
INTEROFFICE MEMORANDUM

TO: MAYOR AND COUNCIL

FROM: DINA RIMI, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ZONING MAP

DATE: 12/15/2021

CC: HAROLD SIMMONS, CITY MANAGER

The last official city-zoning map that was adopted was done in 2007, since then a new zoning map was done in 2016 as part of the comprehensive plan, but it was never formally adopted. The Community Development Director has since reviewed minutes and agendas from 2007 to 2021 and has updated the map to show an accurate display of the zoning and rezonings that have taken place. The staff is asking for the Mayor and Council to adopt this map.

To correct this problem in the future the staff will have it documented in any future rezoning ordinances that the map will be updated and they will obtain the Mayor signature on the updated map. This will eliminate the need to adopt a new map every 6 months.

AN ORDINANCE

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF SENOIA, GEORGIA, AMENDING THE CODE OF SENOIA, GEORGIA, AT CHAPTER 74, ZONING, TO AUTHORIZE THE ZONING ADMINISTRATOR TO SPECIFICALLY AMEND THE OFFICIAL ZONING MAP OF THE CITY TO CORRECTLY REFLECT ALL ZONING AMENDMENTS (CLASSIFICATIONS OF PROPERTIES) NOT CURRENTLY REFLECTED THEREON; TO PROVIDE AN EFFECTIVE DATE; TO PROVIDE FOR SEVERABILITY; TO RESTATE AND REAFFIRM THE CODE OF SENOIA, GEORGIA, AS MODIFIED HEREBY; TO REPEAL ALL CODE PROVISIONS, ORDINANCES, OR PARTS THEREOF, IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SENOIA, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. The Code of Senoia, Georgia is hereby amended at Chapter 74, ZONING, to direct the Zoning Administrator, in accordance with Sec. 74-83, ZONING DISTRICT MAP, to revise the Official Zoning Map to properly reflect all property classification amendments not currently shown thereon, in order that said map shall be brought current with ordinances heretofore amending the classification of properties as enacted by the Mayor and Council.

In support of this ordinance, the Mayor and Council find and conclude that:

- a. The Zoning Ordinance of the City of Senoia was properly enacted as Ordinance No. 07-05, effective December 3, 2007, and codified as Chapter 74, ZONING, of The Code of Senoia, Georgia. As required by law, integral to the text of said ordinance, the "Official Zoning Map, City of Senoia" was adopted to reflect the zoning district classification of all properties within the territorial boundary of said municipal corporation, as then existing and as thereafter enlarged by annexation.
- b. Sec. 74-83 of said Ordinance, provides as follows:

"The boundaries of zoning districts are shown upon the map designated as the "Official Zoning Map, City of Senoia." The official zoning map of the city, and all notations, references, and other information shown thereon are a part of this article and have the same force and effect as if the official zoning map of the city, and all the notations, references and other information shown thereon were fully set forth and described in this article. The official zoning map of the city, as adopted, shall be attested by the city clerk, dated the same date as the adoption of this article, and shall be maintained for public inspection in the city clerk's office. Maintenance of the official zoning map of the city, shall be performed by the zoning administrator who shall make the actual changes to the official zoning map of the city, as amendments are made by the city council. All changes shall be made to the official zoning map of the

city, within 48 hours of the final decision of the city council.” (EMPHASIS ADDED).

- c. The present Zoning Administrator, upon diligent review of the current Official Zoning Map, has discovered the map was not properly maintained and changes in the classification of properties have not promptly been reflected as map changes as required by said Sec. 74-83.
- d. The Zoning Administrator has now made all changes to the Official Zoning Map based upon the adoption of amendments to the Zoning Ordinance which rezone property from one zoning classification to another, not previously shown thereon, so as to accurately reflect the zoning district classification of all properties within said city.
- e. Upon enactment of this Ordinance, the Zoning Administrator shall sign the Official Zoning Map certifying it to correctly reflect all current zoning classifications of properties within the City, and date the map the same as the date of final enactment of this ordinance; the City Clerk shall sign the map attesting the signature of the Zoning Administrator thereon. The Official Zoning Map shall be displayed in the Office of the City Clerk for inspection and copying by citizens and property owners.”

Section 2. All ordinances and Code sections, or parts thereof, in conflict with the foregoing are expressly repealed.

Section 3. Should any provision of this ordinance be rendered invalid by any court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of the municipal governing authority.

Section 4. Except as modified herein, The Code of Senoia, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter. The city attorney is directed and authorized to direct the codifier to make necessary minor, non-substantive corrections to the provisions of this Code, including but not limited to, the misspelling of words, typographical errors, duplicate pages, incorrect references to state or federal laws, statutes, this Code, or other codes or similar legal or technical sources, and other similar amendments, without necessity of passage of a corrective ordinance or other action of the Mayor and Council. The city clerk shall, upon the written advice or recommendation of the city attorney and without the necessity of further council action, alter, amend or supplement any non-codified ordinance, resolution or other record filed in his or her office as necessary to effect similar non-substantive changes or revisions and ensure that such public records are correct, complete and accurate.

Section 5. This ordinance shall become effective immediately upon adoption on second and final reading.

First Reading: December 7, 2020

Second Reading: Not Required to Amend Zoning Ordinance