

**Ordinance # 006-22; Adopted 03/08/2022**

**AN ORDINANCE OF THE COMMISSIONERS OF COWETA COUNTY, GEORGIA TO  
AMEND APPENDIX A. ZONING AND DEVELOPMENT, ARTICLE 24.  
DEVELOPMENT REGULATIONS OF THE COWETA COUNTY CODE OF  
ORDINANCES,  
AND FOR OTHER PURPOSES**

**NOW THEREFORE BE IT ORDAINED** by the Board of Commissioners of Coweta County, Georgia and it is hereby ordained by the authority of the same that Appendix A. Zoning and Development, Article 24. Development Regulations be amended as follows:

**AMEND** Article 24. Development Regulations, Section 244.5.1. Final Plat, specifically item # 11, as follows:

11. *Plat approval.* No subdivided portion of a development tract shall be conveyed to a separate party until final plat approval is granted. With exception of model homes as provided in Section 246.2.3 (3), no permits may be applied for or granted before final plat approval and recording.

**ADD** the following to Article 24. Development Regulations, Section 246.2.3. Additional requirements for single-family residential uses.

3. Provisions and Standards for Permitting Model Homes Prior to Final Plat Approval.
- a. No more than 3 model permits shall be issued for every 100 lots proposed for the development. If the subdivision has less than 100 lots/units then a total of 3 model homes will be allowed.
  - b. Model homes must be accessed by internal subdivision streets and may not have direct access to a pre-existing public road.
  - c. Prior to issuance for a permit for a model home, the lot must be served by a street with the first layer of asphalt (binder) with such road built to current County standards.
  - d. Any streets serving the model homes must have clear travel lanes maintained and not be obstructed with barriers, construction equipment, materials, parked vehicles, or other items that may impede safe and orderly travel.
  - e. Prior to issuance for a permit for a model home, water service must be installed and pressurized to serve the model home and a fire hydrant must be located within the required distance for fire suppression as approved by the Coweta County Fire Marshal.
  - f. The builder/developer shall indemnify the County for any loss or damages related to the model home lots until the final plat has been approved and recorded in a form that is approved by the County Attorney.
  - g. A model home must follow the normal process for submitting and attaining a building permit for single-family dwelling.
  - h. A model home may not be used for business purposes other than that of a sales office solely for the development in which the model is located. The model home

used as a sales office must meet the codes as a business occupancy and the ADA codes for accessibility.

- i. A Certificate of Completion shall not be issued until the lot upon which a model home park is located has been given final plat approval and the final plat has been recorded.
- j. Prior to the certificate of occupancy issuance for any model homes, all development, zoning, and building code requirements for the model home area must be completed.

**SO ORDAINED IN LAWFULLY ASSEMBLED, OPEN SESSION AFTER PUBLIC NOTICE AND HEARING  
AS PROVIDED BY GEORGIA LAW THIS 8<sup>th</sup> DAY OF MARCH, 2022.**

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Chairman

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Attest: \_\_\_\_\_

County Clerk