

Subject Matter: **Comprehensive Zoning Map**
Date of First Reading Before Town Council: July 11, 2016
Date of Public Hearing Before Town Council: July 11, 2016
Date of Notice in Newnan Times Herald: July 1, 2016
Date of Adoption: August 1, 2016

**TOWN OF SHARPSBURG
COUNTY OF COWETA
STATE OF GEORGIA**

**ORDINANCE NUMBER 16-02
TOWN OF SHARPSBURG, GEORGIA**

PREAMBLE

AN ORDINANCE OF THE TOWN OF SHARPSBURG, GEORGIA

WHEREAS, the Mayor of the Town of Sharpsburg has caused to be prepared a new and comprehensive zoning map for the Town of Sharpsburg, which map designates the location and boundaries of the Town's zoning districts; and

WHEREAS, the Town Council believes that said zoning map provides a clear and comprehensive mechanism whereby members of the public may easily determine the location and boundaries of the zoning districts; and

WHEREAS, the Town Council of the Town of Sharpsburg desires to adopt said zoning map as the Official Zoning Map for the Town of Sharpsburg and to revoke the existing zoning map adopted on October 2, 2006; and

WHEREAS, the Town of Sharpsburg desires to protect the health, safety, morals, and welfare of the citizens of the Town of Sharpsburg.

NOW THEREFORE, The Mayor and the Council of the Town of Sharpsburg hereby ENACT and ORDAIN the Town of Sharpsburg's Zoning Map Ordinance as follows:

ARTICLE I

(a) The Town Council hereby adopts and incorporates by reference as if it were fully contained herein the "Official Zoning Map of the Town of Sharpsburg" (a copy of which is attached) duly certified by the Town Clerk on the date of adoption of this Ordinance. Said Zoning Map shall be and henceforth is a public record and shall be kept on file in the Town Hall where it shall be available for public inspection. Regardless of the existence of purported copies of the official Zoning Map which may from time to time be published, the official Zoning Map in the Town Hall shall be the final authority to the current zoning status within the Town.

(b) All prior zoning maps of the Town of Sharpsburg shall remain on file in the Sharpsburg Town Hall but shall be of no legal effect except to designate the zoning districts and boundaries existing before the adoption of the Zoning map of this Ordinance.

(c) Any references made in the Code of Ordinances of the Town of Sharpsburg to the Zoning Map of the Town of Sharpsburg shall henceforth refer to the Zoning map adopted by and made a part of this Ordinance.

(d) The revised zoning map will be available for public inspection and copying during business hours at the Town Hall at Sharpsburg Recreation Center, 105 Main Street, Sharpsburg, Georgia 30277.

(e) The revised zoning map shall be titled the “Official Zoning Map for the Town of Sharpsburg” and shall bear the date of adoption.

ARTICLE II

The Zoning Map Ordinance shall be codified and Chapter 93 of The Town of Sharpsburg's Code of Ordinances.

ARTICLE III

This Ordinance shall become immediately effective upon its second reading and adoption by the Town Council.

ARTICLE IV

The Preamble of this Ordinance shall be construed to be, and is hereby incorporated by reference as is fully set out herein.

ARTICLE V

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, sentence, paragraph, or section of this Ordinance shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such an illegality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

ARTICLE VI

The repeal of any stricken, deleted or repealed language of this ordinance of the now former language of the Town of Sharpsburg (“Former Language”) shall not be construed or held to repeal the Former Language as to any offense committed against such Former Language or as to any act done, any penalty, forfeiture or punishment so incurred, or any right accrued or claim arising under the Former Language, or in any way whatever to affect any such offense or act so committed or so done, or any penalty, forfeiture or punishment so incurred or any right accrued

or claim arising before the herein newly enacted language (“New Language”) takes effect, save only that proceedings thereafter shall conform to the New Language, so far as practicable. If any penalty, forfeiture or punishment be mitigated by any provision of the New Language, such provision may be, by the consent of the party affected, applied to any judgment announced after the New Language takes effect.

ARTICLE VII

Town ordinance number 06-11 entitled “Town of Sharpsburg’s Zoning Map Ordinance” adopted October 2, 2006 is repealed in its entirety.

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

APPROVED AND ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF SHARPSBURG at a regular meeting of the Mayor and Council on the _____ day of _____, 2016, by the following voting for adoption:

Wendell L. Staley, Mayor

Standly D. Parten, Mayor Pro-Tem

J. Clay Cole, Council Member

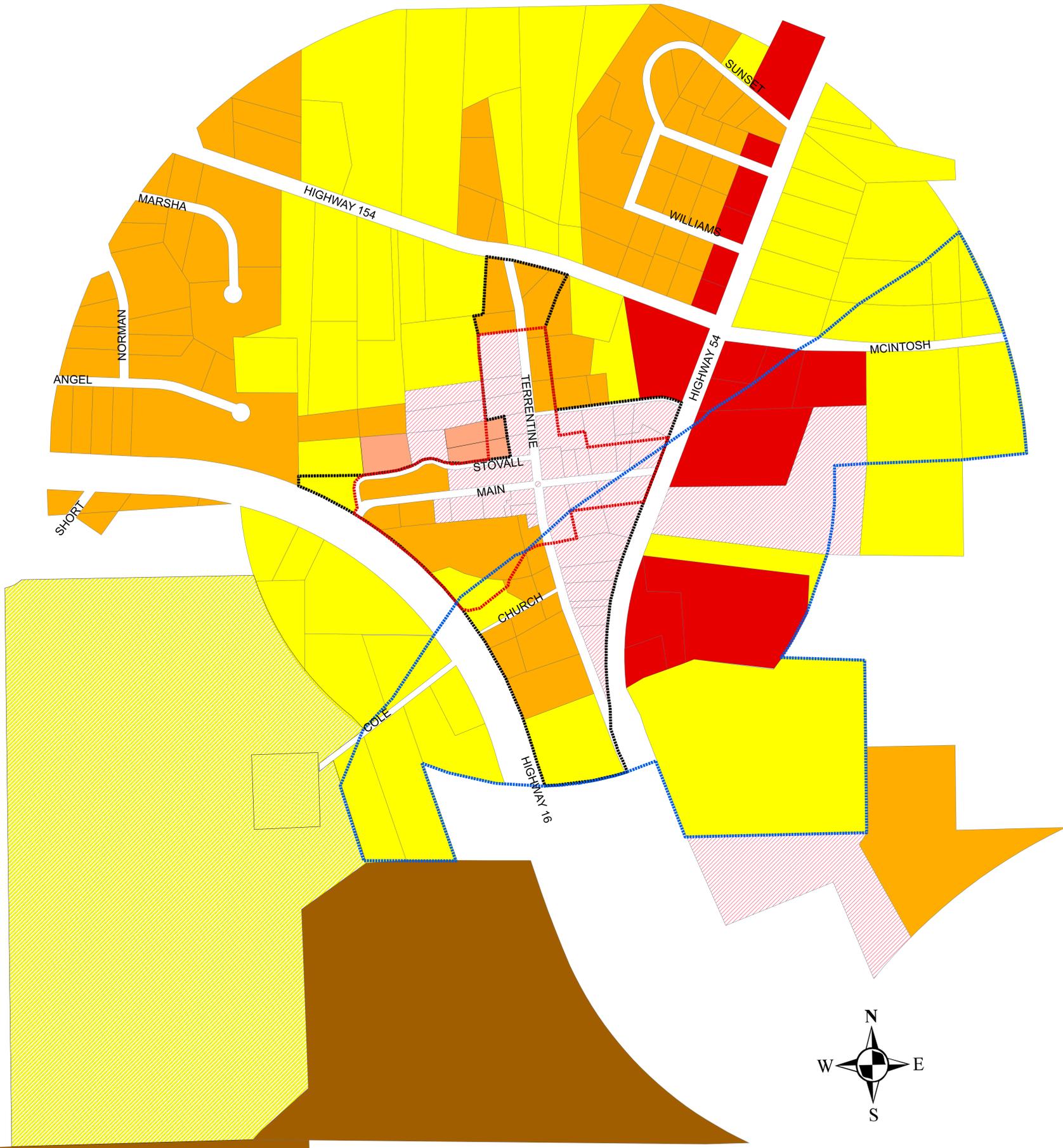
Polly A. Garlington, Council Member

D. Keith Rhodes, Council Member

Attest:

Donna M. Camp, Town Clerk

Official Zoning Map for the Town of Sharpsburg



- R1, Rural Residential
- R1A, Initial Zoning Single Family Residential
- R2, Single Family Residential
- PCD, Planned Community District
- TMF, Traditional Multi-Family
- TNC, Traditional Neighborhood Commercial
- THC, Traditional Highway Commercial
- LI, Light Industrial/Technology Park
- Water Resource District
- Town Center
- Old Town District

THE UNDERSIGNED BEING THE DULY APPOINTED CLERK OF THE TOWN OF SHARPSBURG, GEORGIA, HEREBY CERTIFIES THAT THIS ZONING MAP IS THE OFFICIAL ZONING MAP OF THE TOWN OF SHARPSBURG, GEORGIA, ADOPTED IN OPEN SESSION BY THE MAYOR AND TOWN COUNCIL BY ORDINANCE _____, 2016, AFTER BEING DULY ADVERTISED AND PUBLIC HEARINGS HAVING BEEN HELD.

THIS THE ____ DAY OF _____, 2016

(SEAL OF THE TOWN OF SHARPSBURG)

DONNA M. CAMP, TOWN CLERK
TOWN OF SHARPSBURG, GEORGIA



120 North Hill St. Tel: (770) 922-0510
PO Box 818 Fax: (770) 922-0513
Grtwy, GA 30224

DISCLAIMER

This map was created by Three Rivers Regional Commission and utilizes a map of Regional Commission boundaries for the State of Georgia. Sources of map information include the U.S. Census Bureau (2008) and GDOT circa. (2005). The map was created for informational purposes only. The user of this document agrees to render TRRC harmless for the information herein.

Produced by: Three Rivers Regional Commission
February 11, 2016