A"; and

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

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Social Circle, Georgia, and it is hereby ordained by authority of same, as follows:

SECTION 1. The Max Height restriction located in the table within Subsection A, Section 910 (General Commercial), Article IX of the Social Circle Zoning Ordinance is hereby deleted in its entirety and replaced with the following:

"Maximum Height- The general maximum allowed height of any building to be constructed in the City shall be three (3) stories with the following exception:

- a. In Gateway Interchange Character Area as defined in the Comprehensive Plan adopted by the Mayor and City Council of Social Circle on June 20, 2017, the maximum building height shall be 80 feet."

SECTION 2. The Max Height restriction located in the table within Subsection A, Section 911 (Light Industrial), Article IX of the Social Circle Zoning Ordinance is hereby deleted in its entirety and replaced with the following:

“Maximum Height- The general maximum allowed height of any building to be constructed in the City shall be three (3) stories with the following exception:

- a. In Gateway Interchange Character Area as defined in the Comprehensive Plan adopted by the Mayor and City Council of Social Circle on June 20, 2017, the maximum building height shall be 80 feet.

SECTION 3. The Max Height restriction located in the table within Subsection A, Section 912 (Industrial), Article IX of the Social Circle Zoning Ordinance is hereby deleted in its entirety and replaced with the following:

“Maximum Height- The general maximum allowed height of any building to be constructed in the City shall be three (3) stories with the following exception:

- a. In Gateway Interchange Character Area as defined in the Comprehensive Plan adopted by the Mayor and City Council of Social Circle on June 20, 2017, the maximum building height shall be 80 feet.

SECTION 4. That Subsection D, Section 913 (Mixed Use Business Park), Article IX of the Social Circle Zoning Ordinance is hereby deleted in its entirety and replaced with the following:

“5. Maximum Height of buildings: 80 feet.”

SECTION 5. Except as provided otherwise herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6. Pursuant to the Section 2.25 of the City Charter, authority is hereby delegated to the City Clerk to cause this Ordinance to be numbered and codified in the City Code of Social Circle, Georgia, in such a way as to place this Ordinance in the Code in an organized and orderly sequence to maximize the organization of the Code. The City Clerk is authorized to designate to the City Attorney or to such other Mayor and Council approved contractors to assist in the effort to codify this provision provided the decision of the City Clerk is final as to the placement of this Ordinance within the City Zoning Ordinance of Social Circle, Georgia. The goal of this authorization is to codify and number this Ordinance in the Code in such a way as to be clear and orderly.

SECTION 7. This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Social Circle, Georgia.

SECTION 8. It is hereby declared that if any phrase, sentence, or paragraph hereof shall be found or declared unconstitutional or invalid by a court of competent jurisdiction, the remaining phrases, sentences and paragraphs hereof shall remain in full force and effect as if enacted without the phrase, sentence, or paragraph declared unconstitutional or invalid.


SO ORDAINED this 27th day of May, 2020.


David L. 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.

Adopted by the City Council at a regular meeting on May 27, 2020.

3 Council members voting in favor

0 Council members voting against

0 Council members abstaining

Exhibit

“A”

Map Legend

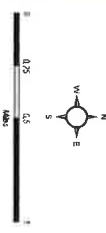
- City Limits
- County Limits
- Water Supply Area
- Compost Area
- Future Development Area
- Other Areas

Social Circle Character Areas

- Ag Cultural and Large Tract Residential Character Area
- Commercial and Light Industrial Character Area
- Community Residential Character Area
- Historic Residential Character Area
- Medium Density Residential Character Area
- Single-Family Residential Character Area
- Single-Family Residential Character Area
- Urban Office Character Area

This is to certify that this is the zoning map of Social Circle, Georgia.
 Matthew DeLong Regional Commissioner - 9625277

Mayor _____
 City Clerk _____
 Date _____



This map is for planning purposes only. The NEGRC assumes no liability for its accuracy or for any loss or damage resulting from its use. Based on this document.

NEGRC

