

Chapter 9

HISTORIC PRESERVATION*

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***Cross references**--Buildings, construction and related activities, Ch. 5; trees and landscaping, Ch. 20; zoning, Ch. 22.

State law references--The Uniform Act for the Application of Building and Fire Related Codes to Existing Buildings, O.C.G.A. § 8-2-200 et seq.; buildings presenting special hazards to persons or property, O.C.G.A. § 25-2-13; grants to municipal corporations for repairs on facilities of historical value, O.C.G.A. § 36-40-1 et seq.; Facade and Conservation Easements Act of 1976, O.C.G.A. § 44-10-1 et seq.; Georgia Historic Preservation Act, O.C.G.A. § 44-10-20 et seq.

Section 9-70A ARTICLE IV. ADOPTION OF DESIGNATION ORDINANCE

Section 9-71 Source of proposal for designation.

Designations may be proposed by the city council, the Thomasville Historic Preservation Commission, or:

- (1) For historic districts--a preservation organization, a historical society, neighborhood association or group of property owners may apply to the commission for designation;
- (2) For historic properties--a preservation organization, a historical society, neighborhood association or property owner may apply to the commission for designation.

(Ord. of 1-12-87(5), § III)

Section 9-72 Required components.

Any ordinance designating any property or district as historic shall:

- (1) List each property in a proposed historic district or describe the proposed individual historic property;
- (2) Set forth the name of the owner of the designated property;
- (3) Require that a certificate of appropriateness be obtained from the commission prior to any material change in appearance of the designated property; and
- (4) Require that the property or district be shown on the official zoning map of the city.

(Ord. of 1-12-87(5), § III)

Section 9-73 Public hearing.

The commission and the city council shall hold a public hearing on any proposed ordinance for the designation of any historic district or property. Notice of the hearing shall be published in at least three (3) consecutive issues in the principal newspaper of local circulation, and written notice of the hearing shall be mailed by the commission to all owners and occupants of such properties. All such notices shall be published or mailed not less than ten (10) nor more than twenty (20) days prior to the date set for the public hearing. A notice sent via the United States mail to the last-known owner of the property shown on the city tax roll and a notice sent via United States mail to the address of the property to the attention of the occupant shall constitute legal notification to the owner and occupant under this section.

(Ord. of 1-12-87(5), § III)

Section 9-74 Commission's recommendation.

A recommendation to affirm, modify or withdraw the proposed ordinance for designation shall be made by the commission within fifteen (15) days following the public hearing and shall be in the form of a resolution to the city council.

(Ord. of 1-12-87(5), § III)

Section 9-75 City council's options.

Following receipt of the commission's recommendation, the city council may adopt the ordinance as proposed, may adopt the ordinance with any amendments it deems necessary, or reject the ordinance.

(Ord. of 1-12-87(5), § III)

Section 9-76 Report required.

No less than thirty (30) days prior to making a recommendation on any ordinance designating a property or district as historic the commission must submit the report required in section 9-48 to the historic preservation section of the department of natural resources.

(Ord. of 1-12-87(5), § III)

Section 9-77 Notice of designation.

Within thirty (30) days following the adoption of the ordinance for designation by the city council, the owners and occupants of each designated historic property, and the owners and occupants of each structure, site, or work of art located within a designated historic district, shall be given written notification of such designation by the city council which notice shall apprise such owners and occupants of the necessity of obtaining a certificate of appropriateness prior to undertaking any material change in appearance of the historic property designated or within the historic district designated. A notice sent via the United States mail to the last-known owner of the property shown on the city tax roll and a notice sent via United States mail to the address of the property to the attention of the occupant shall constitute legal notification to the owner and occupant under this section.

(Ord. of 1-12-87(5), § III)

Section 9-78 Property status may be frozen.

If an ordinance for designation is being considered, the commission shall have the power to freeze the status of the involved property.
(Ord. of 1-12-87(5), § III)

Section 9-79 Compatibility with zoning code.

Any properties designated as historic properties or any district designated as a historic district shall in no way affect the established allowable uses set forth in the comprehensive zoning ordinance of the city. All boundaries of designated properties and districts shall overlay existing boundaries of existing or future zones, and the intent of the one shall not be in conflict with the intent of the other.

(Ord. of 1-12-87(5), § III)

Section 9-80 9-80--9-95. Reserved.