

Subject Matter: Zoning Ordinance, Zoning Map, Sign Ordinance  
Date of Advertising of Public Hearing: 01/10/18 + 2/14/18  
Date of Public Hearing Before City Council: 01/22/18 + 2/26/18  
Date of Final Adoption: 2/26/18

**TOWN OF BROOKS  
COUNTY OF FAYETTE  
STATE OF GEORGIA**

**ORDINANCE NUMBER - 2018-001**

**TOWN OF BROOKS, GEORGIA**

**1. ENACTMENT**

Pursuant to the authority conferred by the home rule provisions (Article IX, Section II, Paragraph IV) of the 1983 Constitution of the State of Georgia (revised January, 1985) and for the several purposes of promoting the health, safety, morals, convenience, order, prosperity, and the general welfare of the present and future inhabitants of the Town of Brooks; of improving the Town's appearance; lessening congestion in the streets; furthering traffic safety; securing safety from fire and other dangers; providing adequate light and air; preventing the over-crowding of land; facilitating the adequate provision of water, sewerage, schools, parks and other public facilities; protecting property against blight and depreciation; encouraging the most appropriate use of land, buildings, and other structures throughout the Town; securing economy in government expenditures; and for other purposes, all in accordance with a comprehensive land use plan for the development of the Town, the Mayor and Town Council do hereby ordain and enact into law the Zoning Ordinance of the Town of Brooks, Georgia, attached hereto.

**2. OFFICIAL ZONING MAP**

The Town of Brooks is hereby divided into zoning districts as shown on the official zoning map which is prepared in the form of a town-wide map; entitled "Official Zoning Map of the Town of Brooks, Georgia." Said map and all explanatory matter thereon attached hereto are hereby adopted by reference and declared to be part of this ordinance.

The official zoning map shall be identified by the signature of the Mayor, attested by the Town Clerk, and bearing the seal of the Town under the following or similar words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of the Town of Brooks, Georgia: (together with the date of adoption of this ordinance)."

**Amendments to map**

If, in accordance with the provisions of the ordinance, changes are made in district boundaries or other matter portrayed on the official zoning map such changes shall be entered on the official zoning map periodically after the amendment has been approved by the Town Council, with an entry on the map as follows: "On 2/26/18, by official action of the Town Council, the following (change) changes (was) were made to the Official Zoning Map: (brief description of nature of change or changes)," which entry shall be signed by the Mayor and attested by the Town Clerk.

No changes of any nature shall be made in the official zoning map or matter shown thereon except in the substantial compliance with the procedures set forth in this ordinance.

Regardless of the existence of purported copies of the official zoning map which may from time to time be made or published, the official zoning map shall be on file in the office of the Town Clerk and shall be final authority as to the current zoning status of the Town.

### **Replacement of official zoning map**

In the event that the official zoning map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the Town Council may by ordinance adopt a new official zoning map which shall supersede the prior official zoning map. The new official zoning map may correct drafting or other errors or omissions in the prior official zoning map, but no such correction shall have the effect of amending the original official zoning map, and this new map shall be identified by the signature of the Mayor attested by the Town Clerk, and bearing the seal of the Town under the following or similar words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map of the Town of Brooks." Unless the previous official map has been lost, or has been totally destroyed, the prior map, or any significant remaining parts thereof, shall be preserved, together with all available records pertaining to its adoption or amendment.

### **Rules for interpretation of district boundaries**

Where uncertainty exists with respect to the locations of the boundaries of any zoning district in the Town of Brooks, the following rules shall apply:

- (1) Where district boundaries are indicated as approximately following the centerlines of streets or highways, street lines or highway right-of-way lines, such centerlines, street lines or highway right-of-way lines shall be construed to be such boundaries.
- (2) Where district boundaries are so indicated that they approximately follow lot lines. Such lot lines shall be construed to be said boundaries.
- (3) Where district boundaries are so indicated that they are approximately parallel to the centerlines of streets, highways or railroads, or rights-of-way of same, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown on said zoning map.



(4) Where a district boundary line as appearing on the zoning map divides a lot in single ownership at the time of this enactment, the district requirements for the least restricted portion of such lot shall be deemed to apply to the whole thereof, provided that such extension shall not include any part of such a lot more than 50 feet beyond the district boundary line.

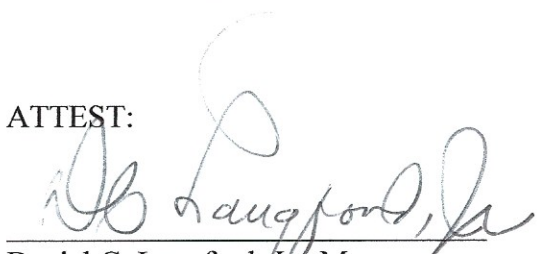
(5) Where zoning district boundaries are in doubt, the zoning administrator shall make such interpretation using the appropriate scale from the official zoning map, minutes of the Council meetings, and such other records as may be available.

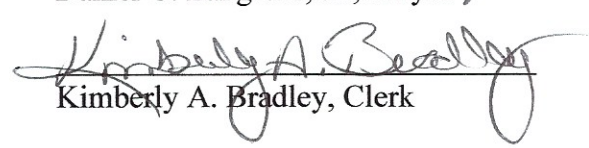
### 3. REPEALER

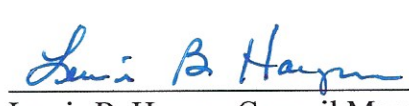
Upon the effective date of this ordinance, that certain ordinance known as "The Zoning Ordinance of the Town of Brooks, Georgia", 2007, as amended 2012 and codified at Chapter 31 of the Town's Code of Ordinances shall be expressly repealed, and Chapter 3 of the Town's Code entitled "Advertising and Signs" and all ordinances and parts thereof in conflict with this title are hereby repealed.

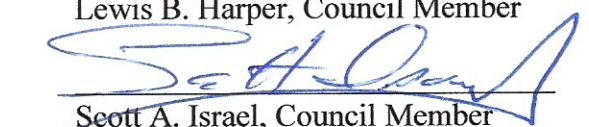
**APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF BROOKS** at a regular meeting of the Mayor and Council on the 26 day of February, 2018, by the following voting for adoption:

ATTEST:

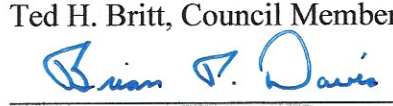
  
Daniel C. Langford, Jr., Mayor

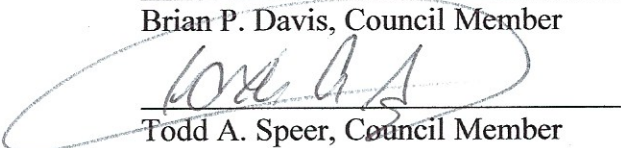
  
Kimberly A. Bradley, Clerk

  
Lewis B. Harper, Council Member

  
Scott A. Israel, Council Member

  
Ted H. Britt, Council Member

  
Brian P. Davis, Council Member

  
Todd A. Speer, Council Member