

Chapter 28 DEVELOPMENT REGULATIONS

ARTICLE II. THE PRELIMINARY PLAT PROCESSES AND SITE DEVELOPMENT REQUIREMENTS

DIVISION 1. GENERALLY

Sec. 28-21. Model homes.

For the purpose of allowing the early construction of model homes in a residential subdivision, the director may permit the construction of no more than four model homes prior to the recordation of a final plat, provided the following are met:

- (a) The preliminary plat has been approved.
- ~~(b) A development permit has been approved for at least that portion of the preliminary plat within which the model homes are proposed to be constructed.~~
- (c) There is only one model home per proposed lot in the subdivision.
- (d) The lots for the model homes must comply with the requirements of the zoning district and be in locations shown on the preliminary plat.

Sec. 28-22. ~~Development permit. Reserved.~~

~~A development permit shall be required for any proposed use of lands or buildings to indicate and ensure compliance with all provisions of this chapter before any building permit is issued or any improvements, clearing and grubbing, grading or alteration of lands or buildings commences. Notwithstanding the foregoing, approval of a comprehensive site land disturbance permit and approval of a preliminary plat in accordance with all applicable provisions of this chapter shall be a condition precedent to the issuance of the development permit for such subdivision or site development.~~

Sec. 28-27. Suitability of the land.

Land subject to flooding, inadequate drainage or erosion that is for topographical or other reasons unsuitable for residential use shall not be platted for residential use, nor for any other use that will continue or increase the danger of health, safety and property destruction. The developer shall be required to accommodate a solution to the drainage or erosion ~~condition in the development permit~~, unless, in the opinion of the director, the hazard is not within the bounds of, or affected by the proposed development.

PART II - CODE OF ORDINANCES
Chapter 28 - DEVELOPMENT REGULATIONS
ARTICLE II. - THE PRELIMINARY PLAT PROCESSES AND SITE DEVELOPMENT REQUIREMENTS
DIVISION 2. PREAPPLICATION REVIEW PROCEDURE

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Sec. 28-40. Development consultation and concept plan.

- (c) *Site development.*
- (1) The term "site development" means any multifamily or a commercial or industrial project intended to be developed as an entity. Each site development is described, in part, by a site plan, which shows the development in detail.
 - (2) For all multifamily, commercial, or industrial projects, the developer shall submit a concept plan to the director for processing to the TRC that shall comply in all respects to chapter 66, zoning, subsection 66-161(c)(12).
 - (3) Subsequent to the review of the application by the TRC and approval of the concept plan by the director, the applicant shall prepare a detailed site plan ~~to accompany the application for a development permit.~~ (See section 28-52.)

DIVISION 3. APPLICATION AND REVIEW PROCEDURES

Sec. 28-50. Preliminary plat or site development application procedure.

The application shall include all of the following:

- (a) A letter stating the general purpose and intent of the plat and a summary of the developer's intentions with respect to whether the streets will be public or private, the amount of open space proposed, the contemplated minimum lot sizes and floor areas of the structures, the amount and percent of lot coverage and any other aspect of the development the applicant chooses to express;
- (b) The applicant shall state on the plat that it includes all of the applicant's ownership in that location, including any contiguous parcels owned by the applicant.
- (c) Include the payment of a fee listed in the schedule of fees.
- (d) Include ~~four copies~~ **two physical copies and one digital copy** of the preliminary plat (see section 28-52).
- (e) Include ~~four copies~~ **two physical copies and one digital copy** of a traffic study.
- (f) Upon receipt, the director shall have five working days to determine if the application is complete and to so advise the applicant the reason(s) why the plat has not been accepted for processing.

Sec. 28-53. Proposed improvements for subdivisions and site developments.

The following proposed improvements shall be indicated on preliminary plats and site plans: (Site developments need not comply with the items denoted by an asterisk (*) unless the Director deems it appropriate to require them.)

- (a) * Location and pavement width of all proposed streets, easements, and other public and private ways, including rights-of-way.

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- (b) Require minimum building setback lines. Site developments shall show setbacks for all property lines.
 - (c) Locations, dimensions and areas in square feet of all proposed and existing lots. Site development plans shall be drawn to an engineering scale of one inch equals 200 feet (or as otherwise may be approved by the director) and showing all proposed improvements to the property, including but not limited to: buildings, parking, landscaping, lighting, stormwater detention, vehicular ingress and egress, total floor area and/or number of dwelling units, total land area, building coverage, and building height (in feet and floors). ~~Development in the village zoning district may be required by the director to show more details related to the utilization of exterior spaces proposed adjacent to and among the proposed improvements.~~
 - (d) Total area of the subdivision/site development expressed in acres and decimals of an acre. If less than one acre, the area shall be described in square feet.
 - (e) Location and dimensions of all property proposed to be set aside for park or playground use, or other public dedication or private reservation, or landscaping with designation of purpose thereof. ~~This is generally not required of a site development, however, it is required of developments within the village zoning district.~~
 - (f) Indications of all uses proposed by the applicant. ~~If the site development is in the village zoning district, the floor area relationship between commercial and residential uses must be indicated.~~
 - (g) * Proposed names of all streets. The developer shall submit a list of alternate street names.
 - (h) * Blocks shall be consecutively numbered and lettered. The blocks in numbered additions to existing subdivisions bearing the same name shall be numbered and lettered consecutively throughout the various additions.
 - (i) * All lots in each block shall be numbered consecutively.
 - (j) If the subdivision or site development is to be developed in phases ~~coincidental with ensuing development permits~~, the phases shall be shown and numbered consecutively.

Sec. 28-54. Phasing of development.

- (a) The applicant may choose to develop the land contained within the preliminary plat or site development in phases (segments of the whole) ~~with a single development permit for each phase~~. The phasing plan must be shown on preliminary plat or the site development.
- (b) The director may impose such conditions upon the distribution and/or size of the phases as he or she may deem necessary to ensure the orderly development and to minimize unnecessary construction traffic among the new homes and uses in the development. ~~The boundaries of each development permit shall coincide with the phases shown.~~
- (c) Any change in the size or distribution of the phases shown on the approved preliminary plat or site development will require the submission of a new phasing plan for the entire application, and if the new phasing plan arrangement is found to be significant by the director, he or she may require an entirely new application and a new review per the requirements of this chapter applicable at the time of the new application.

Sec. 28-55. Preliminary plat and site development certifications.

- (e) *Infrastructure certifications.*
 - (1) Public works.

I hereby certify that the construction plans for all proposed roads meet the requirements of the Putnam County Development Regulations.

Date	Public Works Director
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(2) Eatonton Putnam Water and Sewer Authority (EPWSA).

I hereby certify that the construction plans for the proposed water system meet the installation requirements of this department.

Date	EPWSA Director
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(3) Putnam County Fire Rescue Chief.

I hereby certify that the preliminary plat was found to comply with the requirements of Chapter 32 of the Putnam County Code of Ordinances.

Date	Putnam County Fire Rescue Chief
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(4) County Engineer

I hereby certify that the preliminary plat was found to comply with the requirements of the Putnam County Development Regulations.

Date	County Engineer
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Sec. 28-57. Preliminary plat and site development processing.

- (a) The director of the planning and development department shall review the application and formulate the changes necessary to cause it to comply with the conditions of zoning approval (if any) and the applicable ordinances, regulations, and statutes the director is charged to enforce.
- (b) The technical review committee (TRC) shall review all preliminary and final plats, concept and site developments for compliance with the applicable rules and regulations of the various jurisdictions and agencies of government represented. The TRC shall consist of a representative of each of the following individuals, or their designee, and entities: Planning and Development Director, Fire Chief, County Engineer, Public Works Director, EMS Director, Georgia Power, Tri-County Gas, EPWSA, Piedmont Water, Putnam County Health Department, U.S. Post Office, and Sheriff's Department.
- (c) The director shall distribute copies of the application to the representatives on the TRC no later than one week prior to the review meeting. The director shall prepare a list of the applications, stating the location, applicant's name or corporate name, number of lots, proposed use, zoning district, date of the TRC meeting and any other information the director deems appropriate, transmitting it to each member of the board of commissioners for their information and shall post the list in locations obvious to the public.
- (d) The technical review committee shall hold a meeting to discuss and review the preliminary plat or site development application within 45 days of the date of application. The applicant or authorized representative is required to attend the scheduled meeting of the TRC. If attendance is not achieved, application shall not be discussed and shall be rescheduled for the next meeting of the TRC when the applicant can attend.
- (e) The applicant shall make any changes required to the application, delivering such to the director.
- (f) Once all the comments of the members of the TRC have been satisfied and so noted in writing on the copy of the revised application, the director may approve the application and thus certify on the application where indicated that it meets all the requirements of the applicable regulations.

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- (g) The director shall retain a copy of the approved application in the official departmental files.

Sec. 28-60. Issuance of development permit. Reserved.

Following approval of preliminary plat or site development applications, construction plan, and land disturbance application, the director shall issue a development permit. If construction does not commence within six months from the date of the issuance of the development permit, such development permit shall be null and void and the developer shall be required to submit new applications for a development permit

Reserved.

ARTICLE III. DESIGN STANDARDS

DIVISION 1. INFRASTRUCTURE REQUIREMENTS

Sec. 28-67. Design standards for streets.

In order to provide for roads suitable in location, width and improvement, and to coordinate roads so as to compose a convenient system and avoid undue hardships to adjoining properties, the following design standards for roads are hereby required and shall be planned for and provided by the developer, prior to the approval of the development permit. Road classifications may be indicated in the comprehensive plan; otherwise, they shall be determined by the director. The developer shall dedicate and/or deed the required right-of-way to the county at no cost to the county.

- (j) *Design standards for cul-de-sacs.* Except where topographic or other conditions make a greater length unavoidable, as determined by the director, cul-de-sacs (dead-end streets) should not be greater than 1,200 feet in length measured from the nearest (existing or proposed) intersection. It is recommended that they be not greater than 500 feet in length in multifamily areas. They shall be provided at the closed end with a turnaround having a property line radius of at least 60 feet with an outside pavement radius of at least 40 feet for residential developments and a 70-foot property line radius with an outside pavement radius of at least 50 feet for commercial and industrial developments. Temporary paved turnarounds are required at the end of any roadway of each phase until the next phase of the development is initiated.

DIVISION 2. PARKING AND LANDSCAPING

Sec. 28-75. Parking requirements.

- (b) *Design standards.* All parking facilities, including entrances, exits and maneuvering areas, shall comply with the following provisions:
- (9) No parking or loading area shall be established within the required front yard of any multifamily district.

ARTICLE IV. FINAL PLAT AND CERTIFICATE OF COMPLETION

Sec. 28-80. Application procedure and requirements for requests for inspection.

Following the completion of construction authorized by the development permit of a subdivision or site development, the developer shall submit to the director a written request for a final inspection of the subdivision or site development. As-built surveys of all improvements, structures, buildings, rights-of-way and utilities shall accompany the application in addition to any required bonds or surety and deeds for rights-of-way, and applicable fees.

Sec. 28-81. Inspection process.

The director, using the construction drawings of the development permit, shall conduct a field inspection of the subdivision or development seeking compliance with the development permit as issued. If there are deviations from the approved drawings deemed by the director to be significant, the director shall require the developer to submit revised drawings and/or engineering studies (as appropriate), reflecting the changes. The changes shall be further reviewed for compliance with the original approval and comments of the TRC. Once the director is satisfied that compliance with the development permit has been achieved, the developer shall be notified that a final plat may be submitted. A satisfactory inspection of a site development shall cause the director to issue a certificate of completion letter to the developer, stating the development has met all applicable requirements.

Sec. 28-83. Final plat certifications.

(6) Putnam County Fire Rescue Chief.

I hereby certify that the final plat was found to comply with the requirements of Chapter 32 of the Putnam County Code of Ordinances.

Date	Putnam County Fire Rescue Chief
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(7) County Engineer

I hereby certify that the final plat was found to comply with the requirements of the Putnam County Development Regulations.

Date	County Engineer
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(68) Board of commissioners:

a. The Putnam County Board of Commissioners hereby accepts this final plat.

DATED THIS _____ DAY OF _____, 20 ____.

Chairman, Board of Commissioners

AND

County Clerk

- b. Board of commissioners' acknowledgement of surety bonds of performance and maintenance for dedication and deed of rights-of-way.

The Putnam County Board of Commissioners does hereby acknowledge receipt of surety bond for performance and maintenance of the right-of-way with improvements and to acknowledge receipt by dedication and deed the right-of-way subject to final inspection.

DATED THIS _____ DAY OF _____, 20 ____.

Chairman, Board of Commissioners

AND

County Clerk

Sec. 28-85. Approval of and recordation of the final plat.

- (a) The review of the final plat shall conform to the same requirements of the preliminary plat found in section 28-52 and section 28-53 of this article.
- (b) Once the members of the TRC are satisfied their individual requirements have been met and the director has conducted an on-site inspection of all the improvements **authorized by the applicable development permit** and shown on the as-built survey and is satisfied all requirements have been met, the director shall notify the developer the final plat is ready for signature and recordation.
- (c) The director and county sanitarian shall sign the appropriate certificates stating all applicable requirements have been met.
- (d) The director shall transmit the final plat and bond to the clerk of board of commissioners who shall place the final plat on the board of commissioners agenda for acceptance of the bond, dedication deeds, and the final plat for acceptance by the board of commissioners and signature of the chairperson of the board of commissioners.
- (e) The director shall then record the final plat with the clerk of the superior court and provide the developer with two copies.

ARTICLE V. ENFORCEMENT, REMEDIES AND PENALTIES

