

**Ordinance # 004-20; Adopted 01/07/2020**

**AN ORDINANCE OF THE COMMISSIONERS OF COWETA COUNTY, GEORGIA TO AMEND  
APPENDIX A. ZONING AND DEVELOPMENT, ARTICLE 21. SCP STREAM CORRIDOR PROTECTION  
DISTRICT 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 21. SCP Stream Corridor Protection District be amended as follows:

**AMEND** Section 212. - Limitations on land use., specifically (e)3. and (j), as follows:

- (e) Less intrusive impervious structures like patios, gazebos, decks, etc., may be constructed between the 75 foot buffer and the 150 foot setback limitation with no encroachment closer than 75 feet from the streambank with the following provisions:
  - 3. The community development director must approve and permit all such structures.
- (j) Emergency work necessary to preserve life or property. However, when emergency work is performed under this section, the person performing it shall report such work to the community development department on the next business day after commencement of the work. Within ten days thereafter, the person shall apply for a permit and perform such work within such time period as may be determined by the community development department to be reasonably necessary to correct any impairment such emergency work may have caused to the water conveyance capacity, stability or water quality of the protection area.

**AMEND** Section 214. - Land development requirements., specifically 214.2.1., as follows:

214.2. *Variance procedures.* Variances from the above buffer and setback requirements may be granted in accordance with the following provisions:

- 1. Where a parcel was platted prior to the effective date of this ordinance, and its shape, topography or other existing physical condition prevents land development consistent with this ordinance, and the community development department finds and determines that the requirements of this ordinance prohibit the otherwise lawful use of the property by the owner, the board of zoning appeals and board of commissioners of Coweta County (under article 28, zoning and development ordinance) may grant a variance from the buffer and setback requirements hereunder, provided such variance require mitigation measures to offset the effects of any proposed land development on the parcel.

**AMEND** Section 216. - Additional information requirements for development on buffer zone properties., specifically 3., as follows:

Any permit applications for property requiring buffers and setbacks hereunder must include the following:

3. Any other documentation that the community development department may reasonably deem necessary for review of the application and to ensure that this ordinance is addressed in the approval process.

**AMEND** Section 217.1. - Inspection., as follows:

The community development department may cause inspections of the work in the buffer or setback to be made periodically during the course thereof and shall make a final inspection following completion of the work. The permittee shall assist the appropriate department in making such inspections. Coweta County shall have the authority to conduct such investigations, as it may reasonably deem necessary to carry out its duties as prescribed in this ordinance, and for this purpose of investigating and inspecting the sites of any land development activities within the protection area.

**SO ORDAINED IN LAWFULLY ASSEMBLED, OPEN SESSION AFTER PUBLIC NOTICE AND HEARING AS PROVIDED BY GEORGIA LAW THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

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Chairman

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Attest: \_\_\_\_\_  
County Clerk