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To: Board of Commissioners

From: Allyson Stephens, County Clerk

Subject: Ordinance Amendment 2025-03 – Section 7.1 Easement Standards

Date: 6/20/2025

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### **Background**

During the **May 27, 2025, Regular Meeting**, the Board tabled a zoning ordinance amendment related to lot size, frontage, and private easements.

Since then, staff have cleaned up the formatting and language for clarity, but **the content has not changed.**

### **What's Included**

- Updated **Table 7.1** showing lot sizes, setbacks, and height limits for each zoning district
- Rules for when **private easements** can be used for access (limited to 3 lots)
- Easement design standards and **maintenance agreement** requirement
- Clarifies that easement lots are **not exempt** from subdivision rules

### **Action Requested**

Staff are asking the Board to **adopt Ordinance 2025-03 As Amended** and allow the Chairman or the Vice Chairman to sign.

ORDINANCE 2025-03 As Amended

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF MERIWETHER COUNTY, GEORGIA, TO ADOPT AND AMEND APPENDIX A – ZONING –ARTICLE 7-ZONING DISTRICT STANDARDS AND PERMITTED USES; SEC. 7.1 – DISTRIC, LOT AND HEIGHT STANDARDS; REPEAL CONFLICTING CODE PROVISIONS, UNCODIFIED ORDINANCES, OR PORTIONS THEREOF; TO RESTATE AND REAFFIRM THE CODE OF ORDINANCES OF MERIWETHER COUNTY, GEORGIA AS MODIFIED HEREIN; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Board of Commissioners of Meriwether County that, Appendix A-Zoning, Sec. 7.1 District, lot and height standards the Code of Ordinances of Meriwether County, Georgia shall be amended as follows:

Appendix A – Zoning

ARTICLE 7 – Zoning District Standards and Permitted uses

Sec. 7.1 District, lot and height standards.

The requirements regarding lot size, building size, and building placement on the lot for each zoning district shall be met as indicated in article 4 of this ordinance, general provisions, and table 7.1., zoning district area, yard and height requirements. Please note the districts not listed in this table have standards in separate articles of this ordinance.

Zoning District	Minimum Lot Area	* Minimum lot Width at Setback Line (ft.)	** Front Yard (ft.) from Arterial and Collector/Local Street	Side Yard (ft.)	Rear Yard (ft.)	Max. Building Height (ft.)
A-1—Agricultural	25 acres minimum Residential lot 2-acre fronting on paved county road 5 acres fronting or accessing county dirt or unimproved roads	300 200 200	115	30	50	40
RR—Rural reserve	10 acres minimum Residential lot 2-acre fronting on paved county road 5 acres fronting or accessing county dirt or unimproved roads	275 200 200	115	30	50	40
LDR—Low-density residential	5 acres minimum Residential lot 2 acres fronting on paved county road 5 acres fronting or accessing county dirt	200	115	25	40	35

	or unimproved roads					
RD—Rural development	2 acres minimum paved county road 5 acres minimum dirt or unimproved county road	200	115	20	30	35
R-1—Single-family	1.5 acres minimum with public water 1.0 acre with public water and public sewer. Must be county paved road	100	75	20 15	30 20	35
MFR—Multifamily residential	1.0 acre only allowed with public water and public sewer	100	75	15	20	35
Efficiency—500 sq. ft. heated floor space. Duplex—Each unit 750 sq. ft. floor space for a total min. building size of 1,500 sq. ft.						
NHC—Neighborhood commercial	1 acre	100	100	20	25	40
PUD—Planned unit development	See article 13 of this ordinance for development standards					
I—Industrial	1 acre	100	100	15	20	50
MHP (Mobile home park)	See article 10 of this ordinance for development standards					
CIPD (Commercial industrial park district)	See article 14 of this ordinance for development standards					
PID (Planned industrial district)	See article 15 of this ordinance for development standards					

Every development and every lot within a development shall have adequate frontage on a publicly dedicated street, except for those circumstances listed in this section.

All zoning districts will allow a minimum of two-acre residential lots that front or access paved county roadways.

All zoning districts will allow a minimum of five-acre residential lots that front or access dirt or unimproved county roadways.

These provisions shall also apply to new subdivision streets accessing dirt or unimproved roads unless the road is improved to Meriwether County Road and Street Standards.

Every development of property shall provide each lot with direct abutting frontage to an existing publicly dedicated street. Exceptions may be authorized by the Building, Zoning, and Community Development Department if the following are met:

- i. Standards for private ingress/egress/utility easements.
  - a. A developer is allowed one (1) ingress/egress/utility easement constructed from a public dedicated street with no more than three (3) lots allowed, provided the following additional requirements are met:

- i. The minimum width of the ingress/egress/utility easement shall be 30 feet in width. Additional width may be required by the Building, Zoning, and Community Development based on topography and drainage concerns.
  - ii. The minimum clearing width of the ingress/egress/utility easements must be maintained at 15 feet.
  - iii. The drive shall be a minimum of 10 feet in width, surfaced with gravel or other paving material, and aligned so as to allow emergency vehicle access.
  - iv. Private ingress/egress/utility easements must be constructed to the appropriate width to support the weight of applicable fire department apparatus. This may include additional surface materials and geotechnical design for certain geographic features and must accommodate water transport vehicles when public water is not readily available.
  - v. No private ingress/egress/utility easement may cross a pond dam. Any new connection to a public street shall meet minimum sight distance requirements set forth by the America Association of State Highway and Transportation Officials (AASHTO).
- b. Easements will not be permitted to subdivide a parcel that will be more than three (3) lots, unless one (1) or more of the lots has adequate frontage to a publicly dedicated street and is not served by the easement. Newly developed lots will not be permitted ingress/egress/utility access to a publicly dedicated street through an existing easement unless that existing easement has two (2) or fewer lots served by the easement.
  - c. Lots that contain adequate road frontage on a publicly dedicated street for development shall not be permitted to access another public dedicated street for ingress/egress/utility access by means of an easement.
  - d. Every property to be served by a private ingress/egress/utility easement under these provisions must be bound to a privately managed perpetual maintenance agreement that must be reviewed and approved by the Building, Zoning, and Community Development Department prior to recording a final plat.
  - e. Private drives or access easements are not eligible for acceptance into the county road system unless the roadway is constructed at owner's expense to Meriwether County Road Specifications. Easements will be given a Private Name with each lot having a 911 address. Blue signage with name will be responsibility of property owner to install.

Provisions of this Section does not exempt properties from Meriwether County Subdivision Requirements where such requirements apply.

*Notes:*

\* Public road frontage requirements.

\*\* This measurement is from the centerline of the road.

(Ord. No. 2020-04, § 1(Exh. A), 8-25-2020)

**Effective Date and Repealer Provision**

This ordinance shall become effective immediately upon its adoption and any and all existing or pre-existing Meriwether County, Georgia ordinances, amendments, and resolutions in conflict with the items of this Ordinance are hereby repealed.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2025, by the Board of Commissioners of Meriwether County, Georgia.

\_\_\_\_\_  
Chairman

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
Clerk

## ORDINANCE 2025-03 As Amended

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF MERIWETHER COUNTY, GEORGIA, TO ADOPT AND AMEND APPENDIX A – ZONING – ARTICLE 7-ZONING DISTRICT STANDARDS AND PERMITTED USES; SEC. 7.1 – DISTRICT, LOT AND HEIGHT STANDARDS; REPEAL CONFLICTING CODE PROVISIONS, UNCODIFIED ORDINANCES, OR PORTIONS THEREOF; TO RESTATE AND REAFFIRM THE CODE OF ORDINANCES OF MERIWETHER COUNTY, GEORGIA AS MODIFIED HEREIN; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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#### ARTICLE 7 – Zoning District Standards and Permitted uses

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Table 7.1. District Area, Yard and Height Requirements						
Zoning District	Minimum Lot Area	* Minimum lot Width at Setback Line (ft.)	** Front Yard (ft.) from Arterial and Collector/Local Street	Side Yard (ft.)	Rear Yard (ft.)	Max. Building Height (ft.)
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**Effective Date and Repealer Provision**

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**ADOPTED** this 24<sup>th</sup> day of June  
County, Georgia.

2025, by the Board of Commissioners of Meriwether

  
Chairman

  
Clerk

